



: 9825224539

DHUMIL D. PATEL

ADVOCATE

Residence : A/D/84, Bhagyoday Society, Nr. Bungalow Bus-stand, Naroda,
Ahmedabad - 382330

Date : 29/03/2019

TITLE REPORT



Re. : Non-Agricultural Land Bearing Khata
No.626 of New Block/Survey No.2988
(Old Block/Survey No.2089/B)
admeasuring about 0-56-66
He.Are.Sq.Mtrs. allotted in lieu of
T.P.Scheme No.1 of Final Plot
No.337/2 admeasuring about 3400
sq.mtrs. situated at Mouje Bareja,
Ta.Dascroi, Dist.Ahmedabad in the
Registration District of Ahmedabad and
Sub-District Ahmedabad-11 (Aslali)
belonging to THAKORBHAI RAVJIBHAI
PATEL & AJITBHAI RAVJIBHAI PATEL.



As per the instructions we have got the necessary
searches made for the year of 1994-2018 from the

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(Signature)

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Records of Talati, Mamlatdar, Sub-Registrar of Gandhinagar and Superintendent of Stamps and Inspector General of Registration, Ahmedabad vide Application No.19947, Receipt No.2018005029489 dated 14.11.2018 and Application No.15168, Receipt No.2018311032384 dated 14.11.2018 and have gone through relevant papers / documents and have investigated the title to the land in question and report as under :-

1. Originally to much prior the land bearing Survey No.2258 situated at Mouje Bareja, Ta.Dascroi, Dist.Ahmedabad was belonging to Kashiben Wd/o. Parshottam Chhaganbhai Thakkar. That in the said land Ravjibhai Somabhai was having Ganotia and possession holder of the said land.

2. Thereafter the said Ravjibhai Somabhai availed loan from United Commercial Bank, Delhi Gate Branch, Ahmedabad and mortgage the said land in the said bank. Entry to this effect was entered in revenue record of the said land vide Entry No.7425 dated 22.08.1979.



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3. Thereafter the said Kashiben Wd/o. Parshottam Chhaganbhai sold and conveyed the said land to Ravjibhai Somabhai as per Ganot Act. Rule 32-M. Entry to this effect was entered in revenue record of the said land vide Entry No.7560 dated 11.12.1980.

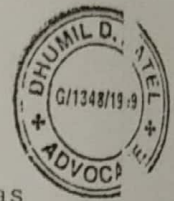


4. Thereafter the said Ravjibhai Somabhai Patel paid-up all loan amount with interest in the said United Commercial Bank, Delhi Gate Branch, Ahmedabad and the said bank issued No-Due Certificate for the said land. Entry to this effect was entered in revenue record of the said land vide Entry No.7771 dated 12.10.1982.

5. Thereafter the said land of Survey No.2258 and other lands of Village Barjea were amalgamation in

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other Block and the said order was granted by Settlement Officer Shri, Ahmedabad vide Order No.LRC and as per the said Order the said Survey No.2258 was converted in Block No.2089. Entry to this effect was entered in revenue record of the said land vide Entry No.7776 dated 27.05.1982.



6. Thereafter the said Ravjibhai Somabhai Patel was died on 18.02.1987, after his death his legal heirs viz. Thakorbhai Ravjibhai Patel, Ajitbhai Ravjibhai Patel and Maniben Wd/o. Ravjibhai Somabhai Patel names were entered in the revenue record of the said land. Entry to this effect was entered in revenue record of the said land vide Entry No.8398 dated 28.04.1987.

7. Thereafter the said land owners paiki Thakorbhai Ravjibhai Patel, Ajitbhai Ravjibhai Patel release their right, title, interest upon the said land in favour Maniben Wd/o. Ravjibhai Somabhai Patel. Entry to this effect was entered in revenue record of the said land vide Entry No.8399 dated 28.04.1987.





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8. Thereafter the said Maniben Ravjibhai entered his son name i.e. Thakorbhai Ravjibhai Patel name in the revenue record of the said land in his presence. Entry to this effect was entered in revenue record of the said land vide Entry No.11445 dated 27.03.2006.

9. Thereafter the said Maniben Ravjibhai was died on 03.02.2008, after his death his legal heirs i.e. Thakorbhai Ravjibhai and Ajitbhai Ravjibhai names were entered in the revenue record of the said land. Entry to this effect was entered in revenue record of the said land vide Entry No.12087 dated 11.04.2008.

