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

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Ref. No. 745/2019

Date : 25 MAY 2019

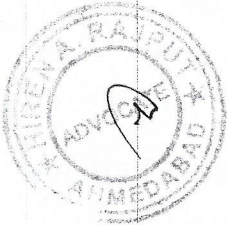
To,

Kalash Infra A Partnership firm

Through its acting partner

Bhailal Manubhai Dudhat,

Add. Nikol, Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land for Multi purpose use bearing **Survey No. 28** containing by admeasuments **4047 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 70** , **Final Plot No.24** admeasuments **2428 Sq.Mtrs.** Situate, lying and being at Moje Muthiya, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to ***Kalash Infra, 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 2019 (the registration record of some year of Sub-Registrar's Office is destroyed/



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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 amalgamation scheme became applicable to the land of village Muthiya under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey no.20/1 and Survey no.20/2 were amalgamated and given Block No.28 and area was determined at Hectare Are Sq.Mtrs 0-81-95 and Gandaji Maganji was held to be the occupier of the said land and entry to that effects was mutated in the mutation register vide entry No. 1140, dated 25/11/1963.

2..... Thereafter the owner and occupier of the said land i.e. Gandaji Maganji died on 26/01/1982 intestate leaving behind him his heirs (1) Jadiben Widow of Gandaji Maganji (2) Becharji Gandaji (3) Ramanji Gandaji (4) Kantaji Gandaji (5) Subhiben Gandaji (6) Jadiben Widow of Gandaji Maganji as a legal guardian of minor Dashrathji Gandaji, 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. 1519, dated 10/09/1982.



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3.....

Thereafter the co-owner and co-occupier of the said land i.e. Jadiben Gandaji died, Hence her name has been deleted From the revenue record of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1893, dated 09/07/2005.

4....

Thereafter, the name of (1) Laxmiben Ishwarbhai (2) Prahladbhai Ishwarbhai (3) Bhikhabhai Ishwarbhai has been entered as co-occupier and co-owner of subject land and entry to that effects was mutated in the mutation register vide entry No. 1902, Dtd. 07/09/2005.

This entry has been rejected by competent authority.

5....

Thereafter, as per preliminary decree passed by Second joint civil judge in regular civil suit no.624/81 Dtd.18/01/1986 the order issued by Mamlatdar Dascroi regarding subject land vide order no. RTS/VASHI-3472/2006, Dtd.01/11/2006 the 50% land of block no. 28 i.e 4097.50 Sq.mtrs has been given to Plaintiff i.e (1) Ishwarji Shankarji Thakor (2) Laxmanji Shankarji Thakor (3) Santok Wiodw of Shankarji Dalaji (4) Bai Laxmiben daughter of Shankarji Dalaji (5) Jiviben Shankarji (6) SHantaben Shankarji (7) Santokben Shankarji and name of plaintiff has been entered in 7/12 extract of subject land and entry to that effects was mutated in the mutation register vide entry No. 1951, Dtd. 07/09/2005.

This entry has been rejected by competent authority.



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6.... Thereafter, as per preliminary decree passed by Second joint civil judge in regular civil suit no.624/81 Dtd.18/01/1986 the order issued by Mamlatdar Dascroi regarding subject land vide order no. RTS/VASHI-3472/2006, Dtd.01/11/2006 the 50% land of block no. 28 i.e 4097.50 Sq.mtrs has been givento Plaintiff i.e (1) Ishwarji Shankarji Thakor (2) Laxmanji Shankarji Thakor (3) Santok Wiodw of Shankarji Dalaji (4) Bai Laxmiben daughter of Shankarji Dalaji (5) Jiviben Shankarji (6) SHantaben Shankarji (7) Santokben Shankarji and name of plaintiff has been entered in 7/12 extract of subject land and entry to that effects was mutated in the mutation register vide entry No. 1952, Dtd. 07/09/2005.

7.... Thereafter, the co-owner and co-occupier of said land i.e Dashrathbhai Gandaji attain the age of majority and become major so the name of gurdian has been removed in the name of minor and entry to that effects was mutated in the mutation register vide entry No. 1976, Dtd. 11/05/2007.

8.... Thereafter, the owner of the said land i.e. Becharbhai Gandaji, Ramanji Gandaji, Kantiji Gandaji, Subhiben Gandaji, Dashrathji Gandaji has soldout the land bearing **Survey No. 28** admeasuring 8185 Sq.mtrs paiki **4797.50 Sq.Mtrs.** toThe Gordhanbhai Popatbhai by executing a Reg. Sale deed No. 8666, Dtd. 27/12/2006 and entry to that effects was mutated in the mutation register vide entry No. 1977, Dtd. 11/05/2007.

This entry has been rejected by competent authority because Tagavi Taran unpaid and the name of Tenant has not been deleted.



