



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

Date : 16/01/2023

To,

Gajanand Developers

A Partnership Firm

through its Partners

(1) Mukeshbhai Natvarbhai Patel

(2) Natvarbhai Kacharabhai Patel

(3) Baldevbhai Rataji Parmar

(4) Dineshbhai Rataji Parmar

Add. Ahmedabad

## TITLE REPORT WITH CERTIFICATE

**Ref. :** NonAgricultural land bearing Survey/Block No. : 189 (Befor Re-Survey Survey/Block No. : 5/1) containing by admeasurments 0-22-26 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 118, F.P. No. : 5/1 admeasuring 1336 Sq.Mtrs. Situate, lying and being at Singarva, Taluka : Daskroi in the Registration District Ahmedabad and Sub District of Ahmedabad - 12 (Nikol) is belonging to Gajanand Developers A Partnership Firm through its Partners (1) Mukeshbhai Natvarbhai Patel (2) Natvarbhai Kacharabhai Patel (3) Baldevbhai Rataji Parmar (4) Dineshbhai Rataji Parmar.



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



As per the instructions given by said land loards to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 35 years viz. 1980 to 2022 (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 :-

The name of recorded as protected tenant as per the Taluka order No. T.N.C., Dtd. 08/11/1946 for the land bearing the subject land and the effects of this mutation has been given in the village form no. 6 by mutation entry no. 481 dated 01/05/1948.

Thereafter, As per the Taluka order No. L.N.D., The subject land has been noted as "TUKDA" for the land bearing the subject land and the effects of this mutation has been given in the village form no. 6 by mutation entry no. 542 dated 06/06/1951.

Thereafter, As per the subject land was recorded on the Personal Inam, entered as a "KHALSA RAIYATVARI HEAD" in revenue



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



record and the effects of this mutation has been given in the village form no. 6 by mutation entry no. 638 dated 11/02/1953.

Thereafter, the co-owner and co-occupier of the said land i.e. Shanaji Bapuji died on 28/06/1962 intestate leaving behind him his heir (1) Amaji Shanaji (2) Laxmanji Shanaji (3) Madhaji Shanaji (4) Rataji Shanaji (5) Bai Machhiben Widow of Shanaji Bapuji, Hence his name has 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. 903, dated 20/03/1963.

Thereafter, the Tenant of said land Shanaji Bapuji Farming Said land as Owner and occupier and so order has been issued through order No. 24/03/1960 and entry to that effects was mutated in the mutation register vide entry No. 959, dated 26/07/1966.

Thereafter, the Said land has been declared as *BAGAYATI LAND* and so the entry of Tukda has been removed from the revenue record of said land and entry to that effects was mutated in the mutation register vide entry No. 1052, dated 05/10/1969.

Thereafter, the co-owner and co-occupier of the said land i.e. Madhaji Shanaji died on intestate leaving behind him his heir (1) Amaji Shanaji (2) Laxmanji Shanaji (3) Rataji Shanaji, Hence his name has 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. 1648, dated 06/05/1986.



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



Thereafter, As per ordinance passed Gujarat Government the said land has been included within the limit of corporation and entry to that effects was mutated in the mutation register vide entry No. 1668, dated 15/07/1987.

Thereafter, the co-owner and co-occupier of the said land i.e. Ambalal Shanaji died on intestate leaving behind him his heir (1) Somabhai Ambalal (2) Shakraji Ambalal (3) Badaraji Ambalal (4) Kantaben Ambalal (5) Punjiben widow of Ambalal Shanaji, Hence his name has 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. 1865, dated 09/02/1995.

Thereafter, the co-owner and co-occupier of the said land i.e. Somabhai Ambalal died on intestate leaving behind him his heir (1) Pasiben Widow of Somabhai Ambalal (2) Jilaben Somabhai (3) Bharatbhai Somabhai (4) Dasrathbhai Somabhai, Hence his name has 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. 2107, dated 27/05/2002.

