

TITLESEARCH REPORT

MOUJE : VASTRAL
TALUKA : VATVA
DISTRICT : AHMEDABAD
BLOCK/SURVEY NO.: 102
F.P. NO. : 71
T.P. SCHEME NO. : 117
Hec. Are. Sq. Mtrs. : 1-09-27

6556 sq. Mrs.

Non Agricultural land



BHARAT K. PATEL ASSOCIATES

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REF: TSR/VASTRAL-102/18/T-6

Dated :13/2/2019

To,

For and on behalf of Accurate Buildcon,
a partnership firm, its partners

- (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%)
- (2) Giri Arun Vijaynarayan (partner of 30%)
- (3) Goswami Gopal Mithailal (Partner of 10%)

All Resi. of Ahmedabad.



TITLE SEARCH REPORT

SUBJECT:-Title Clearance Certificate in respect of the rest
of non agriculture land of 6556 Sq. Mtrs. after
T.P. Deduction of Final Plot No. 71 allotted to
the land of Hec. Are. Sq. Mtrs. 1-09-27 and Akar
of Rs.1646.44Ps. of Block / Survey No. 102 of
Account No. 1838 on implementation of T.P.
Scheme No. 117 of Mouje Village SIM – Vastral
of Tal. Vatva in the registration District
Ahmedabad, Sub District Ahmedabad Zone – 12
(Nikol) belong to and situated in the sole
absolute ownership, occupation and possession
of Accurate Buildcon, a partnership firm, for &

on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad.

1. We, the advocate, Bharat K. Patel Associates, having office at the abovementioned address hereby issue this Search Report that Accurate Buildcon, a partnership firm, for & on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land has given an application together with necessary evidence demanding the Title Clearance Certificate in respect of the above referred non agriculture land stating inter alia that the rest of non agriculture land of 6556 Sq. Mtrs. after T.P. Deduction of Final Plot No. 71 allotted to the land of Hec. Are. Sq. Mtrs. 1-09-27 and Akar of Rs.1646.44Ps. of Block / Survey No. 102 of Account No. 1838 on implementation of T.P. Scheme No. 117 of Mouje Village SIM – Vastral of Tal. Vatva in the registration District Ahmedabad, Sub District

Ahmedabad Zone – 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Accurate Buildcon, a partnership firm, for & on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad. Taking them into reading, the facts as under are found.

2. Whereas the rest of non agriculture land of 6556 Sq. Mtrs. after T.P. Deduction of Final Plot No. 71 allotted to the land of Hec. Are. Sq. Mtrs. 1-09-27 and Akar of Rs.1646.44Ps. of Block / Survey No. 102 of Account No. 1838 on implementation of T.P. Scheme No. 117 of Mouje Village SIM – Vastral of Tal. Vatva in the registration District Ahmedabad, Sub District Ahmedabad Zone – 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Accurate Buildcon, a partnership firm, for & on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad. The Title Search Report for the same is issued. (Hereinafter

referred to as "the said land" in this Title Clearance Certificate).

3. That Tribunal Dascroi for Mahendraray Bhalchandraray having given the said land to Gandaji Jagaji in Rs.2,672.50 in annual four installments, as per Tribunal Case No. 142 + 512 + 520 + 157 dated 07/10/1965, the name of purchaser was entered as an occupier and in the other right, there is charge of Rs.2,672.50 of the seller, such entry was made as per Tribunal case and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 24/10/1966 vide entry No. 856 and the said entry was certified by the competent Revenue Authority.

4. Thereafter, on receipt of Certificate of Form No. 9 from the Mamlatdar and Krishipanch for paying up the complete money by the tenant, an entry for deleting charge was made as under.

 Name of the land owner Mahendraray Bhalchandraray
Name of the tenant Gandaji Jagaji
Case No. 520, 142, 157, 512 / 66
Amount Rs.2,672.50
Survey No. 102 & 105 (two)

An entry as above was made as per the Certificate. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 24/10/1966 vide entry No. 856 and the said entry was certified by the competent Revenue Authority.

5. That the said land was situated of the ownership of Gandaji Jagaji and on his demise on dated 06/05/1993, the names of Kashiben Gandaji, Revaben Gandaji, Dlpatti Gandaji, Jashwantbhai Gandaji, Ramanji Gandaji and Diwaliben Wd/o Gandaji Jagaji were entered in the revenue record as his heirs and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 07/05/1994 vide entry No. 2208 and the said entry was certified by the competent Revenue Authority.

6. Thereafter, Kashiben Gandaji and Revaben Gandaji having waived their respective rights from the said land in favour of the other co-owners, their names were deleted from the said land and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated

12/08/1995 vide entry No. 2370 and the said entry was certified by the competent Revenue Authority.

7. Thereafter, the farmer account holder Shri Dalpatbhai Gandaji etc. having put his said land of Block / Survey No. 102 and others under mortgage for obtaining crop finance from Jay Khodiyar Vastarl Seva Sahakari Mandali Ltd., an entry of charge was made in the other right and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 25/04/1996 vide entry No. 2404 and the said entry was certified by the competent Revenue Authority.

8. Thereafter, Dalpatbhai Gandaji etc. having put his said land of Block / Survey No. 102 and others under mortgage in Jay Khodiyar Vastarl Seva Sahakari Mandali Ltd., an entry of charge was made in the other right on receipt of Declaration from the Secretary and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 24/08/2000 vide entry No. 2816 and the said entry was certified by the competent Revenue Authority.

