

TITLE REPORT

-: LAND :-

SURVEY / BLOCK NO.35/1/1, T.P. SCHEME NO.111

F.P. NO.68/1

VILLAGE : NIKOL

SHREYANSHI ASSOCIATES

-: OFFICE :-

***2 & 3, Vaibhav Park Nr Uma School,
M.G. Road, Nikol, Ahmedabad - 382 350***

MO : 97235 28954

Email : ahirmanish333@gmail.com

Manish S Ahir

Advocate



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : Shop No.1, Parth Residency, Opp. Bandhan Bank, Nr. Omkar Circle, Nikol,
Ahmedabad, Gujarat - 382350.

Ref. No. 125/2023



Date : 08/08/2023

To,

Shree Realty A partnership Firm

Add. Nikol, Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. :

Non Agricultural land bearing **Block/Survey No. 35/1/1,**
T.P.Scheme No.111, F.P.No.68/1, admeasuring 3338 Sq.Mtrs
paiki 1673 Sq Mtrs Land of Sub plo No.1 Mouje: Nikol,
Taluka : Asarva in the Registration District and Sub District of
Ahmedabad-12 (Nikol) is belonging to Shree Realty A partner
ship Firm.

As per the instructions given by My client to investigate the
title of the immovable non agricultural land. Hence I have taken necessary avail-
able searches through my search clerk of the records being maintained by the
Revenue Authorities concerned and that of the District Registrar and Sub - Regis-
trar of Ahmedabad for the last 29 years viz. 1994 to 2023 (the registration record
of some year of Sub-Registrar's Office is destroyed/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

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land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... Name of Kuberdach Hargovndas has been appeared as owner and occupiers of said land bearing survey no.35/1 in the year 1959-1960.

2..... Thereafter The name of Desai Bechar has been entered as a Tenant of the said land and entry to that effects was mutated in the mutation register vide entry No. 231, dated 29/05/1959.

3..... Thereafter As per order issued by Additional Mamlatdar of Dascroi in Tribunal case No.165/Nikol, dtd.23/03/1961 the 32 G Proceeding has been Closed and Desai Bechar Become the owner and occupier of said land bearing survey no.35/1 and entry to that effects was mutated in the mutation register vide entry No. 626, dated 05/05/1962.

4.... Thereafter For Industrial Zone- A acquire the land of some survey numbers of village Nikol the notification relating to this was publised by government of gujarat and The effects of this notification has been given in the village form no. 7/12 in revenue record. But the government did not issued the final notification under section 6 of the land acquisition Act. So procedure for acquisition of land had been cancelled and entry of land acquisition for Industrial Zone has been cancelled by notification of city Mamlatdar dtd.26/12/1966 and





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The effects of this mutation has been given in village form no. 6 by entry no. 851, dated 05/01/1967.

5..... Thereafter the owner and occupier of the said land i.e.Desalji Becharji died intestate leaving behind him his heirs (1) Jesangji Maganji (2) Ramsangji Maganji (3) Javanji Maganji (4) Bai Chanchal Widow of Maganji Desai, Hence their names have been entered in the 7/12 extract of the said land bearing survey no.35/1 on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 853, dated 08/02/1967.

6..... Therafter, Owner and Occupier of said Land has been Taken Loan From Bank Of India ,So the charge of Bank has been recorded in Other rights coloum of 7/12 extract of said land bearing survey no.35/1 and entry to that effect was mutated in the mutation register vide entry No. 1351 , dated 19/02/1975.

7..... Therafter, As per order issued by City Deputy Collector dtd.17/06/1977 the siad land bearing survey no.35/1 has been declared as **TUKDA** and entry to that effect was mutated in the mutation register vide entry No. 1556 , dated 26/09/1977.

8..... Thereafter the co-owner and co-occupier of the said land i.e.Chanchiben Maganji died dtd.04/01/1975 , Hence her name has been removed





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from the revenue record of said land bearing survey no.35/1 and entry to that effects was mutated in the mutation register vide entry No. 1565, dated 23/01/1978.

9..... Thereafter the co-owner and co-occupier of the said land i.e. Jesangji Mahanji died dtd.27/03/1998 intestate leaving behind him his heirs (1) Kanchanben Widow of Manuji Jesangji (2) Sanjay Manuji (3) Ishavarji Jesangji (4) Rameshji Jesangji, Hence their names have been entered in the 7/12 extract of the said land bearing survey no.35/1 on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2959, dated 17/02/2000.

10.... Thereafter said land loads i.e (1) Ramsangji Jesangji (2) Javanji Jesangji (3) Ishvarji Jesangji (4) Rameshji Jesangji (5) Sanjay Manuji has soldout the land bearing Survey No.35/1 admeasuring Hectare Are Sq.Mtrs. **0-55-64** to (1) Ashokbhai Vinubhai Gadhiya (2) ParsottamBhai Haribhai by executing a Reg. Sale deed vide No.351, dtd.09/02/2001 and entry to that effects was mutated in the mutation register vide entry No. 3046, Dtd. 09/02/2001.

11.... Thereafter said land loads i.e (1) Ashokbhai Vinubhai Gadhiya (2) ParsottamBhai Haribhai has soldout the land bearing Survey No.35/1 admeasuring Hectare Are Sq.Mtrs. **0-55-64** to (1) Natubhai Chotabhai (2) Bharatbhai Chotabhai (3) Fulabhai Chotabhai by executing a Reg. Sale deed ,dtd.03/05/





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2006 and entry to that effects was mutated in the mutation register vide entry No. 4073, Dtd. 04/05/2006.

12.... Thereafter the name of (1) Pareshbhai Fulabhai (2) Satish Fulabhai (3) Kamlesh Natvarbhai (4) Piyush Natvarbhai (5) Nilesh Bharatbhai Patel has been entered as a co-owner and co-occupier of said land bearing Survey No.35/1 and entry to that effects was mutated in the mutation register vide entry No. 5011, