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HIREN A. RAJPUT

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Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Ref. No. 787/2019

Date : **20 OCT 2019**

To,

Radheshyam Developers,

A Partnership Firm,

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. :

Non Agricultural land bearing Survey/Block No. 529/1 (Block/ Survey No. 206/2 before Re-Survey) containing by admeasurments 6164 Sq.Mtrs. or thereabouts, As per T.P.S. No. 131 , Final Plot No. 78/1 admeasurments 3143 Sq. Mtrs. for Residential purpose and 555 Sq.Mtrs. for Commercial purpose Total 3698 Sq.Mtrs. Situate, lying and being at Mouje Singarva, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to **Radheshyam Developers, A Partnership Firm.**

As per the instructions given by acting partner of said partnership firm i.e. Radheshyam Developers to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my office staff of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub - Registrar of Ahmedabad for the



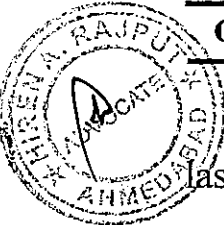
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last more then 30 years viz.1985 to 2019 (The registration record of some year of Sub-Registrar's Office is destroyed/torn out/not present and hence it can not be inspected and its search is not available,while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... Originally the land bearing Survey No. 206/2 belonging to Ranaji Motiji prior the year 1951-52.

2..... Therafter, owner and occupier of said land has been taken loan from The Gujarat State Co-op. Land Mortgage Bank Ltd., So the charge of Bank has been entered in other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 853 , dated 24/05/1961.

3..... Therafter, owner and occupier of said land has been taken loan from The Ahmedabad District Sahkari Bank Ltd. , So the charge of Bank has been entered in other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1115, dated 10/06/1971.



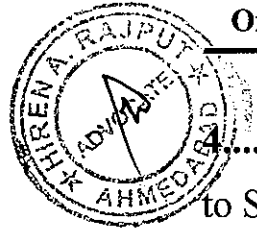
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4.... Thereafter, land loans of the subject land repaid the borrowed amount to Somabhai Ghelabhai, Hence his name has been deleted from the other rights column of 7/12 extract of subject land and entry to that effects was mutated in the mutation register vide entry No. 1135, Dtd. 22/04/1972.

5.... Therafter, owner and occupier of said land has been taken loan from The Gujarat State Co-op. Land Mortgage Bank Ltd., So the charge of Bank has been entered in other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1176, dated 20/07/1973.

6.... Thereafter, the loan of the The Ahmedabad District Co-op. Bank Ltd. has been repaid by the land loard, So that the satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 1475 , dated 26/05/1981.

7.... Thereafter, as per notification issued by Hon'ble Gujarat Govt. on 05/02/1986 and the order issued by Mamlatdar, Dascroi vide order No. Conv.Tax/Vashi 3774, Dtd. 07/02/1987, the conversation tax will be charged from Dtd. 05/02/1986 under section 67 A of The Land Revenue Code and entry to that effect was mutated in the mutation register vide entry No. 1668 , dated 25/06/1987.

8.... Thereafter the owner and occupier of the said land i.e. Ranaji Motiji died on 11/08/1996 intestate leaving behind him his heirs Nanjibhai Ranaji,



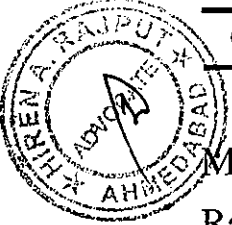
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Mansangji Ranaji, Savdhanji Ranaji, Budhaji Ranaji, Manguben Ranaji, Pujiben Ranaji, Keshiben Ranaji, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1991, dated 13/06/1998.

9.... Thereafter, said land loards i.e. Nanjibhai Ranaji through his P.O.A. Holder Mr. Mohanbhai Tapubhai has soldout the land bearing Survey No. 206/2 admeasuring 9155 Sq.Mtrs. to Laxmanbhai Tapubhai by executing a Reg. Sale deed No. 3009, Dtd. 16/07/2005 and entry to that effects was mutated in the mutation register vide entry No. 2202, Dtd. 24/09/2005.

This entry has been rejected by competent authority.

10.... Thereafter said land loards i.e. Nanjibhai Ranaji, Savdhanji Ranaji, Mansangji Ranaji, Budhaji Ranaji, Manguben daughter of Ranaji, Punjiben daughter of Ranaji, Keshiben daughter of Ranaji has soldout the land bearing Survey No. 206/2 admeasuring 2788 Sq.Mtrs. to Laxmanbhai Tapubhai by executing a Reg. Sale deed No. 3009, Dtd. 16/07/2005 and entry to that effects was mutated in the mutation register vide entry No. 2226, Dtd. 17/03/2006.

This entry has been rejected by competent authority.