10. Thereafter the said land of Block No.2089 was land paiki 4087 sq.mtrs. land having Old Condition land and remaining 5666 sq.mtrs. land having Pratibandhit

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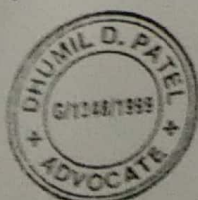


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Satta Prakar land. That purpose the said land owners given application in the Revenue Department for the Block Partition of the said land. According to the same Deputy Collector, Viramgam Pranch passed Order No.ADM/Bareja/Block Partition/SR No.180/09 dated 07.09.2009 for block partition of the said land. Entry to this effect was entered in revenue record of the said land vide Entry No.12489 dated 16.09.2009.



11. Thereafter Hon'ble D.I.L.R. Shri, Ahmedabad was granted Order No.KJP/SR/No.76 dated 28.01.2010 and, changes was madeout of the said land and according to the said changes the said land was bifurcate in the two parts i.e. (1) Block/Survey No.2089/A admeasuring about 4047 sq.mtrs. and (2) Block/Survey No.2089/B admeasuring about 5666 sq.mtrs. land. Entry to this effect was entered in revenue record of the said land vide Entry No.12583 dated 06.03.2010.



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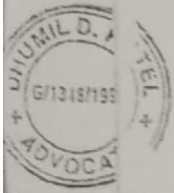
ADVOCATE

Residence : A/D/84, Bhagyoday Society, Nr. Bungalow Bus-stand, Naroda,
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12. Thereafter the said land of Survey/Block No.2089/B
allotted in lieu of T.P.Scheme No.1 of Final Plot
No.337/2 admeasuring about 3400 sq.mtrs.



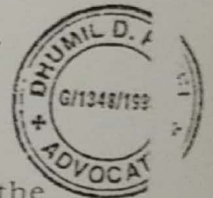
13. Thereafter District Collector, Ahmedabad was granted
Non-Agricultural Use Permission vide their Order
No.ACB/TNC/Premium/SR/359/2012 dated 06.02.2013.

14. Thereafter the said land owners i.e. Thakorbhai
Ravjibhai Patel and Ajitbhai Ravjibhai Patel given this
said land paiki 900 sq.mtrs. land to M/s. Shreeji
Developers - A Partnership Firm by Development
Agreement. That the said Development Agreement
was registered before the Sub-Registrar Office,
Ahmedabad-11 (Aslali) vide Regd.No.1360 dated
15.02.2016. Thereafter for the remaining part of land
i.e. 2500 sq.mtrs. land the said Thakorbhai Ravjibhai
Patel and Ajitbhai Ravjibhai Patel given to M/s.

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Shreeji Developers - A Partnership Firm by Development Agreement. That the said Development Agreement was registered before the Sub-Registrar Office, Ahmedabad-11 (Aslali) vide Regd.No.4062 dated 28.03.2019.

15. As a part of investigation of title, we gave Public Notice appeared in the daily newspaper "Divya Bhaskar" on 30.10.2018, inviting claims, if any, in upon or to the said lands from any person whomsoever, we have not received any objection/claim in response thereto. So, the said property is clear and marketable free from all encumbrances.



In view of what is hereinabove stated I am of the opinion that the title to the land to **THAKORBHAI RAVJIBHAI PATEL & AJITBHAI RAVJIBHAI PATEL** and the said Non-Agricultural Land Bearing Non-Agricultural Land Bearing Khata No.626 of New Block/Survey No.2988 (Old Block/Survey No.2089/B) admeasuring about 0-56-66 He.Are.Sq.Mtrs. allotted in lieu of T.P.Scheme No.1 of Final Plot No.337/2





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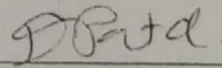
admeasuring about 3400 sq.mtrs. situated at Mouje
Bareja, Ta.Dascroi, Dist.Ahmedabad in the Registration
District of Ahmedabad and Sub-District Ahmedabad-11
(Aslali) is clear and marketable and free from
reasonable doubts and encumbrance.

I have issued this certificate on the proof of the
following xerox documents.

01. Village Form No.7/12.
02. Village Form No.6-Haqq.
03. N.A. Permission.
04. Copy of Public Notice in Gujarat Samachar News
Paper dated 30.10.2018.
05. Copy of Search Report.