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9..... Thereafter the co-owner and co-occupier of the said land i.e. Jadiben Gandaji died in year 1985 , Hence her name has been deleted From the revenue record of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1983, dated 01/06/2007.

10..... Thereafter,as per letter of TDO dascroi vide letter no. T.P/REV/TAGAV/V.07, Dtd. 22/06/07 the subject land has been declared free from Tagavi Loan so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 1990 , dated 02/07/2007.

11..... Thereafter, as per order issued by Mamlatdar and Kruchipanch Dascroi in case no. 7147/79, Dtd.25/07/1980 the name of babaji wich is appeared as tenant in the 7/12 extract of said land he was died and he was not a tenant of this land and also the Ishwarji Shankarji was not a tennat and both parties of said case are relative of each other so the realation of tenant and land lord not established so his application has been rejected and entry to that effect was mutated in the mutation register vide entry No.1991, dated 02/07/2007.

12..... Thereafter, the owner of the said land i.e. Becharbhai Gandaji, Ramanji Gandaji, Kantiji Gandaji, Subhiben Gandaji, Dashrathji Gandaji has soldout the land bearing **Survey No. 28** admeasuring 8185 Sq.mtrs paiki **4797.50 Sq.Mtrs.** toThe Gordhanbhai Popatbhai by executing a Reg. Sale deed No. 8666,



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Dtd. 27/12/2006 and entry to that effects was mutated in the mutation register vide entry No. 1997, Dtd. 24/07/2007.

13..... Thereafter the owner and occupier of the said land i.e. Ishwarji Shankarji died on 04/10/1994 intestate leaving behind him his heirs (1) Laxmiben Wiodw of Ishwarbhai (2) Prahladbhai Ishwarbhai (3) Sangitaben Ishwarbhai (4) Dipikaben Ishwarbhai (5) Bhikhabhai Ishwarbhai , Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2003, dated 13/09/2007.

14..... Thereafter the owner and occupier of the said land i.e. Laxmanji Shankarji died on 18/09/2007 and Kailashben Laxmanji died on 17/01/2005 intestate leaving behind him his heir Vishnubhai Laxmanji , Hence his name has been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2010, dated 15/10/2007.

15..... Thereafter the owner and occupier of the said land i.e. Jiviben dagughter of Shankarji Dalaji died on 22/11/1996 intestate leaving behind her heirs (1) Kaluji Khodaji (2) Budhaji Khodaji (3) Raysangji Khodaji , Hence their names have been entered in the 7/12 extract of the subject land on heridatory



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rights and entry to that effects was mutated in the mutation register vide entry No. 2051, dated 06/05/2008.

This entry has been rejected by competent authority.

16.... Thereafter, there was some errors in the computerised record and hand written record sothat the order for correction has been issued by City Mamlatadar, Ahmedabad vide order No. RTS/Record Promologation/08, Dtd. 07/08 and entry to that effect was mutated in the mutation register vide entry No. 2069 dated 03/09/2008.

17..... Thereafter the owner and occupier of the said land i.e. Jiviben dagughter of Shankarji Dalaji died intestate leaving behind her heirs (1) Kalaji Khodaji (2) Budhaji Khodaji (3) Raysangji Khodaji (4) Paliben Khodaji , Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2157, dated 05/10/2009.

18... Thereafter, the co-owner and co-occupier of the said land i.e. Laxmiben Shankarji had released their rights, title and interest in favour of Prahladbhai Ishwarbhai and others and hence her name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2158, dated 05/10/2009.



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19... Thereafter, the co-owner and co-occupier of the said land i.e. Shantaben Shankarji had released their rights, title and interest in favour of Prahladbhai Ishwarbhai and others and hence her name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 2159, dated 05/10/2009.

20.... Thereafter the co-owner and co-occupier of the said land i.e. Shantokben widow of Shankarji Dalaji died on 11/11/2001 intestate, Hence her name has been deleted From the revenue record of the subject land and entry to that effects was mutated in the mutation register vide entry No. 2179, dated 01/01/2010.

21.... Thereafter, the owner of the said land i.e. Kalaji Khodaji, Budhaji Khodaji, Raysanjgji Khodaji, Paliben Khodaji has relesed their rights from the said land in favour of Prahladbhai Ishwarbhai through affidavit and entry to that effects was mutated in the mutation register vide entry No. 2180, Dtd. 01/01/2010.

22.... Thereafter, the owner of the said land i.e. Laxmiben Widow of Ishwarbhai, Prahladbhai Ishwarbhai, Sangitaben Ishwarbhai, Dipikaben Ishwarbhai, Bhikhabhai Ishwarbhai, Vishnubhai Laxmanbhai has soldout the land bearing **Survey No. 28 paiki** admeasuring **08195 Sq.Mtrs. Paiki 4097.50 Sq. Mtrs.** to The (1) Pareshbhai Kanubhai Patel (2) Mukundbhai Devjibhai Chovadiya



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by executing a Reg. Sale deed No. 8433, Dtd. 16/10/2009 and entry to that effects was mutated in the mutation register vide entry No. 2181, Dtd. 01/01/2010.

