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(Advocate)

G/279/1980
Date: 06/06/1980

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Complex, Nr. Shriji
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Society, India Colony-
Naka, Bapunagar,
Ahmedabad-24.

TITLE REPORT

Ref:- Non-Agricultural land for residential purpose bearing Final Plot No. 79/2 + 111/ 1 of Town Planning Scheme No. 111 (Nikol-Kathwada) (Draft) containing by admeasurements 10562 sq.mtrs. **Paiki 2671.13 sq.mtrs. N.A. land of Sub Plot No. 3** (land given in lieu of Survey No. 39/3 admeasuring 8195 sq.mtrs, Survey No. 39/ 5 admeasuring 2125 sq.mtrs. and Survey No. 89 admeasuring 7284 sq.mtrs. aggregating to 17604 sq.mtrs.) or thereabouts situate, lying & being at Moje Nikol, Taluka Asarva (Old Ahmedabad City-East Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) and belonging to **Orchid Enterprise a partnership firm.**

1... That the Serch of the Records being maintained by the Circle Inspector/ Talati mouje village Nikol Taluka Asarva District Ahmedabad and also from the search of available the record being maintained by the District Registrar and Sub-Registrar Ahmedabad for more than 30 years also certain deeds, documents, permissions papers, etc. relating there to and produced before us, we have found that



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Land of Survey No. 39/3 and 89 of Moje Nikol

Prior to year 1963, Agricultural land of Survey No. 39/3 containing by admeasurements Acre 2-01 Gs. i.e. Hactre-Are-Sq.mtrs. 0-81-95 and Survey No. 89 containing by admeasurements Acre 1-32 Gs. i.e. Hactre-Are-Sq.mtrs. 0-72-84 of Moje Nikol was belonging to one Ranchhodji Savaji Thakor. (Ref : Certified Revenue Entry No. 684, dtd. 20-4-1963).

Whereas Said Ranchhodji Savaji Thakor died on 19-4-1975 but before his death, he had executed his WILL, Dt. 19-4-1964 and as per said WILL he had given his said land of survey No. 39/3 and Survey No. 89 to Laxamanji Khodaji Thakor, Pratapji alias Pratapji Veraji Thakor, Hence replacing deleting his name, their names were entered in the revenue record of said land as its co-wners. Entry to this effect is entered in the Revenue Record on 20-4-1975 by Entry No. 1363, which is certified by Deputy Mamlatdar (Mehsul) the Competent Revenue Authority.

Said Laxmanji Khodaji Thakor died intestate on 21-5-1992 leaving behind him Navghanji Laxmanji Thakor, Punaji Laxmanji Thakor, Rameshji Laxmanji Thakor, Arvindji Lxamanji Thakor and Jiviben wd/o. Laxmanji Khodaji Thakor as his heirs. Hence replacing/deleting his name, their names were entered in the revenue record of said land as its' co-owners. Entry to this effect is entered in the Revenue Record on 26-4-1993 by Entry No. 2351, which is certified by Deputy Mamlatdar (Mehsul) the Competent Revenue Authority on 05-8-1993.

Thus said Pratapji alias Partapji Viraji Thakor, Navghanji Laxmanji Thakor, Punaji Laxmanji Thakor, Rameshji Laxmanji Thakor, Arvindji Lxaxmanji Thakor and Jiviben wd/o. Laxmanji Khodaji Thakor were the co-owners & Occupiers of aboveresferred land of Survey No. 39/3 and 89.

From the certified Revenue Entery No. 4218 and Entery No. 4219, dtd.15-09-2006, I have found that the restriction of Sec.43 of The Bombay Tenancy & Agricultural Lands Act, 1948 in respect to said land of Survey No. 39/3 and Survey No. 89 is removed.



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Said Pratapji alias Pratapji Viraji Thakor, Navghanji Laxmanji Thakor, Punaji Laxmanji Thakor, Rameshji Laxmanji Thakor, Arvindji Laxmanji Thakor and Jiviben Wd/o Laxmanji Khodaji Thakor sold, conveyed and transferred their land of said Survey No. 39/3 admeasuring 8195 sq.mtrs. and Survey No. 89 admeasuring 7284 sq.mtrs. aggregating to 15479 sq.mtrs. to Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel by a sale deed, which Deed is registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) on 16-10-2006 at Serial No. 8132. Entry to this effect is entered in the Revenue Record on 20-10-2006 by Entry No. 4273, which is certified by Circle Officer, Shaher Kotda-the Competent Revenue Authority on 22-11-2006.