Thereafter, the co-owner and co-occupier of the said land i.e. Laxmanji Shanaji died on intestate leaving behind him his heir (1) Manekben Widow of Laxmanji (2) Dhanjibhai Laxmanji (3) Kamuben Laxmanji (4) Mangalbhai Laxmanji (5) Ramsingbhai Laxmanji (6) Jasiben Laxmanji, Hence his name has been entered in the 7/12 extract of the subject land on



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2110, dated 05/07/2002.

Thereafter, the co-owner and co-occupier of the said land i.e. Punjiben Widow of Ambalal Shanaji died on intestate has Name Deleted 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. 2432, dated 26/08/2008.

Thereafter, the co-owner and co-occupier of the said land i.e. Rataji Shanaji died on intestate leaving behind him his heir (1) Lashiben Widow of Rataji Shanaji (2) Baldevji Rataji (3) Dineshbhai Rataji (4) Vinaben Rataji (5) Kesharben Rataji (6) Savitaben Rataji, Hence his name has 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. 2506 dated 18/04/2009.

Thereafter, the co-owner and co-occupier of the said land i.e. Ramsing Laxmansing died on intestate leaving behind him his heir (1) Kaliben Widow of Ramsing Laxmansing (2) Rahul Ramsing (3) Rohit Ramsing (4) Kinjal Ramsing, Hence his name has 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. 2515 dated 06/05/2009.

Thereafter, the co-owner and co-occupier of the said land i.e. Dhanjibhai Laxmanji died on intestate leaving behind him his heir (1) Jiviben Widow of Dhanjibhai Laxmanji (2) Rajani Dhanjibhai (3) Jignesh Dhanjibhai



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

(4) Jagdishbhai Dhanjibhai, Hence his name has 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. 2954 dated 09/01/2013.

Said Entry has been Cancelled by Competent Authority.

Thereafter As per Rectification order no.S.O.KATHVADA/S.HU/SINGARVA/S.R.NO.39/2013, Dtd.24/04/2013 the effect of entry no.2519 wrongly give in survey no.3,4/1,5/1 so the name of owners and occupiers Shakraji Ambalal, Badarji Ambalal, Kantaben Ambalal, Bharatbhai Somabhai, Dashrathbhai Somabhai, Jilaben Somabhai, Pashiben Widow of somabhai Ambalal has been entered in said land which is previously deleted by mistake and the name of purchasers i.e Rameshbhai Joitaram Patel, Pahendrabhai Ambalal, Yogeshbhai Babubhai Dudhat, Mukeshbhai Babubhai Patel has been deleted from the revenue record of survey no. 3,4/1,5/1 and entry to that effects was mutated in the mutation register vide entry No. 3013 dated 01/05/2013.

Thereafter, the co-owner and co-occupier of the said land i.e. Dhanjibhai Laxmanji died on intestate leaving behind him his heir (1) Jiviben Widow of Dhanjibhai Laxmanji (2) Rajani Dhanjibhai (3) Jignesh Dhanjibhai (4) Jagdishbhai Dhanjibhai, Hence his name has been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



was mutated in the mutation register vide entry No. 3020 dated 09/05/2013.

Thereafter As per Rectification order no.S.O.KATHVADA/S.HU/SINGARVA/S.R.NO.39/2013, Dtd.24/04/2013 the effect of entry no.2519 wrongly give in survey no.3,4/1,5/1 so thename of owners and occupiers Shakraji Ambalal, Badarji Ambalal, Kantaben Ambalal, Bharatbhai Somabhai, Dashrathbhai Somabhai, Jilaben Somabhai, Pashiben Widow of somabhai Ambalal has been entered in siad land which is prviously deleted by mistake and the name of purchasers i.e Rameshbhai Joitaram Patel, Pahendrabhai Ambalal, Yogeshbhai Babubhai Dudhat, Mukeshbhai Babubhai Patel has been deleted from the revenue record of survey no. 3,4/1,5/1 and entry to that effects was mutated in the mutation register vide entry No. 3065 dated 30/07/2013.

Thereafter, the co-occupier and co-owner of subject land i.e Ishwarji Ramanji release their rights in favour of othe Mohanji Ramanji and entry to that effect was mutated in the mutation register vide entry No.3251, dated 22/08/2014.

