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Ref. No. /2021

Date : 02 AUG 2021

To,

Satyagrah Developers LLP

A Partnership Firm,

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Revenue Survey No. 492 admeasuring 10016 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 2922.04 Sq.Mtrs. (600 Sq.Mtrs. for Commercial Use and 2322.04 Sq.Mtrs. for Residential Use) AND Survey No. 503/1 admeasuring 4097 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 1298.04 Sq.Mtrs. (250 Sq.Mtrs. for Commercial Use and 1048.04 Sq.Mtrs. for Residential Use) Situate, lying and being at Mouje : Zundal, Taluka : Gandhinagar in the Registration District Gandhinagar and Sub District of Gandhinagar is belonging to Satyagrah Developers LLP.



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As per the instructions given by acting partner of *Satyagrah Developers LLP* 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 and Sub - Registrar of Gandhinagar for the last more then 35 years viz. 1980 to 2021 (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:-

HISTORY OF BLOCK/SURVEY No. 492

1... Name of Naranbhai Mathurbhai has been appeared as occupier of the land bearing Block/Survey No. 492.

2.... Thereafter, the owner and occupier of the said land i.e. Naranbhai Mathurbhai made a partition between his family members and as per partition subject land gone into the share of Mafatlal Naranbhai and entry to that effects was mutated in the mutation register vide entry No. 2961, dated 10/06/1967.



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3.... Therafter, owner and occupier of said land has been taken loan from Govt. and as per letter issued by D.D.O. vide order No. *Ativrushti/Makan Loan/S.R.143/76/637/76*, Dtd. 14/08/1976 the charge of loan 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. 3319, dated 25/08/1976.

4.... Therafter, owner and occupier of said land has been taken loan from Zundal Seva Sahakari Mandali, So the charge of Mandali 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. 3350.

5.... Thereafter said land loards i.e. Mafatbhai Naranbhai has soldout the land bearing **Survey/Block No. 492** admeasuring **10016 Sq.Mtrs.** to (1) Pravinbhai Dahyabhai Patel (2) Ramanbhai Shankarbhai Patel (3) Mukeshbhai Lalbhai Patel by executing a Reg. Sale deed No. 5544, Dtd. 06/06/2009 and entry to that effects was mutated in the mutation register vide entry No. 6056, Dtd. 12/06/2009.

This entry has been rejected by the competent authority.

6.... Therafter, the name of Lalitaben wife of Mafatbhai, Kokilaben Mafatbhai, Shardaben Mafatbhai, Nandubhai Mafatbhai, Anilbhai Mafatbhai, Urveshbhai Mafatbhai and Rakeshbhai Mafatbhai has been entered as co-owners



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of the subject land alongwith the name of Mafatbhai Naranbhai and entry to that effect was mutated in the mutation register vide entry No. 6634, dated 16/03/2011.

7.... Thereafter the Co-owner and Co-occupier of the said land i.e. Nandubhai Mafatbhai had willingly repudiated and relinquished their rights from said land in favour of other co-owners by executing a Reg.Deed No. 14669, Dtd. 23/12/2011, Hence his name have been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 6914, dated 09/04/2012.

This entry has been rejected by the competent authority.

8.... Thereafter, the loan of Govt. has been repaid by the owners and therefore the satisfaction of charge has been recorded in the other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No. 6923 , dated 18/04/2012.

This entry has been rejected by the competent authority.

9.... Thereafter, the loan of Zundal Seva Sahakari Mandali has been repaid by the owners and therefore the satisfaction of charge has been recorded in the other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No. 7012 , dated 30/07/2012.



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10.... Thereafter, as per order issued by T.D.O. vide order No. Tal.Pa./MaSaLa/Tagavi/Vashi/759/12, Dtd. 25/06/2012 the charge of Tagavi has been deleted from other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No.7149, dated 21/03/2013.