23.... Thereafter, the owner of the said land i.e. Gordhanbhai Popatbhai Patel, Pareshbhai Kanubhai Patel, Mukundbhai Devjibhai Chovadiya has soldout the land bearing **Survey No. 28 paiki** admeasuring **08195** Sq.Mtrs. to (1) Hargovanbhai Amtharam Patel (2) Kanaiyalal Shankabhai Patel (3) Pravinbhai Maganbhai Patel by executing a Reg. Sale deed No. 16, Dtd. 08/06/2011 and entry to that effects was mutated in the mutation register vide entry No. 2343, Dtd. 16/06/2011.

This entry has been rejected by competent authority.

24.... Thereafter, the owner of the said land i.e. Gordhanbhai Popatbhai Patel, Pareshbhai Kanubhai Patel, Mukundbhai Devjibhai Chovadiya has soldout the land bearing **Survey No. 28 paiki** admeasuring **08195** Sq.Mtrs. to (1) Hargovanbhai Amtharam Patel (2) Kanaiyalal Shankabhai Patel (3) Pravinbhai Maganbhai Patel by executing a Reg. Sale deed No. 16, Dtd. 08/06/2011 and entry to that effects was mutated in the mutation register vide entry No. 2404, Dtd. 24/12/2011.

25.... 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



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dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 2444, dated 02/05/2012. so the land of entire village Muthiya gone in the new taluka Ahmedabad City East.

26.... Thereafter, as per order issued by Deputy collector (East) ahmedabad vide his office bearing order no. CDC(E)/JAMIN/SHARATBHANG/MUTHIYA/ CASE NO./2015 Dtd.15/02/2016 withdraw the notice by deputy collector wich is previously given to the owner for Breach of condition vide no. JAMIN/ SHARATBHANG/MUTHIYA/C.8288/2015 regarding subject land and entry to said order was mutated in the mutation register vide entry No. 2778, dated 21/03/ 2016.

27.... Thereafter, As per order issued by City Mamlatdar, Ahmedabad vide his office bearing order No. JMN/ASARWA/SUDHARA HUKAM/MUTHIYA/ SURVEYNO.28/S.R.26/2018, Dtd.29/10/2018 to Shown the area of Subject land as 4047 Sq.Mtrs. ininstead of 8195 Sq.Mtrs. and entry to said order was mutated in the mutation register vide entry No. 3113, dated 01/12/2018.

28..... Thereafter, Said land loards i.e. **Kanaiyalal Shankarbhai Patel** had applied before the Collector Ahmedabad to convert the agricultural land of Survey No 28 admeasuring **2428 Sq.Mtrs.** for Multipurpose. The Collector had allowed the application vide its order No.CB/NA/AHMEDABAD/MUTHIYA/28/



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997766, Dtd. 11/02/2019 and entry to that effect was mutated in the mutation register vide entry No.3146, dated 12/03/2019.

29.... Thereafter, the owner of the said land i.e. Hargovanbhai Amthabhai Patel, Kanaiyalal Shankabhai Patel, Pravinbhai Mangabhai Patel has soldout the land bearing **Survey No. 28** admeasuring **4047 Sq.Mtrs.** or thereabouts As per **T.P.S. No. 70 , Final Plot No. 24** admeasuments **2428 Sq.Mtrs.** to Kalash Infra through its Acting partner Bhailal Manubhai Dudhat by executing a Reg. Sale deed No. 5104, Dtd. 18/03/2019 and entry to that effects was mutated in the mutation register vide entry No. 3152, Dtd. 26/03/2019.

30... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **30/03/2019**. on behalf of owners inviting any claim, rights or encumbrances if any in respect of the land, But till date, I have not received any objection or obligation in response thereof from anybody.

31... 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. 28** containing by admeasuments 4047 Sq. Mtrs. or thereabouts , As per **T.P.S. No. 70 , Final Plot No. 24** admeasuments **2428 Sq. Mtrs.** N.A. for Multi Purpose Situate, lying and being at Mouje : Muthiya, Taluka : Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and also believing the



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documents/papers/copies etc. furnished in the case file shown to me be true and genuine.

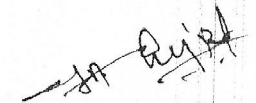
I hereby opine that the same is clear and marketable and free reasonable doubts and without encumbrances **subject to:-**

- (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.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land for Multi Purpose Use bearing Survey / Block No. 28 containing by admeasurements 4047 Sq. Mtrs. or thereabouts , As per T.P.S. No. 70 , Final Plot No. 24 admeasurements 2428 Sq.Mtrs. Situate, lying and being at Moje: Mthiya, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date : 25 MAY 2019


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Advocate

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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 have issued this report to only my client.

