



# HIREN A. RAJPUT

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

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

Ref. No.1205/2021

Date : 15 MAR 2022

To,

***Shree Bahuchar Infrastructure***

A Partnership Firm

Add. Ahmedabad

## TITLE REPORT WITH CERTIFICATE

**Ref. :** Non Agricultural land bearing **Survey No.962/A** containing by admeasurments **8493 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 2, F.P. No. 89** admeasuring **6749 Sq.Mtrs.** Situate, lying and being at Mouje : Naroda, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad- 6 (Naroda) is belonging to ***Shree Bahuchar Infrastructure***, A Partnership Firm.

As per the instructions given by acting partner of said firm 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



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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... That the name of Patel Jibhaidas Ajudas has been appeared as occupier of the land bearing Survey No. 962.

2.... Thereafter, the owner and occupier of the land bearing Survey No. 962 i.e. Patel Jibhaidas Ajudas died on 05/09/1953 intestate leaving behind him his heir i.e. Naranbhai Jibhaidas Patel, Hence his name 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. 4042 dated 14/12/1953.

3.... Thereafter, the owner and occupier of the land bearing Survey No. 962 i.e. Patel Naranbhai Jibhaidas died on 29/11/1989 intestate leaving behind him his heirs (1) Kanubhai Naranabhai Patel (2) Rameshbhai Naranabhai Patel (3) Somabhai Naranabhai Patel (4) Jayantibhai Naranabhai Patel and (5) Dharmishthaben Naranabhai Patel, Hence his name 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. 10500 dated 14/12/1992.



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4.... Thereafter, the co owner and holder and an occupier of land of survey no. 962 i.e Dharmishthaben Naranabhai Patel had willingly repudiated and relinquished their brothers, therefore name of the co-holder had been deleted from the revenue record and entry to that effects was mutated in the mutation register vide entry No. 11297, Dtd. 21/04/1997.

5.... Thereafter, the owners of the land bearing Survey No. 962 i.e. (1) Kanubhai Naranabhai Patel (2) Rameshbhai Naranabhai Patel (3) Somabhai Naranabhai Patel (4) Jayantibhai Naranabhai Patel has soldout the land of Survey No. 962 to (1) Mathurbhai Raghavbhai Savaliya (2) Girdharbhai Narsinhbhai Gevariya (3) Vinubhai Nanjibhai Mayani (4) Himmatbhai Vallabhbhai Patel (5) Nilesh Girdharbhai Patel (6) Naranbhai Bhikhabhai Patel (7) Ashikbhai Kalyanbhai Sutariya by executing a Reg. Sale deed No. 1176, Dtd. 24/03/2005 and entry to that effects was mutated in the mutation register vide entry No. 13951, Dtd. 03/05/2005.

6.... Thereafter, Said land loard i.e. **Mathurbhai Raghavbhai Savaliya and others** had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No. 962, T.P.S. No. 2, F.P. No.88 admeasuring 4017 Sq.Mtrs. for Residential N.A. purpose. The Collector had allowed the application vide its order No. CDC/NA/SR No. 37/07/08, Dtd. 10/01/2008 and entry to that effect was mutated in the mutation register vide entry No. 16006 dated 28/01/2008.



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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 of this mutation has been given in village form no. 6 by mutation entry no. 18854 dated 03/05/2012 and the village Naroda is included in the new taluka ahmedabad city east.

8.... Thereafter, as per order issued by DILR, Ahmedabad vide order No. DSO/DRK/Pu.Pa./Durasti Patrak/146/13-14, Dtd. 01/03/2024 and the land bearing Survey No 962 has been divided as under...

| Survey No. | Area          | occupier                                  |
|------------|---------------|-------------------------------------------|
| 962/A      | 8493 Sq.Mtrs. | Mathurbhai Raghavbhai Savaliya and others |
| 962/B      | 5064 Sq.Mtrs. | Naranbhai Bhikhabhai Patel and others     |

Entry to that effects was mutated in the mutation register vide entry No. 19959 dated 13/03/2014.

9.... Thereafter, as per order iseued by City Mamlatdar, Asarwa vide order No. City/Asarwa E Dhara/Sudhara Hukam/S.R.29/2017, Dtd. 29/12/2017 , the mutation entry No 21366 and 21389 has been deleted from the 7/12 extract of the land bearing survey No. 962/A and entry to that effect was mutated in the mutation register vide entry No. 21855, dated 02/01/2018.



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10.... Thereafter, Said land loard i.e. **Mathurbhai Raghavbhai Savaliya and others** had applied befor the Collector Ahmedabad, to convert the agricul-tural land of Survey No. 962/A, T.P.S. No. 2, F.P. No.89 admeasuring 6749 Sq.Mtrs. for Residential N.A. purpose. The Collector had allowed the application vide its order No. CB/Land-2/NA/S.R.419/2018/F.M.P.S.305086, Dtd. 24/07/2018 and entry to that effect was mutated in the mutation register vide entry No. 22194 dated 20/08/2018.

11.... Thereafter, the owners of the land bearing Survey No. 962/A i.e. (1) Kanubhai Naranabhai Patel (2) Rameshbhai Naranabhai Patel (3) Somabhai Naranabhai Patel (4) Jayantibhai Naranabhai Patel has soldout the land of Survey No. 962/A admeasuring 8493 Sq.Mtrs. as per T.P.S. No. 2, F.P. No. 89 admeasur-ing 6749 Sq.Mtrs. to **Shree Bahuchar Infrastructure, A Partnership Firm** by executing a Reg. Sale deed No. 721, Dtd. 13/01/2022 and entry to that effects was mutated in the mutation register vide entry No.23829, Dtd. 13/01/2022.

12.... 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.962/A** containing by admeasurments **8493 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 2, F.P. No. 89** admeasuring **6749 Sq.Mtrs.** Situate, lying and being at Mouje : Naroda, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad- 6 (Naroda) 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.
- (4) Mutation entry No. 19076, 19849, 20308 and 21986 does not related to the subject land.

## THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing **Survey No.962/A** containing by admeasurements **8493 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 2, F.P. No. 89** admeasuring **6749 Sq.Mtrs.** Situate, lying and being at Mouje : Naroda, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date :

Hiren A. Rajput

Advocate

Page No. 6 of 7



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## 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 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 client.



15 MAR 2022