

Mo. 98252 32159

HITESH R. BHAVSAR

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Advocate & Notary

OFFICE

F/10-11, Krish Complex, Nr. Mahesul Bhavan, S.P. Ring Road, Vastral, Ahmedabad.

Ref.: 1576/2019

Date : 23 JAN 2019



TITLE REPORT

Ref. Investigation and Title Report with respect to Non Agricultural Land Bearing Block/Survey No. 439 (Old Block/ Survey No. 729/C) admeasuring Hectare Are Sq. Mtrs. 0-52-27 as per T.P.S.No. 414, F.P. No. 7/3 admeasuring 3136 Sq. Mtrs. of Mouje : Kathwada, Taluka:Dascroi, Registration District: Ahmedabad is belonging to(1) **Sanjaykumar Bhailalbhai Patel (50 % Share) (2) Anand Dilipkumar Patel (50 % Share) Address : Mouje : Kathwada, Taluka: Dascroi, Registration District : Ahmedabad**

THIS IS TO CERTIFY THAT, I have investigated the title to the Non Agricultural land which is more particularly described in the Schedule hereinunder written and after issuing public notice in the Gujarati Daily News Paper "**Gujarat Samachar**" dated 08/04/2018 and also after taking necessary available searches of the records being maintained by the Sub-Registrar Ahmedabad for the last 60 years (the registration record of the year 1951 to 1990 years registers are in torn condition hence it can not be inspected and its search is

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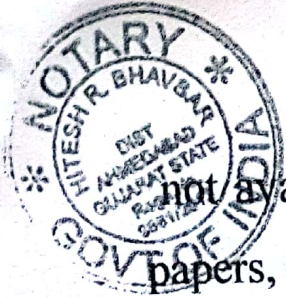
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not available) and on perusal and varification of revenue records, papers, documents, information etc., produced before me by the owner and Declaration-Cum-Indemnity made by said owner believing same are true and correct I have invistigate the title to the subject land and my report is as under....

1.. As per the revenue records prior to year 1955, The land bearing Survey No. 1504(as per 7/12 abstract of 1953-54)was be-
longing to Shri Revaji. Said Revaji has entered the names of his legal
heirs viz. (1) Fataji Revaji (2) Kadaji Revaji and (3) Hiraji Revaji has
been entered in 7/12 extracts as evident from mutation Entry No. 193
dated 02/08/1953.

2.. As per revenue records Gaguji Bapuji's Legal Heirs has
entered viz. (1) Bai Jivi widow of Gaguji Bapuji and (2) Babuben
Daughter Gaguji Bapuji in the said land of Survey No. 1504. Entry of
this effect entered in the mutation entry register by mutation entry
No. 1068, Dtd. 30/04/1955.

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As per revenue records Gaguji Bapuji's Legal Heirs has entered viz. (1) Bai Jivi widow of Gaguji Bapuji and (2) Bachuji Desavji in the said land of Survey No. 1504 has been allotted with 2-Acre and 11 Guntha of Land. Entry of this effect entered in the mutation entry register by mutation entry No. 2530, Dtd. 28/10/1966.

4.. Sale deed has been executed by (1) Bai Jivi widow of Gaguji Bapuji in favour of Ravjibhai Lallubhai of his part. This sale deed is duly registered and Mutation entry to the effect of this sale deed is recorded in the revenue records and the name has been entered and 7/12 extracts as evident from mutation entry No. 2544 dated 17/07/1967.

5.. As per Revenue Records, Settlement commissioner of Land Record has done Ekatrikaran of Block No. 1 to 1079. and New Block no. 729 (old Survey No. 1504) has been allotted to our Land. Entry of this effect entered in the mutation entry register by mutation entry No. 3045, Dtd. 03/10/1975.

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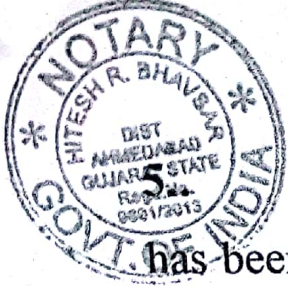
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As per Revenue Records, Tenancy Case No. 6004/77 which has been done under section 32 G, has been closed by ordering that Tenant Bai Jivi widow of Gaguji Bapuji is the owner of the aforesaid land. Entry of this effect entered in the mutation entry register by mutation entry No. 3207, Dtd.08/07/1978.

6.. Sale deed has been executed by Bachuji aka Jagaji Desavji in favour of Girishbhai Ashabhai Patel, conveying Block No. 729 admeasuring Hactre are. Sq. Mtrs 0-52-87 for a consideration of Rs. 45,000/- and this sale deed is duly registered with the office of Sub-Registrar of Assurance on 08/03/1983 under serial No. 3721. Entry to the effect of this sale deed is recorded in the revenue records and name of purchaser Girishbhai Ashabhai Patel has been entered in 7/12 extracts as evident from mutation entry No. 3498 dated 09/03/1983.

