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

Ref. No. 850/2019

Date : 03 DEC 2020

To,

(1) Navinbhai Natwarbhai Patel

(2) Ganeshbhai Kanjibhai Patel

(3) Rameshbhai Ravjibhai Dobaria

(4) Bharatkumar Kantilal

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey No. 54 containing by admeasurments 33184 Sq. Mtrs. or thereabouts, As per T.P.S. No. 117, Final Plot No. 29/1, 29/2 admeasurments 19668 Sq. Mtrs. paiki F.P. No. 29/2 admeasurments 3963 Sq. Mtrs. for Multi-Purpose situate, lying and being at Mouje : Vastral, Taluka Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) is belonging to (1) Navinbhai Natwarbhai Patel (2) Ganeshbhai Kanjibhai Patel (3) Rameshbhai Ravjibhai Dobaria (4) Bharatkumar Kantilal

As per the instructions given by said land loads 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



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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 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... The name of Rameshchandra Shanabhai himself and as a Guardian of minor Upendra Shanabhai and minor Bipin Shanabhai has been appeared as occuiper of the land and name of Ramtuji Gagaji has been appeared as Tenant of the subject land prior 1956-57.

2.... Thereafter, As per order in Tenancy Case No. Vastral/249/77, Dtd. 15/12/1977 the land had been purchased by tenant from the land loards in Rs. 4100/- with condition to pay the amount in two installment, So the effects of this mutation has been given in the village Form No. 6 by mutation entry No. 1653, Dtd. 06/02/1978.

3.... Thereafter, Shankaji Ramtuji Gagaji has deposited the above amount with the department and the land of above survey No. 54 allotted her according to the provision of section 32 G of the Bombay Tenancy and agriculture land Act-



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1948, thereafter it was issued the certificate under section 43 in form no. 9 of the act by the order of Mamlatdar & Krishipanch, Ahmedabad in case No. 16/1923, Dtd. 18/01/1980. The effects of this mutation has been given in village form No. 6 by entry no. 1727, Dtd. 23/06/1980.

4..... Thereafter the owner and occupier of the said land i.e. Shankaji Ramtuji died on 17/05/1988 intestate leaving behind him his heirs Bhimasing Shankaji, Himmatsing Shankaji, Ratilal Shankaji, Pratapsing Shankaji, Dadusing Shankaji, Govindbhai Shankaji, Nanduben Shankaji, Kamuben Shankaji and Manekben widow of Shankaji Ramtuji, 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. 2087, dated 08/06/1988.

5..... Thereafter the co-owner and co-occupier of the said land i.e. Ratilal Shankaji died on 11/10/1993 intestate leaving behind him his heirs Leelaben Ratilal, Vinaben Ratilal and Ranjitbhai Ratilal, 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. 2674, dated 20/04/1999.

6.... Thereafter the co-owner and co-occupier of the said land i.e. Bhimsing @ Bhemaji Shankaji died on 04/03/1996 intestate leaving behind him his heirs Shardaben widow of Bhemaji Shankaji, Kokilaben Bhemaji, Dineshbhai Bhemaji,



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Kapilaben Bhemaji and Rekhaben Bhemaji, 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. 4188, dated 06/01/2007.

7.... Thereafter the co-owner and co-occupier of the said land i.e. Himmatsing Shankaji died on 27/03/2007 intestate leaving behind him his heirs Jadiben widow of Himmatsing Shankaji, Amarsing Himmatsing, Navghanbhai Himmatsing, Puniben Himmatsing, Shobhnaben Himmatsing, Jitendrabhai Himmatsing and Vishnubhai Himmatsing, 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. 4381, dated 07/05/2007.

8.... Thereafter, the co-owner and co-occupier of the said land i.e. Dadusing Shankarji, Govindbhai Shankarji, Leelaben Ratilal herself and as a Guarding of minor Ranjitbhai Ratilal, Vinaben Ratilal, Shardaben widow of Bhimsing Shankarji, Kokilaben Bhimsing, Dineshbhai Bhimsing, Kapilaben Bhimsing, Rekhaben Bhimsing, Jadiben widow of Himmatsing Shankarji, Amarsing Himmatsing, Navghanbhai Himmatsing, Puniben Himmatsing and Vishnubhai Himmatsing had released their rights, title and interest in favour of Pratapsinh Shankarji and hence their name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 4550, dated 28/09/2007.

This entry has been rejected by the competent authority.