11.... Thereafter the Co-owner and Co-occupier of the said land i.e. Nandubhai Mafatbhai had willingly repudiated and relinquished their rights from said land in favour of other co-owners by executing a Reg.Deed No. 14669, Dtd. 23/12/2011, Hence his name have been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No.7152, dated 21/03/2013.

12.... Thereafter, owner and occupier of said land has been taken loan from Zundal Seva Sahakari Mandali, So the charge of Mandali 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. 7468, Dtd. 11/04/2014.

13.... Thereafter, the loan of Zundal Seva Sahakari Mandali has been repaid by the owners and therefore the satisfaction of charge has been recorded in the other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No. 7589 , dated 26/09/2014.



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14.... Thereafter said land loards i.e. Mafatbhai Naranbhai has soldout the land bearing **Survey/Block No. 492** admeasuring **10016 Sq.Mtrs.** to (1) Pravinbhai Dahyabhai Patel (2) Ramanbhai Shankarbhai Patel (3) Mukeshbhai Lalbhai Patel by executing a Reg. Sale deed No. 5544, Dtd. 06/06/2009 and entry to that effects was mutated in the mutation register vide entry No. 7921, Dtd. 21/10/2015.

15.... Thereafter, as per order issued by T.D.O. vide order No. Tal.Pa./MaSaLa/Tagavi/Vashi/754/12, Dtd. 25/06/2012 the charge of Tagavi has been deleted from other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No.7999,dated 12/01/2016.

16.... Thereafter said land loards i.e. (1) Pravinbhai Dahyabhai Patel (2) Ramanbhai Shankarbhai Patel (3) Mukeshbhai Lalbhai Patel has soldout the land bearing **Survey/Block No. 492** admeasuring **10016 Sq.Mtrs.** to (1) Naineshbhai Rambhai Patel (2) Satish Manubhai Patel (3) Dilipbhai Somabhai Patel (4) Minaben Hasmubhai Patel by executing a Reg. Sale deed No. 5432, Dtd. 11/04/2016 and entry to that effects was mutated in the mutation register vide entry No. 8074, Dtd. 11/04/2016.

17.... Thereafter, Said land loards i.e. **Naineshbhai Rambhai Patel and others** had applied before the Collector Gandhinagar to convert the agricultural



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land of **Survey/Block No. 492** admeasuring **6009.60 Sq.Mtrs.** into Residential Purpose, The Collector had allowed the application vide its order No.CB/Jamin/B.A./S.R.114/16/Vashi 9067 to 9081, Dtd. 12/05/2017 and entry to that effect was mutated in the mutation register vide entry No. 8418 dated 27/05/2017.

18..... Thereafter said land loads i.e. (1) Naineshbhai Rambhai Patel (Seller of 25 % paiki 0.35 %) (2) Satish Manubhai Patel (Seller of 25 % paiki 10.91 %) (3) Dilipbhai Somabhai Patel (Seller of 25 %) (4) Minaben Hasmubhai Patel (Seller of 25 % paiki 7.39 %) has soldout the land bearing **Survey/Block No. 492** admeasuring **10016 Sq.Mtrs.**, As per F.P. amdeasuring 6009.60 Sq.Mtrs. paiki 2623.19 Sq.Mtrs. to (1) Pravinbhai Ratilal Patel HUF (8.66 % Share in 2623.19 Sq.Mtrs.) (2) Saumil Pravinbhai Patel (11.45 % Share in 2623.19 Sq.Mtrs.) (3) Malhar Amitbhai Patel (3.78 % Share in 2623.19 Sq.Mtrs.) (4) Amit Vinodchandra Patel HUF (3.78 % Share in 2623.19 Sq.Mtrs.) (5) Navin Jayantibhai Patel HUF (4.58 % Share in 2623.19 Sq.Mtrs.) (6) Zashesh Navinbhai Patel HUF (5.48 % Share in 2623.19 Sq.Mtrs.) (7) Ghanshyambhai Adarbhai Patel HUF (8.66 % Share in 2623.19 Sq.Mtrs.) (8) Shivami Dixit Patel (11.45 % Share in 2623.19 Sq.Mtrs.) (9) Bhailalbhai Umedbhai Patel HUF (2.98 % Share in 2623.19 Sq.Mtrs.) (10) Hinal Arvindbhai Patel HUF (4.58 % Share in 2623.19 Sq.Mtrs.) (11) Bipinbhai V. Patel HUF (4.19 % Share in 2623.19 Sq.Mtrs.) (12) Gunjan Bipinbhai Patel HUF (4.19 % Share in 2623.19 Sq.Mtrs.) (13) Smit