Thus said Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel were the co-owners & Occupiers of abovereferred land of Survey No. 39/3 and 89.

Land of Survey No. 39/5 of Moje Nikol

Prior to year 1969, Agricultural land of Survey No. 39/5 containing by admeasurements Acre 0-21 Gs. i.e. Hactre-Are-Sq.mtrs. 0-21-25 of Moje Nikol was belonging to one Khodaji Punaji Thakor.

Said Khodaji Punaji Thakor died intestate on 16-5-1969 leaving behind him, Kalaji Khodaji Thakor, Shankaji Khodaji Thakor, Chanchalben Khodaji Thakor, Manchhaben Khodaji Thakor and Nathiben wd/o Khodaji Punaji Thakor as his heirs. Hence replacing/deleting his name, their names were entered in the revenue record of said land as its' co-owners. Entry to this effect is entered in the Revenue Record on 14-6-1970 by Entry No. 996, which is certified by the Competent Revenue Authority on 24-7-1971.



Whereas said Chanchalben Khodaji Thakor had released her rights, interest from/in said land of Survey No. 39/5. Hence her name was deleted/ removed from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 30-4-1971 by Entry No, 1085, which is certified by the competent Revenue Authority.

Said Manchhaben Khodaji Thakor had released her rights, interest from/in said land of Survey No. 39/5 in favour of her said two brothers and mother. Hence her name was deleted from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 31-8-1976 by Entry No. 1466, which is certified by Deputy Mamlatar (Mehsul)- the competent Revenue Authority on 13-10-1976.

Said Nathiben wd/o Khodaji Punjaji Thakor died intestate on or about since 1974. Hence her name was deleted from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 31-8-1976 by Entry No. 1467, which is certified by Deputy Mamlatdar (Mehsul)- the competent Revenue Authority on 13-10-1976.

Said Kalaji Khodaji Thakor died intestate on 9-8-2004 leaving behind him, Shanaji alias Shankaji Kalaji Thakor as his heir. Hence replacing/deleting his name, his name was entered in the revenue record of said land as its' co-owners. Entry to this effect is entered in the Revenue Record on 15-9-2004 by Entry No. 3541, which is certified by Deputy Mamlatdar (Mehsul) City Taluka- the Competent Revenue Authority on 21-10-2004.

Whereas said Shankaji alias Shanaji Khodaji Thakor died intestate on or about since 1976 leaving behind him, Dhuliben wd/o Shankaji Khodaji Thakor and Madhiben Shankaji Thakor as his heirs. Hence replacing/deleting his name, their names were entered in the revenue record of said land as its' co-owners. Entry to this effect is entered in the Revenue Record on



4-5-2006 by Entry No. 4075, which is certified by Circle Officer Shaher, Kotada-the Competent Revenue Authority on 27-7-2006.

Said Madhiben Shankaji Thakor had released her rights, interest from/ in said land of Survey No. 39/5 in favour of her mother Dhuliben Shankaji Thakor. Hence her name was deleted from the revenue record of said land. Entry to this effect is entered in the Revenue Record on 4-5-2006 by Entry No. 4076, which is certified by Circle Officer, Shaher Kotada-the Competent Revenue Authority on 27-7-2006.

Whereas in Tenancy Appeal No. 47/2006 Deputy Collector (Land Reforms and Appeal), Ahmedabad decided/ordered that above said owners were/are holding said land without any restriction of Sec.43 of The Bombay Tenancy and Agricultural Lands Act, 1948. (Ref. : Certified Revenue Entry No. 4222, dtd. 15-9-2006).

Said Shanaji alias Shankaji Kalaji Thakor and Dhuliben wd/o. Shankaji Khodaji Thakor sold, conveyed and transferred their land of said Survey No. 39/5 to said Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel by a sale Deed, which Deed is registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) on 3-1-2007 at Serial No. 78. Entry to this effect is entered in the Revenue Record on 5-1-2007 by Entry No. 4368, which is certified by Circle Officer Shaher Kotda-the Competent Revenue Authority on 15-3-2007.

Thus said Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel were the co-owners & Occupiers of abovereferred land of Survey No. 39-5.

Since then said Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel were the co-owners & Occupiers of abovereferred land of Survey No. 39/3, 39/5 and 89.



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Whereas said Ghanshyambhai Popatbhai Hirpara, Babubhai Popatbhai Shingala, Jaysukhbhai Ravjibhai Dobariya and Rajesh Rameshbhai Patel sold, conveyed and transferred their land of said Survey No. 39/3, 39/5 and 89 to said Nilkanth (Nikol) Commercial Co-Operative Society Limited by following separate three Sale Deeds, which Deed are lodged for the registration in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) on 17-3-2008 at following Serial Nos. and are registered on 18-3-2008.