6.. Sale deed has been executed by Ravjibhai Lallubhai in favour of Chandrakant Motilal, Partner and Karta of Janta Mechanical works, conveying Block No. 729 admeasuring 5000 Sq. Mtrs for

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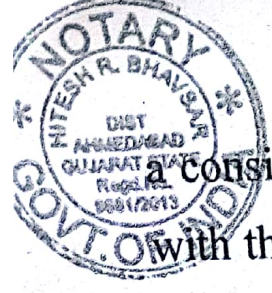
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a consideration of Rs. 28,000/- and this sale deed is duly registered with the office of Sub- Registrar of Assurance on 29/07/1975 under serial No. 13007. Entry to the effect of this sale deed is recorded in the revenue records and name of purchaser Chandrakant Motilal has been entered in 7/12 extracts as evident from mutation entry No.3611 dated 15/02/1986.

7.. Sale deed has been executed by Chandrakant Motilal, Partner and Karta of Janta Mechanical works in favour of (1) Dilipkumar Bhailalbhair Patel (2) Sanjaybhair Bhailalbhair Patel, conveying Block No. 729 admeasuring 4100 Sq. Mtrs for a consideration of Rs. 60,000/- and this sale deed is duly registered with the office of Sub- Registrar of Assurance on 20/02/1990 under serial No. 2. Entry to the effect of this sale deed is recorded in the revenue records and name of purchaser (1) Dilipkumar Bhailalbhair Patel (2) Sanjaybhair Bhailalbhair Patel has been entered in 7/12 extracts as evident from mutation entry No.3839 dated 16/03/1990.

8.. Sale deed has been executed by Chandrakant Motilal, Partner and Karta of Janta Mechanical works in favour of Ranchodbhai

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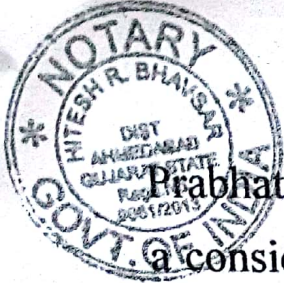
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Prabhatbhai, conveying Block No. 729 admeasuring 900 Sq. Mtrs for a consideration of Rs. 15,000/- and this sale deed is duly registered with the office of Sub- Registrar of Assurance on 20/02/1990 under serial No. 2. Entry to the effect of this sale deed is recorded in the revenue records and name of purchaser Ranchodbhai Prabhatbhai has been entered in 7/12 extracts as evident from mutation entry No.3840 dated 16/03/1990.

9.. Sale deed has been executed by Girishbhai Nathabhai Patel in favour of Bhailalbai Babarbai, conveying Block No. 729 admeasuring Hactre Are. Sq. Mtrs 0-52-27 for a consideration of Rs. 60,000/- and this sale deed is duly registered with the office of Sub-Registrar of Assurance on 15/10/1996 under serial No. 2. Entry to the effect of this sale deed is recorded in the revenue records and name of purchaser Bhailalbai Babarbai has been entered in 7/12 extracts as evident from mutation entry No.4516 dated 03/05/1997.

10.. As per the Records, Dilipkumar Bhailalbai Patel and others have not paid Land Mehsul of Rs. 59,888/- of the year 2005-2006. Charge has been recorded in other rights columns of 7/12 extracts of

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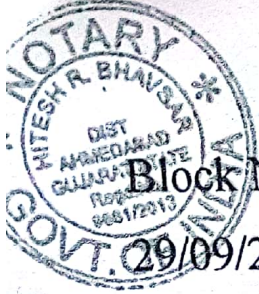
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Block No. 729 Paiki as evident from Mutation Entry No. 5215 dated 29/09/2005.

11.. As per the Records, the Ranchodbhai Prabhatbhai have not paid Land Mehsul of Rs. 10,626/- of the year 2005-2006. Charge has been recorded in other rights columns of 7/12 extracts of Block No. 729 Paiki as evident from Mutation Entry No. 5216 dated 29/09/2005.

12.. As per the records of Talati, Dilipkumar Bhailalbhai Patel and others have repaid Land Mehsul of Rs. 59,888/- and satisfaction of charge has been recorded in other rights columns of 7/12 extracts of Block No. 729 Paiki as evident from Mutation Entry No. 5230 dated 18/04/2006.

13.. As per records of Tatati, there was a mistake in the name of Bhailalbhai Babarbhahi Patel in the computerized records maintained and therefore necessary corrections have been made in records as evident from Mutation Entry No. 5961 dated 25/04/2008.

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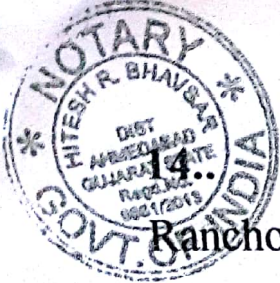
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As per the records, the names of the legal heirs of Ranchodbhai Prabhatbhai viz. Lalbhai Ranchodbhai Rabari has been entered in 7/12 extracts as evident from mutation Entry No. 7392 dated 22/08/2012.