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Prathameshbhai Patel (2.52 % Share in 2623.19 Sq.Mtrs.) (14) Sonal Amit Patel (2.52 % Share in 2623.19 Sq.Mtrs.) (15) Chetna Kalpesh Patel (2.52 % Share in 2623.19 Sq.Mtrs.) (16) Manisha Ajay Patel (2.50 % Share in 2623.19 Sq.Mtrs.) (17) Alpna Nikhil Patel (16.16 % Share in 2623.19 Sq.Mtrs.) by executing a Reg. Sale deed No. 13036, Dtd. 23/08/2017 and entry to that effects was mutated in the mutation register vide entry No. 8502, Dtd. 28/08/2017.

19.... Thereafter, Alpesh Gandabhai Desai filled a Spl. Civil Suit No. 161/2017 against Nadulal Mafatbhai Patel and Hon'ble Court passed an order and allowed present application and prayer in para 8 (A) of application is granted and entry to that effects was mutated in the mutation register vide entry No. 8698, dated 16/03/2018.

20.... Thereafter, as per order passed by Hon'ble Court in Spl. Civil Suit No. 161/2017 the suit has been declared abate under Sub Rule 3 of Rule 4 of C.P.C.Order 22 and entry to that effects was mutated in the mutation register vide entry No.10102 dated 08/03/2021.

21.... Thereafter, Said land loards i.e. **Saumnil Pravinbhai Patel HUF and others** had applied before the Collector Gandhinagar to convert the agricultural land of **Survey/Block No. 492** admeasuring 10016 paiki **1200 Sq.Mtrs.** into Commercial Purpose, The Collector had allowed the application vide its



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order No.839/06/03/057/2021, Dtd. 20/04/2021 and entry to that effect was mutated in the mutation register vide entry No. 10147 dated 20/04/2021.

22.... Thereafter, as per order passed by AUDA on 15/03/2021 the land bearing F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. has been divided into two Sub Plots i.e. (1) S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. and (2) S.P. No. 2 admeasuring 4247.92 Sq.Mtrs.

23.... Thereafter said land loards i.e. (1) Naineshbhai Rambhai Patel (Seller of 6009.60 Sq.Mtrs. paiki 2922.04 Sq.Mtrs. paiki 24.65 %) (2) Satish Manubhai Patel (Seller of 6009.60 Sq.Mtrs. paiki 2922.04 Sq.Mtrs. paiki 14.09 %) (3) Minaben Hasmubhai Patel (Seller of 6009.60 Sq.Mtrs. paiki 2922.04 Sq.Mtrs. paiki 17.61 %) (4) Pravinbhai Ratilal Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 11.45 %) (5) Saumil Pravinbhai Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 11.45 %) (6) Malhar Amitbhai Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 3.78 %) (7) Amit Vinodchandra Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 3.78 %) (8) Navin Jayantibhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 4.58 %) (9) Zashesh Navinbhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 5.48 %) (10) Ghanshyambhai Adarbhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 8.66 %) (11) Shivami Dixit Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47



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Sq.Mtrs. paiki 11.45 %) (12) Bhailalbhai Umedbhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 2.98 %) (13) Hinal Arvindbhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 4.58 %) (14) Bipinbhai V. Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 4.19 %) (15) Gunjan Bipinbhai Patel HUF (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 4.19 %) (16) Smit Prathameshbhai Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 2.52 %) (17) Sonal Amit Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 2.52 %) (18) Chetna Kalpesh Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 2.52 %) (19) Manisha Ajay Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 2.50 %) (20) Alpna Nikhil Patel (Seller of 2623.19 Sq.Mtrs. paiki 1275.47 Sq.Mtrs. paiki 16.16 %) has soldout the land bearing **Survey No. 492** admeasuring **10016 square meters** As per **T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1** admeasuring **8468 Sq.Mtrs. paiki S.P. No. 1** admeasuring **4220.08 Sq.Mtrs. paiki** admeasuring **2922.04 Sq.Mtrs.** (600 Sq.Mtrs. for Commercial Use and 2322.04 Sq.Mtrs. for Residential Use) to by executing a Reg. Sale deed No. 15087, Dtd. 24/05/2021 and entry to that effects was mutated in the mutation register vide entry No. 10181, Dtd. 25/05/2021.

HISTORY OF BLOCK/SURVEY No. 503/1

24.... Name of Naranbhai Mathurbhai has been appeared as occupier of the land bearing Block/Survey No. 503/1.



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25.... Thereafter, the owner and occupier of the said land i.e. Naranbhai Mathurbhai died on 28/10/1979 intestate leaving behind him his heirs Mafatlal Naranbhai, Shamalbhai Naranbhai and Jiwaben Naranbhai , 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. 3508, dated 31/07/1981.

26.... Thereafter, the owner and occupier of the said land i.e. Shamalbhai Naranbhai died on 09/02/2006 intestate leaving behind him his heirs Gangaben Shamalbhai, Varshaben Shamalbhai, Sharadkumar Shamalbhai and Shirishkumar Shamalbhai, 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. 5264, dated 08/03/2006

27.... Thereafter the Co-owner and Co-occupier of the said land i.e. Jiwaben Naranbhai had willingly repudiated and relinquished her right from said land in favour of other co-owners, Hence her name have been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 6108, dated 25/08/2009.

28.... Thereafter, the name of Lalitaben wife of Mafatbhai, Kokilaben Mafatbhai, Shardaben Mafatbhai, Nandubhai Mafatbhai, Anilbhai Mafatbhai,



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Urveshbhai Mafatbhai and Rakeshbhai Mafatbhai has been entered as co-owners of the subject land alongwith the name of Mafatbhai Naranbhai and entry to that effect was mutated in the mutation register vide entry No. 6634, dated 16/03/2011.

29.... Thereafter the Co-owner and Co-occupier of the said land i.e. Nandubhai Mafatbhai had willingly repudiated and relinquished their rights from said land in favour of other co-owners by executing a Reg.Deed No. 14669, Dtd. 23/12/2011, Hence his name have been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 6913, dated 09/04/2012.

30.... Thereafter, the loan of State Bank of India, Gandhinagar has been repaid by the owners and therefore the satisfaction of charge has been recorded in the other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No. 6923 , dated 18/04/2012.

This entry has been rejected by competent authority.

31.... Thereafter, as per order issued by T.D.O. vide order No. Tal.Pa./MaSaLa/Tagavi/Vashi/759/12, Dtd. 25/06/2012 the charge of Tagavi has been deleted from other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No.7149,dated 21/03/2013.



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32.... Therafter, the name of Nimisha Shishirkumar Patel has been entered as co-owners of the subject land alongwith the name of Shishirkumar Shamalbhai Patel and entry to that effect was mutated in the mutation register vide entry No. 7804, dated 18/06/2015.

33.... Thereafter, as per order issued by T.D.O. vide order No. Tal.Pa./MaSaLa/Tagavi/Vashi/754/12, Dtd. 25/06/2012 the charge of Tagavi has been deleted from other right column of 7/12 extract of subject land and entry to that effect was mutated in the mutation register vide entry No.7999,dated 12/01/2016.

34.... Thereafter, as per partition made between owners of the subject land the land bearing Block No. 503 admeasuring 8195 Sq.Mtrs. devided as under....

Survey/Block No.	Area (Sq.Mtrs.)	Name of Owner
503	4097	Mafatbhai Naranbhai Patel Lalitaben Mafatbhai Patel Kokilaben Mafatbhai Patel Anilbhai Mafatbhai Patel Urveshbhai Mafatbhai Patel Shardaben Mafatbhai Patel Rakeshbhai Mafatbhai Patel
503	4098	Gangaben Wd/o. Shamalbhai Varshaben Shamalbhai Patel



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Sharadkumar Shamalbhai Patel

Shishirkumar Shamalbhai Patel

Nimishaben Shamalbhai Patel

Entry to that effect was mutated in the mutation register vide entry No. 8070, dated 04/04/2016.

35.... Thereafter, as per order passed by D.I.L.R., Gandhinagar vide order No. R.K./Zundal/S.No.503, Pu.Pa.No. 70/2016 and No. K.J.P./S.R.32/2016-17, Dtd. 05/07/2016 the land bearing Block No. 503 admeasuring 8195 Sq.Mtrs. devided as under....

Survey/Block No.	Area (Sq.Mtrs.)	Name of Owner
503/1	4097	Mafatbhai Naranbhai Patel Lalitaben Mafatbhai Patel Kokilaben Mafatbhai Patel Anilbhai Mafatbhai Patel Urveshbhai Mafatbhai Patel Shardaben Mafatbhai Patel Rakeshbhai Mafatbhai Patel
503/2	4098	Gangaben Wd/o. Shamalbhai Varshaben Shamalbhai Patel Sharadkumar Shamalbhai Patel



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Shishirkumar Shamalbhai Patel

Nimishaben Shamalbhai Patel

Entry to that effect was mutated in the mutation register vide entry No. 8154, dated 13/07/2016.

36.... Thereafter said land loards i.e. (1) Mafatbhai Naranbhai Patel (2) Lalitaben Mafatbhai Patel (3) Kokilaben Mafatbhai Patel (4) Anilbhai Mafatbhai Patel (5) Urveshbhai Mafatbhai Patel (6) Shardaben Mafatbhai Patel (7) Rakeshbhai Mafatbhai Patel has soldout the land bearing **Survey/Block No. 503/1** admeasuring **4097 Sq.Mtrs.** to (1) Patel Ashaben Chandubhai w/o. Pravinbhai Ratilal (2) Patel Naynaben w/o. Ghanshyambhai Patel and D/o. Umedbhai Patel (3) Patel Arvindbhai Umedbhai (4) Patel Kalpesh Kanaiyalal (5) Patel Ajay Kanaiyalal (6) Patel Prathmesh Kanaiyalal (7) Patel Navinchandra Jayantilal (8) Falguniben w/o. Amitbhai Patel and D/o. Jashubhai Desai (9) Nirmlaben Bipinbhai Patel by executing a Reg. Sale deed No.5027, Dtd. 17/04/2017 and entry to that effects was mutated in the mutation register vide entry No.8384,Dtd. 17/04/2017.

37.... Thereafter, Said land loards i.e. **Patel Ashaben Chandubhai w/o. Pravinbhai Ratilal and others** had applied before the Collector Gandhinagar to convert the agricultural land of **Survey/Block No. 503/1** (F.P. No. 209 Paiki) admeasuring **2458 Sq.Mtrs.** into Residential Purpose, The Collector had allowed the application vide its order No.23578/2017 and entry to that effect was mutated in the mutation register vide entry No. 8559 dated 31/10/2017.



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38.... Thereafter, Alpesh Gandabhai Desai filled a Spl. Civil Suit No. 161/2017 against Nadulal Mafatbhai Patel and Hon'ble Court passed an order and allowed present application and prayer in para 8 (A) of application is granted and entry to that effects was mutated in the mutation register vide entry No. 8698, dated 16/03/2018.