11.... Thereafter said land loards i.e. Savdhanji Ranaji himself and as a karta of his HUF, Mansangji Ranaji himself and as a karta of his HUF, Budhaji Ranaji himself and as a karta of his HUF, Manguben daughter of Ranaji Motiji, Punjiben daughter of Ranaji Motiji, Keshiben daughter of Ranaji Motiji has soldout the land bearing Survey No. 206/2 admeasuring 9155 Sq.Mtrs. paiki



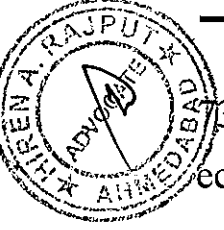
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328 Sq.Mtrs to (1) Bharatbhai Naranbhai (2) Mukeshbhai Ramchandra by executing a Reg. Sale deed No. 4404, Dtd. 09/06/2006 and entry to that effects was mutated in the mutation register vide entry No. 2279, Dtd. 28/03/2007.

12.... Thereafter said land loard i.e. Nanjibhai Ranaji himself and as a karta of his HUF has soldout the land bearing Survey No. 206/2 admeasuring 1827 Sq.Mtrs. to (1) Bharatbhai Naranbhai (2) Mukeshbhai Ramchandra by executing a Reg. Sale deed No. 4403, Dtd. 09/06/2006 and entry to that effects was mutated in the mutation register vide entry No. 2280, Dtd. 28/03/2007.

13.... Thereafter, the loan of The Gujarat State Co-op Agriculture and Development Bank Ltd. has been repaid by the land loards so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 3031 , dated 29/05/2013.

14.... Thereafter the re-survey done in this village Singarva and therefore new Block/Survey No. 529 given to old Block/Survey no.206/2 and entry to that effects was mutated in the mutation register vide entry No. 3504, dated 27/04/2016.

15.... Thereafter, Said land loards i.e. **Bharatbhai Naranbhai Patel and other** had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.529 (Old Block/Survey No. 206/2) , As per T.P.S. No. 131, Final Plot no.78/1 admeasuring 3698 Sq.Mtrs. paiki 3143 Sq.Mtrs. for



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Residential Purpose and 555 Sq.Mtrs. for Industrial Purpose. The Collector had allowed the application vide its order No.CB/CTS-1/N.A/S.R.166/2017, Dtd. 24/07/2017 and entry to that effect was mutated in the mutation register vide entry No. 3773, dated 04/08/2017.

16.... Thereafter, Laxmanbhai Tapubhai executed a registered cancellation of sale deed in favour of Mohanbhai Tapubhai Patel P.O.A. Holder of Nanjibhai Ranaji Thakor vide Reg. deed No. 7286, Dtd. 5/09/2017 and entry to that effects was mutated in the mutation register vide entry No. 3834, Dtd. 04/01/2018.

17.... Thenafter, as per order issued by DILR, Ahmedabad vide order No. DSO/D.R.K./S.R. No. 873/18, Dtd. 21/04/2018 the land bearing Survey/Block No. 529 has been divided into two Blocks as mentioned under...

Block/Survey No.	Area
529/1	6164 Sq.Mtrs.
529/2	2991 Sq.Mtrs.

Entry to said order was mutated in the mutation register vide entry No. 3918, dated 21/04/2018.

18.... Thereafter said land loards i.e. (1) Bharatbhai Naranbhai (2) Mukeshbhai Ramchandra has soldout the land bearing Block/Survey No. 529/1 (Old Block/Survey No. 206/2) admeasuring 6164 Sq.Mtrs. as per T.P.S. No. 131, F.P. No. 78/1 admeasuring 3698 Sq.Mtrs. paiki 3143 Sq.Mtrs. for Residential Purpose and 555 Sq.Mtrs. for Industrial Purpose to Radheshyam Developers, A Partnership Firm through its acting partner Jigneshbhai Vashrambhai Patel by



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executing a Reg. Sale deed No. 15593, Dtd. 19/08/2019 and entry to that effects was mutated in the mutation register vide entry No. 4191, Dtd. 27/08/2019.

19... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years to the non agricultural land for Residential and Commercial purpose bearing **Survey/Block No. 529/1 (Block/Survey No. 206/2 Before Re-Survey)** containing by admeasurments **6164 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 131**, **Final Plot No. 78/1** admeasurments **3143 Sq. Mtrs.** for **Residential purpose** and **555 Sq.Mtrs.** for **Commercial purpose Total 3698 Sq.Mtrs.** Situate, lying and being at Mouje Singarva, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.

I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.



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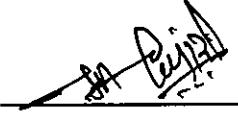
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.



THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing Survey/Block No. 529/1 (Block/ Survey No. 206/2 Before Re-Survey) containing by admeasurments 6164 Sq.Mtrs. or thereabouts, As per T.P.S.No.131 , Final Plot No. 78/1 admeasurments 3143 Sq. Mtrs. for Residential purpose and 555 Sq.Mtrs. for Commercial purpose Total 3698 Sq.Mtrs.Situate, lying and being at Mouje Singarva, Taluka : Dascroi in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

Date : 20 OCT 2019


Hiren A. Rajput
Advocate

Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed though power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritage property owner.



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- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my clients.