15.. Collector, Ahmedabad has granted N.A. use permission on the land bearing Block No. 729 paiki, TPS No. 414, FP No. 7/3 which is belonging to Bhailalbhai Babarbai Patel admeasuring 5227 Sq.Mtrs. for Residential purpose vide his office bearing order No. CB/LND-2/N.A./S.R.742/2013, Dtd. 25/03/2014, Entry of this effect entered in the mutation entry register by mutation entry No. 8068, Dtd. 02/04/2014.

16.. As per records of Tatati, Kami-Jasti Patrak in respect of Block No.729 is received from District Land Records, Ahmedabad and as per KJP the division of Block is as under.

Old BlockNo.	Old Area	New Block No .	New Area
729	1-02-27	729/A N.A	0-09-00
		729/B N.A	0-41-00
		729/C N.A	0-52-27
TOTAL			1-02-27

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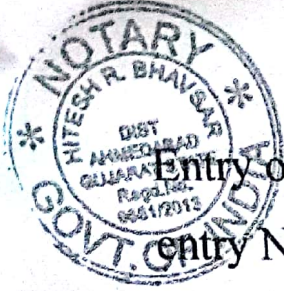
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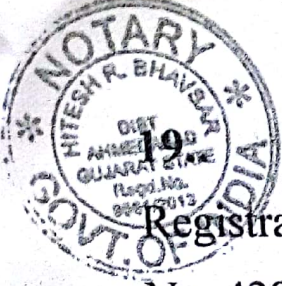


Entry of this effect entered in the mutation entry register by mutation entry No. 8775, Dtd. 28/12/2015.

17.. Re-survey Promulgation for Survey No. 1 to 9059 has been done by the S.L.R so for the effect of the Re-survey Promolagation the survey Entry to this effect entered in the mutation entry register by mutation entry No. 8864, Dtd. 08/09/2016. New BlockNo:439 has been allotted to the said old Block No. 786/C.

18.. Gift deed has been executed by Bhailalbhai Babarbhahi Patel in favour of (1) Sanjaykumar Bhailalbhai Patel (50%) and (2) Anand Dilipkumar Patel (50%), conveying Block No. 439 T.P.S.414, F.P. 7/3 admeasuring 3136 Sq. Mtrs this Gift deed is duly registered with the office of Sub- Registrar of Assurance on 05/04/2018 under serial No. 6511 Entry to the effect of this sale deed is recorded in the revenue records and name of (1) Sanjaykumar Bhailalbhai Patel (50%) and (2) Anand Dilipkumar Patel (50%) has been entered in 7/12 extracts as evident from mutation entry No.9860 dated 06/04/2018.

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No other entry was found recorded in the office of Sub Registrar of Assurance in respect of the said land of block/Survey No. 439, T.P.S No. 414, F.P. No. 7/3

20.. In response to said public notice I have not received any objection for the said non agricultural land.

21.. In view of what is here inabove stated I am of the opineon that the title to the subject land is clear and free from reasonable doubts and encumbrances subject to :

- i. Provisions of the Bombay Land Revenue Code 1879 and Gujarat Land Revenue Rules 1972.
- ii. Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
- iii. Provisions of The Bombay Tenancy and Agricultural Land Act, 1948.
- iv. Satisfaction of agreement to the sale has been executed by the said owners in favour of the Anand Developers which is Registered with the office of Sub-Registrar Ahmedabad on Dt : 13/07/2018 by Reg.No. 12953.

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Development agreement has been executed by the said owners in favour of the Anand Developers which is Registered with the office of Sub-Registrar Ahmedabad on Dt : 13/07/2018 by Reg.No. 12956.

- vi. Any Other Laws, acts, rules and regulation as maybe applicable at the time being in force.

THIS SCHEDULE ABOVE REFERRED TO

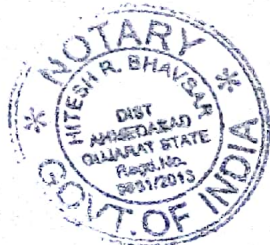
ALL THAT piece or parcel of Non Agricultural Land Bearing Block No. 439 (Old Block/Survey No. 729/C) admeasuring Hectare Are Sq. Mtrs. 0-52-27 as per T.P.S. No. 414, F.P. No. 7/3 admeasuring 3136 Sq. Mtrs. of Mouje : Kathwada, Taluka: Dascroi, Registration District: Ahmedabad

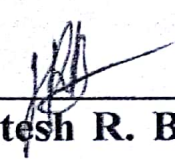
I hereby declare that :

- (1) I have no direct or indirect interest in the property Title Clearance Certificate as well as Title Report.

Place: Ahmedabad

Date : 23/01/2019




Hitesh R. Bhavsar
Advocate & Notary
(G/854/1999)

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Note : (1) In response to said public notice I have not received any objection for the said non agricultural land.

Note of Caution and Disclaimer :

- (1) That the record of sub registrar is not well maintained / recorded and hence may be erroneous, resulting into our/my error.
- (2) In case.... if any deed(s)/writing(s) 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.
- (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 Title Report to my client naming
 - (1) Sanjaykumar Bhailalbhai Patel
 - (2) Anand Dilipkumar Patel.