Sr.No.	Survey No.	Area in sq.mtrs.	Regn.No.	Regn.Date
1.	39/3	4917 (after deduction of land acquired for AUDA)	3107	18-03-2008
2.	39/5	1275 (after deduction of land acquired for AUDA)	3106	18-03-2008
3.	89	4370.04 (after deduction of land acquired for AUDA)	3099	18-03-2008

Entry to this effect is entered in the Revenue Record on 05-05-2008 by Entry No. 5065, which is certified by Circle Officer, Shaher Kotda the Competent Revenue Authority on 3-7-2008.

Since then said Nilkanth (Nikol) Commercial Co-Operative Society Limited became owner and occupier of land of Survey No. 39/3 admeasuring 4917 sq.mtrs. (net area of the land after deduction of land acquired for AUDA), Survey No. 39/5 admeasuring 1275 sq.mtrs. (net area of the land after deduction of land acquired for AUDA) and Survey No. 89 admeasuring 4370.04 sq.mtrs. (net area of the land after deduction of land acquired for AUDA) of Moje Nikol.

As said hereinabove said Nilkanth (Nikol) Commercial Co-Operative Society Limited was registered under The Gujarat Co-Operative Societies Act, 1961 on 13-10-2006 at Serial No. NDHN/AHM/GH(BHA) 22965 of 2006.



Said Nilkanth (Nikol) Commercial Co-Operative Society Limited was bifurcated under Sec. 17 of The Gujarat Co-Operative Societies Act. 1961 by order/letter bearing No. NDHN/VIBHAJAN/Sec-2/684/2010. dtd.15-7-2010 of The District Registrar of the Co-Operative Societies, (City) Ahmedabad into following three different societies;

Sr.No.	Name of Society	Regn.No.	Regn.Date
1.	The Nilkanth (Nikol) Commercial and Housing Co-Operative Society Limited Part-1	NDHN/AHM/GH (BHA) 24498	15-07-2010
2.	The Nilkanth (Nikol) Commercial Co-Operative Society Limited Part-2	NDHN/AHM/GH (BHA) 24499	15-07-2010
3.	The Nilkanth (Nikol) Commercial Co-Operative Society Limited Part-3	NDHN/AHM/GH (BHA) 24500	15-07-2010

As per said bifurcation order, 10562 sq.mtrs. land of Final Plot No. 79/2+111/1 (land of Survey No. 39/3, 39/5 and 89) of Moje Nikol is given to said The Nilkanth (Nikol) Commercial Co-Operative Society Limited Part-3. Entry to this effect is entered in the Revenue Record on 18-3-2011 by Entry No. 7245, which is certified by the Circle Officer, Saher Kotada-the Competent Revenue Authority on 6-6-2011.

The District Registrar of the Co-Operative Societies, (City) Ahmedabad issued regarding correction in the name of The Nilkanth (Nikol) Commercial and Co-Operative Housing Society Limited into The Nilkanth (Nikol) Commercial Co-Operative Society Limited by order bearing No. NDHN/01/C-2/562/2013, dtd.08-08-2013.

As Town Planning Scheme No. 111 (Nikol-Kathwada) (Draft) came into existence in Nikol village sim, said land of Survey No. 39/3 admeasuring 8195 sq.mtrs. and Survey No. 39/5 admeasuring 2125 sq.mtrs. got covered into land fo Final Plot No. 79 and said land of Survey No. 89 admeasuring 7284 sq.mtrs. got covered into land of Final Plot No. 111.



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Town Planner Officer, Town Planning schemes, Unit-7, Ahmedabad by his office letter No. NRYO/No.111 (Nikol-Kathwada)/Case No. 77/1059, dtd.10-9-2008, Land of Survey No. 39/3 - 8195 sq.mtrs. + Survey No. 39/5 - 2125 sq.mtrs. + Survey No. 89 - 7284 sq.mtrs. aggregating to 17604 sq.mtrs. is given/allotted Final Plot No. 79/2 + 111/2 and its' area is fixed at 10562 sq.mtrs.

