

TITLE REPORT

MOUJE : NIKOL

Revenue Survey No. 381/2/1

T.P. Scheme No. 110, F. P. No. 14/2/1

DINESH B. PATEL
ADVOCATE

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TITLE REPORT

To,

KRISHNA CORPORATION

A Partnership Firm, through It's partner,

Jigneshbhai Vitthalbhai Patel

Having its office at 12, Crystal Bungalows,

Opp. Itihas Residency, Nikol-Naroda Road,

Nikol, Ahmedabad - 382350.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non Agricultural Residential Use Land
bearing Revenue Survey/Block No. 381/2/1
admeasuring 5817 square meters, which was
included in Town Planning Scheme No. 110 and
allotted Final Plot No. 14/2/1 land admeasuring
3490 square meters situate, lying and being at
Mouje Nikol of Asarwa Taluka in the Registration
District of Ahmedabad and Sub District of
Ahmedabad - 12 (Nikol).



As per your instructions to verify your title to the above referred land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol) and (IV) Ahmedabad-13 (Kheti) with the available records in respect of all that Non Agricultural Residential Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2/1 land admeasuring 3490 square meters situate, lying and being at Mouje Nikol of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol), (Herein after referred as said land) is belonging to the **KRISHNA CORPORATION, A PARTNERSHIP FIRM** and my opinion on Title Report as under :

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 03rd September, 2021, declaring that, if any person have any kind of objection, interest, interruption, rights, titles, charges, lien about the above said land, thereafter, opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.



I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and offices of the Sub Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-7 (Odhav), (III) Ahmedabad-12 (Nikol) and (IV) Ahmedabad-13 (Kheti). I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 08.10.2021. The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.



TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or before in the year 1984 - 1985, the land bearing Revenue Survey/Block No. 381/2 admeasuring Acres - 02, Gunthas – 35 i.e. He-1, Are-16, Sq.mtrs.-35, was belonged to Kankuben Wd/o. Rumalji Saluji herself and natural guardian of the Minor Raiji Rumalji and Bai Manek Wd/o. Chaturji Bapuji herself and natural guardian of the Minor Bhaluji Chaturji.
2. Kindly note that Co-owners of the land bearing Revenue Survey/Block No. 381/2 namely minor Raiji Rumalji and Minor Bhaluji Chaturji has attained the age of majority, but there is no any mutation entry mutated in the revenue records of Mutation Entry Book viz. Village Form No. 6 of the Land bearing Revenue Survey No. 381/2.
3. Thereafter, Co-owner of the land bearing Revenue Survey/Block No. 381/2 namely Kankuben Wd/o. Rumalji Saluji was died on 04.12.1997 and Bai Manek Wd/o.



Chaturji Bapuji was died on 10.12.1981, intestate and as such their share in the land bearing Revenue Survey/Block No. 381/2 came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which they were governed by namely Bhaluji Chaturji and Raiji Rimalji and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 3531 dated 15.09.2004 and the said entry was duly confirmed by the concerned authority.

4. Thereafter, Owners of the land bearing Revenue Survey/Block No. 381/2 namely (1) Bhaluji Chaturji Thakor himself and as a Karta and Manager of the HUF and (2) Raiji Rimalji Thakor himself and as a Karta and Manager of the HUF have sold and conveyed the land bearing Revenue Survey/Block No. 381/2 admeasuring 11635 square meters to (1) Jagdishbhai Ishwarbhai Patel (2) Manojkumar Ishwarbhai Patel, with confirming party namely (1) Baluben W/o. Bhaluji Chaturji herself and as a natural guardians of Minor Gitaben



Bhaluji, Minor Lataben Bhaluji, Minor Shilpaben Bhaluji, Minor Navinbhai Bhaluji and (2) Reshamben W/o. Raijibhai Rumlaji herself and as a natural guardians of Minor Kailashben Raijibhai and Minor Bharatbhai Raijibhai by way of Registered Sale Deed which was duly registered with the office of Sub Registrar, Ahmedabad - 07 (Odhav), vide serial no. 3205 dated 25.07.2005 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 3801 dated 05.09.2005 and the said entry was duly confirmed by the concerned authority dated 28.10.2005.

5. Thereafter, as per the order of the District Inspector Land Records, Ahmedabad, vide its M.R. NO. SPE.-1 / 249 / 07-08 and Puravni Patrak No. 47 and also order of the City Mamlatdar, Ahmedabad, vide its no. RTS / KJP / SR NO- / VASHI-3733 / 08 dated 11.06.2008 has divided the Land bearing Revenue Survey No. 318/2 admeasuring 11635 square meters, Aakar Rupees 08-37 paisa into two part i.e. (1) Survey/Block No. 381/2/1 land admeasuring



5817 square meters, Aakar Rupees 04-18 Paisa came to be owned and possessed by Manojkumar Ishwarbhai and (2) Survey/Block No. 381/2/2 land admeasuring 5818 square meters, Aakar Rupees 04-19 Paisa came to be owned and possessed by Jagdishbhai Ishwarbhai and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 5342 dated 28.08.2008 and the said entry was duly confirmed by the concerned authority dated 04.10.2008.