Thereafter, the co-owner and co-occupier of the said land i.e. Kantiji Somaji died on intestate leaving behind him his heir (1) Lilaben Kantiji Widow of Kantiji Somaji (2) Vishnubhai Kantiji (3) Bharatbhai Kantiji, Hence his name has been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 3257 dated 11/09/2014.



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



Thereafter, the co-owner and co-occupier of the said land i.e.

Badarji Ambalal AKA Amaji died on intestate leaving behind him his heir (1) Hansaben Badaraji Widow of Badarji Amaji (2) Vikram Badarji, Hence his name has 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. 3258 dated 11/09/2014.

Thereafter, the co-owner and co-occupier of the said land i.e.

Udesinh Bhikhaji died on 08/11/2011 intestate has Name Deleted 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. 3259, dated 11/09/2014.

Thereafter, the co-owner and co-occupier of the said land i.e.

Manekben Widow of Laxmanji Shanaji died on 04/09/2010 intestate has Name Deleted 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. 3260, dated 11/09/2014.

Thereafter, New Block/Survey No. 189 has been given to old Block/Survey No. 5/1 after re-survey of said land and entry to that effect was mutated in the mutation register vide entry No.3504, dated 27/04/2016.

Thereafter as per Rectification order of Mamlatdar Daskroi vide order No. Daban/S.HU./Singarva/S.R.No.330/15, Dated : 08/02/2016 the rectification has been done and entry to that effects was mutated in the mutation register vide entry No.3506, Dtd. 05/05/2016.



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



Thereafter, Singarva Gram Panchayat therefor the charge has been recorded in the other right column of the 7/12 extract and entry to that effects was mutated in the mutation register vide entry No. 3850, Dtd. 30/01/2018.

Thereafter, the co-owner and co-occupier of the said land i.e. Kantaben D/o. Ambalal AKA Amaji died on intestate leaving behind him his heir (1) Shileshbhai Kalaji (2) Kapilaben Widow of Kalaji (3) Niley Kalaji (4) Payalben Kalaji (5) Kishan Kalaji, Hence his name has 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. 4089 dated 07/02/2019.

Thereafter, the co-owner and co-occupier of the said land i.e. Minor Rahul Ramsing has been attaining the age of Majority so the Word Minor has been Deleted and entry to that effects was mutated in the mutation register vide entry No. 4129, dated 04/05/2019.

Thereafter, the co-owner and co-occupier of the said land i.e. Minor Kinjal Ramsing has been attaining the age of Majority so the Word Minor has been Deleted and entry to that effects was mutated in the mutation register vide entry No. 4130, dated 04/05/2019.

Thereafter, the co-owner and co-occupier of the said land i.e. Laxmiben Rataji AKA Lashiben Widow of Rataji Shanaji died on intestate leaving behind him his heir (1) Baldevji Rataji (2) Dineshbhai Rataji (3) Vinaben Rataji (4) Savitaben Rataji (5) Kesharben Rataji, Hence his name



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

has 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. 4145 dated 06/06/2019.

Thereafter, as per order issued by Dascroi Prat officer vide his office bearing order no.RTS/APPEAL/CASE NO.585/2018, Dtd.10/07/2019 the application of applicant has been rejected and entry to that effect was mutated in the mutation register vide entry No. 4171 dated 16/07/2019.

Thereafter, the co-owner and co-occupier of the said land i.e. Minor Payalben Kalaji has been attaining the age of Majority so the Word Minor has been Deleted and entry to that effects was mutated in the mutation register vide entry No. 4501, dated 03/02/2021.

Thereafter, the loan of Singarva Gram Panchayat has been repaid by said owner and so satisfaction of charge has been recorded in the 7/12 extract of said land and entry to that effects was mutated in the mutation register vide entry No. 4651, dated 04/09/2021.

Thereafter, Said land loard i.e.Baldevji Rataji and others had applied befor the Collector Ahmedabad, to convert the agricultural land of Block/Survey No.: 189 Non agricultural. The Collector had allowed the application vide its order No. 2643/07/06/076/2021, Dtd. 02/11/2021 and entry to that effect was mutated in the mutation register vide entry No. 4712 dated 02/11/2021.