9. Thereafter vide resolution No. PFR / 102011 / 275 / L / 1 dated 17/03/2012 of the Revenue Department of the Government, on merger of City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka – Ahmedabad (East) and Ahmedabad (West) were established, accordingly, an entry to enter Vastral village of Dascroi Taluka in Ahmedabad City (East) was made. An entry in this regard is made in the Village Form No. 6 – Register of Rights – Hakkpatrak on 03/05/2012 vide entry No. 6540 and the said entry is certified by the competent Authority.
10. Thereafter, Diwaliben Wd/o Gandaji having waived her respective rights from the said land in favour of her sons, her name was deleted from the said land and an entry in this regard is made in the Register of Right (Hakkpatrak) of Village Form No. 6 on dated 30/01/2013 vide entry No. 6853 but the said entry was cancelled by the competent Revenue Authority.
11. Thereafter, in the said property of Survey No. 102, an entry of charge is made vide entry No. 2404. On paying up the

amount of the said charge, on production of an application by the applicant together with Certificate dated 02/08/2014 of Jay Khodiyar Vastral Seva Sahakari Mandali Ltd., an entry for release of charge was made and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 04/08/2014 vide entry No. 7595 but the said entry was rejected by the competent Revenue Authority.

12. Thereafter, for the land of 6556 sq. mtrs. of F.P. No. 71, the land of P.S.P. nature, as per the order No. ACB / TNC-2 / Premium / Vastral / SR.317 / 2014 dated 21/09/2015 of the District Collector (Tenancy Branch), Ahmedabad, the amount of Rs.1,94,05,760/- of premium for non agriculture for residential purpose being paid up by Dalpatji Gandaji etc. order was passed for giving exemption from the controls for the P.S.P. nature controls conversion subject to the Tenancy Right and other legal provisions and furthermore terms and conditions mentioned in the said order and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 23/09/2015 vide entry No. 8061 and the said entry is

certified on 03/12/2015 by the competent Revenue Authority.

13. Thereafter, vide NA order No. CB / ADM / Ta.Bi.Khe. / Tatkal / K-65 / S.R. 333 / 2015 dated 09/12/2015 of the District Collector, Ahmedabad, in the land of 6556 sq. mtrs. of F.P. No. 71, non agriculture permission for residential purpose under section - 65 of the Land Revenue Act was given and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 11/12/2015 vide entry No. 8121 and the said entry is certified on 15/02/2016 by the competent Revenue Authority.

14. Thereafter, Dalpatji Gandaji, Jashwantbhai Gandaji, Ramanji Gandaji, Diwaliben Wd/o Gandaji Jagaji sold and conveyed the said non agriculture land of 6556 sq. mtrs. of F.P. No. 71 to Accurate Buildcon, a partnership firm, for & on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) vide registered sale deed No. 14758 dated 14/12/2015,



hence an entry of sale was made on production of an application of the applicant together with copy of registered sale deed and index and an entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 16/12/2015 vide entry No. 8122 and the said entry is certified on 26/02/2016 by the competent Revenue Authority.

15. That a Partnership Deed of "Accurate Buildcon" is executed on dated 02/05/2018 which is duly notarized before Public Notary Bharat K. Patel vide Sr. No. 447 dated 05/05/2018.

16. As such, the details made available from the Government Record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights - HAKKPATRAK) about the said rest of non agriculture land of 6556 Sq. Mtrs. after T.P. Deduction of Final Plot No. 71 allotted to the land of Hec. Are. Sq. Mtrs. 1-09-27 and Akar of Rs.1646.44Ps. of Block / Survey No. 102 of Account No. 1838 on implementation of T.P. Scheme No. 117 of Mouje Village SIM – Vastral of Tal. Vatva in the registration District Ahmedabad, Sub District



Ahmedabad Zone - 12 (Nikol) written in the Search Report and on verification of the Government Record, Village Form No. 7 x 12 the said property is belonging to and situated in sole absolute ownership, occupation and possession of Accurate Buildcon, a partnership firm, for & on its behalf, its partners (1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad. We have not received any Government entry of subsequent period, but this search report is given on the basis of entries whichever made available.

17. As such the immoveable property of the rest of non agriculture land of 6556 Sq. Mtrs. after T.P. Deduction of Final Plot No. 71 allotted to the land of Hec. Are. Sq. Mtrs. 1-09-27 and Akar of Rs.1646.44Ps. of Block / Survey No. 102 of Account No. 1838 on implementation of T.P. Scheme No. 117 of Mouje Village SIM - Vastral of Tal. Vatva in the registration District Ahmedabad, Sub District Ahmedabad Zone - 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Accurate Buildcon, a partnership firm, for & on its behalf, its partners

(1) Santoshsinh Ayodhyasinh Rajput (Partner of 60%) (2) Giri Arun Vijaynarayan (partner of 30%) and (3) Goswami Gopal Mithailal (Partner of 10%) all Resi. of Ahmedabad and Title Clearance Certificate in that respect is given separately.

Dated this 13th day of February, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

M.B. Patel

ADVOCATE

NOTE :

Please note that the registration record of the year 1994 to 2019 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 to 2019) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the

report of the computerized search, we have issued this
Title Clearance Certificate cum Report.

Dated this 13th day of February, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES



ADVOCATE

**NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED
DEED OR DOCUMENTS EXECUTED BY THE LAND
OWNERS AND I AM NOT RESPONSIBLE FOR ANY
SUIT OR PROCEEDINGS PENDING BEFORE ANY
COURT OF LAW.**