39.... Thereafter, as per order passed by Hon'ble Court in Spl. Civil Suit No. 161/2017 the suit has been declared abate under Sub Rule 3 of Rule 4 of C.P.C.Order 22 and entry to that effects was mutated in the mutation register vide entry No.10102 dated 08/03/2021.

40.... Thereafter, Said land loards i.e. **Patel Ashaben Chandubhai w/o. Pravinbhai Ratilal and others** had applied before the Collector Ahmedabad to convert the agricultural land of **Survey/Block No. 503/1** admeasuring 4097 paiki **500 Sq.Mtrs.** into Commercial Purpose, The Collector had allowed the application vide its order No.907/06/03/057/2021, Dtd. 11/05/2021 and entry to that effect was mutated in the mutation register vide entry No. 10168 dated 11/05/2021.

41.... Thereafter, as per order passed by AUDA on 15/03/2021 the land bearing F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. has been divided into two Sub Plots i.e. (1) S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. and (2) S.P. No. 2 admeasuring 4247.92 Sq.Mtrs.



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42.... Thereafter said land loads i.e. (1) Patel Ashaben Chandubhai w/o. Pravinbhai Ratilal (24 % Share) (2) Patel Naynaben w/o. Ghanshyambhai Patel and D/o. Umedbhai Patel (24 % Share) (3) Patel Arvindbhai Umedbhai (09 % Share) (4) Patel Kalpesh Kanaiyalal (04 % Share) (5) Patel Ajay Kanaiyalal (04 % Share)(6) Patel Prathmesh Kanaiyalal (04 % Share)(7) Patel Navinchandra Jayantilal (12 % Share) (8) Falguniben w/o. Amitbhai Patel and D/o. Jashubhai Desai (09 % Share)(9) Nirmlaben Bipinbhai Patel (10 % Share) has soldout the land bearing **Survey No. 503/1** admeasuring **4097 square meters** As per **T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1** admeasuring **8468 Sq.Mtrs.** paiki **S.P. No. 1** admeasuring **4220.08 Sq.Mtrs.** paiki admeasuring **1298.04 Sq.Mtrs.** (250 Sq.Mtrs. for Commercial Use and 1048.04 Sq.Mtrs. for Residential Use) to by executing a Reg. Sale deed No. 15102, Dtd. 19/05/2021 and entry to that effect was mutated in the mutation register vide entry No. 10182 dated 25/05/2021.

43... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **26/06/2021** on behalf of said owner 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.

44... I have examined the titles of said Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last



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more than 35 years (computerised search from 1994 to 2021) to the non agricultural land bearing Survey No. 492 admeasuring 10016 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 2922.04 Sq.Mtrs. (600 Sq.Mtrs. for Commercial Use and 2322.04 Sq.Mtrs. for Residential Use) AND Survey No. 503/1 admeasuring 4097 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 1298.04 Sq.Mtrs. (250 Sq.Mtrs. for Commercial Use and 1048.04 Sq.Mtrs. for Residential Use) Situate, lying and being at Mouje : Zundal, Taluka : Gandhinagar in the Registration District Gandhinagar and Sub District of Gandhinagar 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.



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- 
- (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. 492 admeasuring 10016 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 2922.04 Sq.Mtrs. (600 Sq.Mtrs. for Commercial Use and 2322.04 Sq.Mtrs. for Residential Use) AND Survey No. 503/1 admeasuring 4097 square meters As per T.P.S. No. 409/B (Zundal), F.P. No. 175+209/1 admeasuring 8468 Sq.Mtrs. paiki S.P. No. 1 admeasuring 4220.08 Sq.Mtrs. paiki admeasuring 1298.04 Sq.Mtrs. (250 Sq.Mtrs. for Commercial Use and 1048.04 Sq.Mtrs. for Residential Use) Situate, lying and being at Mouje : Zundal, Taluka : Gandhinagar in the Registration District Gandhinagar and Sub District of Gandhinagar.

Date : 02 AUG 2021

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 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 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 client.