Thereafter, as per order issued by collector Ahmedabad vide his office bearing order no.L.B/REVISION NO.472/2019, Dtd.06/10/



# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

2021 the revision application of applicant has been rejected and entry to that effect was mutated in the mutation register vide entry No. 4745 dated 11/01/2022.

Thereafter said land loards i.e. Bharatbhai Sombhai Chauhan and Others has soldout the land bearing Survey/Block No. : 189 (Befor Re-Survey Survey/Block No. : 5/1) containing by admeasurments 0-22-26 Sq. Mtrs. Paiki 742 Sq. Mtrs., Draft TP Scheme No. : 118, Final Plot No. : 5/1 containing by admeasurments 445 Sq.Mtrs., Non-agricultural land to Baldebbhai Rataji Parmar and Others by executing a Reg. Sale deed No. 855, Dtd. 24/02/2021 and entry to that effects was mutated in the mutation register vide entry No. 4748, Dtd. 17/01/2022.

Thereafter said land loards i.e. (1) Chuhan Shakraji Amaji AKA Ambalal has soldout the land bearing Survey/Block No. : 189 (Befor Re Survey Survey/Block No. : 5/1) containing by admeasurments 0-22-26 Sq. Mtrs. Paiki 60 Sq. Mtrs., Draft TP Scheme No. : 118, Final Plot No. : 5/1 containing by admeasurments 36 Sq.Mtrs., Non-agricultural land to Baldebbhai Rataji Parmar and Others by executing a Reg. Sale deed No. 3584, Dtd. 11/02/2022 and entry to that effects was mutated in the mutation register vide entry No. 4788, Dtd. 05/03/2022.

Thereafter said land loards i.e. (1) Baldevji Rataji Parmar and Others has soldout the land bearing Survey/Block No. : 189 (Befor Re-Survey Survey/Block No. : 5/1) containing by admeasurments 0-22-26 Sq. Mtrs., Draft TP Scheme No. : 118, Final Plot No. : 5/1 containing by



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



admeasurments 1336 Sq.Mtrs., Non-agricultural land to Gajanand Developers A Partnership Firm through its Partners (1) Mukeshbhai Natvarbhai Patel (2) Natvarbhai Kacharabhai Patel (3) Baldevbhai Rataji Parmar (4) Dineshbhai Rataji Parmar by executing a Reg. Sale deed No. 19666, Dtd. 08/08/2022 and entry to that effects was mutated in the mutation register vide entry No. 4974, Dtd. 16/09/2022.

This entry yet to be pending to cerified by competent authority.

As a part of investigation, I have issued a public notice in Gujarat Samachar dated 21/12/2022 on behalf of owner inviting any claim, rights or encumbrances if any in respect of the land, But till date, I have not received any objection or obligation in response thereof from anybody.

I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 35 years to the non agricultural land bearing Survey/Block No. : 189 (Befor Re-Survey Survey/Block No. : 5/1) containing by admeasurments 0-22-26 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 118, F.P. No. : 5/1 admeasuring 1336 Sq.Mtrs. Situate, lying and being at Singarva, Taluka : Daskroi 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 reasonable douts and without encumbrances **subject to:-**



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.



- (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.
- (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. : 189** (Before Re-Survey Survey/Block No. : 5/1) containing by admeasurements **0-22-26 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. : 118, F.P. No. : 5/1** admeasuring **1336 Sq.Mtrs.** Situate, lying and being at Singarva, Taluka : Daskroi in the Registration District Ahmedabad and Sub District of Ahmedabad - 12 (Nikol).

Date : 16/01/2022



Jayesh C. Patel

Advocate



Mo. +91 97140 40036

# JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,  
Ahmedabad, Gujarat - 382350.

## 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 owners.
- (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 heritance property owner.
- (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 make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only.
- (5) This Title certificate does not certify against any potential, but unrecorded liens, charges or any state of facts.
- (6) I have issued this report to only my clients.