Place : Ahmedabad

Date : 29/03/2019


(Dhumil D. Patel)
Advocate





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ADVOCATE



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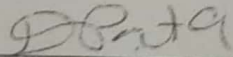
Date : 29/03/2019

TITLE CERTIFICATE

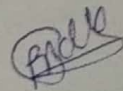
The Titles of Non-Agricultural Land Bearing Khata No.626 of New Block/Survey No.2988 (Old Block/Survey No.2089/B) admeasuring about 0-56-66 He.Are.Sq.Mtrs. allotted in lieu of T.P.Scheme No.1 of Final Plot No.337/2 admeasuring about 3400 sq.mtrs. situated at Mouje Bareja, Ta.Dascroi, Dist.Ahmedabad in the Registration District of Ahmedabad and Sub-District Ahmedabad-11 (Aslali) belonging to **THAKORBHAI RAVJIBHAI PATEL & AJITEHAI RAVJIBHAI PATEL** are clear and marketable and free from any lien or encumbrances. There is no encumbrances or attachments on above said land. This land is free from all encumbrance and from all attachment and free from all resonable doubts and charges.

Place : Ahmedabad

Date : 29/03/2019


(Dhumil D. Patel)
Advocate







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DHUMIL D. PATEL

ADVOCATE



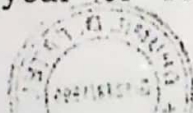
Residence : A/D/84, Bhagyoday Society, Nr. Bunglow Bus-stand, Naroda,
Ahmedabad - 382330

Date : 22/11/2018

TITLE REPORT

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No.626 of Block/Survey No.2089/B
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No.3374/2 admeasuring about 3400
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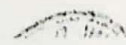
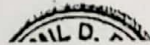


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13. Thereafter District Collector, Ahmedabad was granted Non-Agricultural Use Permission vide their Order No.ACB/TNC/Premium/SR/359/2012 dated 06.02.2013.

14. Thereafter the said land owners i.e. Thakorbbhai Ravjibhai Patel and Ajitbbhai Ravjibhai Patel given this said land paiki 900 sq.mtrs. land to M/s. Shreeji Developers - A Partnership Firm by Development Agreement. That the said Development Agreement was registered before the Sub-Registrar Office, Ahmedabad-11 (Aslali) vide Regd.No.1360 dated 15.02.2016.





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15. As a part of investigation of title, we gave Public Notice appeared in the daily newspaper "Divya Bhaskar" on 30.10.2018, inviting claims, if any, in upon or to the said lands from any person whomsoever, we have not received any objection/claim in response thereto. So, the said property is clear and marketable free from all encumbrances.

In view of what is hereinabove stated I am of the opinion that the title to the land to **THAKORBHAI RAVJIBHAI PATEL & AJITBHAI RAVJIBHAI PATEL** and the said Non-Agricultural Land Bearing Khata No.626 of Block/Survey No.2089/B admeasuring about 0-56-66 He.Are.Sq.Mtrs. allotted in lieu of T.P.Scheme No.1 of Final Plot No.3374/2 admeasuring about 3400 sq.mtrs. situated at Mouje Bareja, Ta.Dascroi, Dist.Ahmedabad in the Registration District of Ahmedabad and Sub-District Ahmedabad-11 (Aslali) is clear and marketable and free from reasonable doubts and encumbrance.





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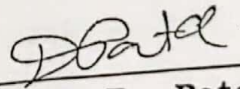
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05. Copy of Search Report.

Place : Ahmedabad

Date : 22/11/2018


(Dhumil D. Patel)
Advocate

PATEL DHUMIL DHIRUBHAI
(Advocate)
A/D-84, Bhagyoday Society-1,
B/h. Hotel Popular, Naroda,
Ahmedabad. Phone : 9825224539





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ADVOCATE



: 9825224539



Residence : A/D/84, Bhagyoday Society, Nr. Bunglow Bus-stand, Naroda,
Ahmedabad - 382330

Date : 22/11/2018

TITLE CERTIFICATE

The Titles of Non-Agricultural Land Bearing Khata No.626
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He.Are.Sq.Mtrs. allotted in lieu of T.P.Scheme No.1 of
Final Plot No.3374/2 admeasuring about 3400 sq.mtrs.
situated at Mouje Bareja, Ta.Dascroi, Dist.Ahmedabad in the
Registration District of Ahmedabad and Sub-District
Ahmedabad-11 (Aslali) belonging to **THAKORBHAI RAVJIBHAI**
PATEL & AJITBHAI RAVJIBHAI PATEL are clear and
marketable and free from any lien or encumbrances. There
is no encumbrances or attachments on above said land.
This land is free from all encumbrance and from all
attachment and free from all resonable doubts and
charges.

Place : Ahmedabad

Date : 22/11/2018

D Patel

(Dhumil D. Patel)
Advocate

PATEL DHUMIL DHIRUBHAI
(Advocate)
A/D-84, Bhagyoday Society-1,
B/h. Hotel Popular, Naroda,
Ahmedabad. Phone : 9825224539