City Deputy Collector, Ahmedabad has/have granted N.A. use permission for the residential purpose in respect to said Survey no. 39/3, 39/5, 89 - Final Plot No. 79 paiki (79 paiki 2) and 111 paiki (111 paiki 2) totally admeasuring 10562 sq.mtrs. by his office order bearing No. CDC-NA-SR-41-06-07, dated. 12-6-2007. (Ref.: Certified Revenue Entry No. 4641, dtd.04-08-2007 and Entry No. 4789, dtd. 05-11-2007).

Said land is not declared as excess/vacant/surplus land under The Urban Land (Ceiling & Regulations) Act, 1976 and in the meantime, said Act has been repaled in/from to the State of Gujarat with effect from 30-03-1999 by The Urban Land (Ceiling & Regulations) Repeal Act, 1999.

Whereas said The Nilkanth (Nikol) Commercial Co-Operative Society Limited Part-3 sold, conveyed and transferred their land of said Survey No. 39/3, 39/5 and 89, T.P.Scheme No. 111, F.P.Plot No. 79/2 and 111/1 Total Land 10562 Sq.mtrs Paiki 2671.13 Sq.mtrs N.A.Land of Sub Plot No. 3 to said Orchid Enterprise a partnership firm on Dated. 09/06/2016 by sale deed No.8757. Entry to this effect is entered in the revenue record by entry No. 11354, dated 08/08/2016.

As a part on investigation, I gave a Public Notice appeared in daily "Gujarat Samachar" dated. 04/04/2019 inviting claim and/or objection if any; in upon or to the abovereferred land, I have not received any claim objection etc. in response thereto till this day.



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In respect of this land the search for the period 1994 to 2019 is given by the Office of Sub-Registrar through computerized Search report as the manual search is not allowed, I give my title report on the basis of computerized search available to me from the Office of the Sub-Registrar. Note that computerized search provided by the Government through Office of the Sub-Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search.

In view of what is stated above, we hereby opine that the title of above referred Non-Agricultural land for residential purpose bearing Final Plot No. 79/2 + 111/1 of Town Planning Scheme No. 111 (Nikol-Kathwada) (Draft) containing by admeasurements 10562 sq.mtrs. **Paiki 2671.13 sq.mtrs. N.A.land of Sub Plot No. 3** (land given in lieu of Survey No. 39/3 admeasuring 8195 sq.mtrs, Survey No. 39/5 admeasuring 2125 sq.mtrs. and Survey No. 89 admeasuring 7284 sq.mtrs. aggregating to 17604 sq.mtrs.) or thereabouts situate, lying & being at Moje Nikol, Taluka Asarva (Old Ahmedabad City-East Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) and belonging to **Orchid Enterprise a partnership firm** is clear and Marketable, there is no dues on the said property and free from any encumbrances.

Ahmedabad

Date : **15 APR 2019**

Natvarlal T. Gaudani

Natvarlal. T. Gaudani

(Advocate)



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TITLE CERTIFICATE

Ref:- The title certificate of the Non-Agricultural land for residential purpose bearing Final Plot No. 79/2 + 111/1 of Town Planning Scheme No. 111 (Nikol-Kathwada) (Draft) containing by admeasurements 10562 sq.mtrs. Paiki 2671.13 sq.mtrs. N.A.land of Sub Plot No. 3 (land given in lieu of Survey No. 39/3 admeasuring 8195 sq.mtrs, Survey No. 39/5 admeasuring 2125 sq.mtrs. and Survey No. 89 admeasuring 7284 sq.mtrs. aggregating to 17604 sq.mtrs.) or thereabouts situate, lying & being at Moje Nikol, Taluka Asarva (Old Ahmedabad City-East Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) and belonging to Orchid Enterprise a partnership firm.

This is to certify that we have investigated the title of the Non-Agricultural land for residential purpose bearing Final Plot No. 79/2 + 111/1 of Town Planning Scheme No. 111 (Nikol-Kathwada) (Draft) containing by admeasurements 10562 sq.mtrs. **Paiki 2671.13 sq.mtrs. N.A.land of Sub Plot No. 3** (land given in lieu of Survey No. 39/3 admeasuring 8195 sq.mtrs, Survey No. 39/5 admeasuring 2125 sq.mtrs. and Survey No. 89



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admeasuring 7284 sq.mtrs. aggregating to 17604 sq.mtrs.) or thereabouts situate, lying & being at Moje Nikol, Taluka Asarva (Old Ahmedabad City-East Taluka) in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) and belonging to **Orchid Enterprise a partnership firm** are clear and Marketable, subject to reasonable doubts, there is no dues on the said property and free from any encumbrances.

Ahmedabad

Date :- 15 APR 2019

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Natvarlal. T. Gaudani
(Advocate)