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6..... Thereafter, The District Collector, Ahmedabad had removed the condition of restricted tenure land from the subject land as the premium amount paid by the land lords and declare the land become old tenure by its order no. Jamin/ Pra.Sa.Pa./Vastral/S.R.-747/10, Dtd. 30/04/2011, The effects of this mutation has been given in village from no. 6 by entry no. 5945 Dtd. 11/05/2011.

10.... Thereafter said land loard i.e. Divyang Ganeshbhai P.O.A. holder of Pratapsing Shankarji, Dadising Shankarji, Govindbhai Shankarji, Leelaben Ratilal herself and as a Guarding of minor Ranjitbhai Ratilal, Vinaben Ratilal, Shardaben widow of Bhimsing Shankarji, Kokilaben Bhimsing, Dineshbhai Bhimsing, Kapilaben Bhimsing, Rekhaben Bhimsing, Jadiben widow of Himmatsing Shankarji, Amarsing Himmatsing, Navghanbhai Himmatsing, Puniben Himmatsing, Shobhnaben Himmatsing, Jitendrabhai Himmatsing and Vishnubhai Himmatsing has been soldout the land bearing Survey No.54 admeasuring 33184 Sq.Mtrs. to (1) Navinbhai Natwarbhai Patel (2) Ganeshbhai Kanjibhai Patel (3) Rameshbhai Ravjibhai Dobaria (4) Kantibhai Joitaram Patel by executing a Reg. Sale deed No.6687, Dtd.04/06/2011 and entry to that effects was mutated in the mutation register vide entry No. 6026, Dtd. 22/06/2011.

11.... Thereafter, the Government of Gujrat had re-organazied two taluka's named city and dascroi of District Ahmedabad, and reformed it in to two taluka's named Ahmedabad City East and Ahmedabad City West, by its resolution passed dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the



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mutation register vide entry No. 6540, dated 03/05/2012. so the land of entire village Vastral gone in the new taluka Ahmedabad City East.

12.... Thereafter the co-owner and co-occupier of the said land i.e. Kantilal Joitaram Patel died on 06/05/2014 intestate leaving behind him his heirs Maniben Kantilal, Bharatkumar Kantilal, Kalpeshkumar Kantilal and Mayurkumar Kantilal, 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. 7781, dated 02/01/2015.

13.... Thereafter, the co-owner and co-occupier of the said land i.e. Maniben widow of Kantilal, Kalpeshbhai Kantilal and Mayurkumar Kantilal had released their rights, title and interest in favour of Bharatkumar Kantilal by executing Reg. release deed No. 1382, Dtd. 22/08/2017 and hence their name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 8859, dated 06/09/2017.

14.... Thereafter, The District Collector, Ahmedabad had removed the condition of restricted tenure land from the subject land as the premium amount paid by the land lords and declare the land become old tenure for N.A. use by its order no. CB/PraSaPa/N.A./Premium/Vastral/54/S.R.408/2017, Dtd. 12/11/2018, The effects of this mutation has been given in village from no. 6 by entry no. 9598, Dtd. 01/02/2019.



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15..... Thereafter, Said land loards i.e. Navinbhai Natwarlal Patel and others had applied before the Collector Ahmedabad, to convert the agricultural land of Survey No. 54, T.P.S. No. 117, F.P. No. 29/1, 29/2 admeasuring 19668 Sq.Mtrs for multi-purpose. The Collector had allowed the application vide its order No. CB/NA/Ahmedabad/Vastral/54/996983/2019, Dtd. 15/01/2019 and entry to that effect was mutated in the mutation register vide entry No. 9688 dated 26/03/2019.

16... As a part of investigation, I have issued a public notice in Gujarat Samachar dated 16/10/2019 on behalf of owners inviting any claim, rights or encumbrances if any in respect of the land, I have not received any objection or obligation in response thereof from anybody.

17... 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 No. 54 containing by admeasurments 33184 Sq. Mtrs. or thereabouts, As per T.P.S. No. 117, Final Plot No. 29/1, 29/2 admeasurments 19668 Sq. Mtrs. paiki F.P. No. 29/2 admeasurments 3963 Sq. Mtrs. for Multi-Purpose situate, lying and being at Mouje : Vastral, Taluka : Vatva 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.



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I hereby opine that the same is clear and marketable and free 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.
- (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 No. 54** containing by admeasurements **33184 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 117, Final Plot No. 29/1, 29/2** admeasurements **19668 Sq. Mtrs.** paiki **F.P. No. 29/2** admeasurements **3963 Sq. Mtrs.** for Multi-Purpose situate, lying and being at Mouje : Vastral, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

Place : Ahmedabad.

Date : 03 DEC 2020

Hiren A. Rajput

Advocate



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Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed through 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 have issued this report to only my clients.

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