6. Thereafter, Owner of the land bearing Revenue Survey No. 381/2/1 namely Manojkumar Ishwarbhai has sold and conveyed the Old Tenure Agricultural Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters to the (1) Yashwantkumar Ramjibhai Patel (Suhagiya), himself and as a Karta of the HUF and (2) Sanjaykumar Rameshbhai Rakholiya, by way of Registered Sale Deed which was duly registered with the office of Sub Registrar, Ahmedabad - 07 (Odhav),



vide serial no. 842 dated 28.01.2010 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 6168 dated 08.02.2010 and the said entry was duly confirmed by the concerned authority dated 20.03.2010.

7. Thereafter, the aforesaid subject land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2 Paiki land admeasuring 3490 square meters was belonging to the (1) Yashwantkumar Ramjibhai Patel (Suhagiya), himself and as a Karta of the HUF and (2) Sanjaykumar Rameshbhai Rakholiya.

8. Thereafter, the District Collector Ahmedabad, vide its order no. CB / LAND-1 / N.A. SR. 153 / 2011, dated 29.04.2011 had granted a Non Agriculture Permission to the said land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square



meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2 Paiki land admeasuring 3490 square meters for the Residential Purpose and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 7362 dated 09.05.2011 and the said entry was duly confirmed by the concerned authority dated 15.06.2011.

9. Thereafter, as per order of the Revenue Department of the State Government, vide resolution no. PFR / 102011 / 275 / L / 1 dated 17.03.2012, district of the Ahmedabad city and Taluka of the Dascroi was reconstructed and Taluka of the Ahmedabad was divided in two new Taluka namely Ahmedabad (east) and Ahmedabad (west) and therefore Mouje Nikol village was entered in the Ahmedabad city (east) and which was duly Mutated in the Village Form No. 6 and the entry to that effect was also entered in the revenue records of Mutation Entry



book viz. Village Form No. 6 under Mutation Entry No. 8261 dated 03.05.2012 and the said entry was duly confirmed by the concerned authority dated 05.05.2012.

10. Thereafter, Owner of the land bearing Revenue Survey/Block No. 381/2/1 namely (1) Yashwantkumar Ramjibhai Patel (Suhagiya), himself and as a Karta of the HUF and (2) Sanjaykumar Rameshbhai Rakholiya has sold and conveyed Old Tenure Agricultural Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2 paiki (Final Plot No. 14/2/1 as per Form "F") land admeasuring 3490 square meters to **Krishna Corporation, A Partnership Firm** through its administrative Partner Jigneshbhai Vitthalbhai Patel, by way of Registered Sale Deed which was duly registered with the office of Sub Registrar, Ahmedabad - 12 (Nikol), vide serial no. 18077 dated 12.08.2021 and the entry to that effect was also entered in the revenue records



of Mutation Entry book viz. Village Form No. 6 under Mutation Entry No. 15360 dated 18.08.2021 and the said entry was duly confirmed by the concerned authority dated 27.09.2021.

11. Thus, Krishna Corporation A Partnership Firm through its administrative Partner Jigneshbhai Vitthalbhai Patel is the absolute owner and possessor of Non Agricultural Residential Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2/1 land admeasuring 3490 square meters situate, lying and being at Mouje Nikol of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol).
12. Further the land in question is not affected by the provisions of the Urban Land Ceiling and Regulation Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.



From the available revenue records, I found that Krishna Corporation A Partnership Firm through its administrative Partner Jigneshbhai Vitthalbhai Patel have become an absolute owner and possession holder of the above referred Non Agricultural Residential Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2/1 land admeasuring 3490 square meters situate, lying and being at Mouje Nikol of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol).

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.



SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold Non Agricultural Residential Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2/1 land admeasuring 3490 square meters situate, lying and being at Mouje Nikol of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol) was belonging to the **KRISHNA CORPORATION, A PARTNERSHIP FIRM** through its administrative Partner Jigneshbhai Vitthalbhai Patel and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission order.



3. Compliance and Fulfillment of all terms and conditions mentioned in the orders issued by the revenue authorities and all other competent authorities have passed order regarding the above referred subject land.
4. Right of way is being Established.
5. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
6. Provision of The Gujarat Land Revenue Rules - 1972 and Provision of The Gujarat Land Revenue Code - 1879.
7. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
8. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.
9. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and/or legal necessity.
10. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights mutated as per law and minor family member's undivided right sale or transfer and also all any other sale or transfer transaction with respect of the above referred subject land should be done as per law.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Freehold Non Agricultural Residential Use Land bearing Revenue Survey/Block No. 381/2/1 admeasuring 5817 square meters, which was included in Town Planning Scheme No. 110 and allotted Final Plot No. 14/2/1 land admeasuring 3490 square meters situate, lying and being at Mouje Nikol of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 12 (Nikol) and bounded as per the Revenue Records.

DATED THIS 11TH OCTOBER OF 2021, AHMEDABAD.



DINESH B. PATEL
ADVOCATE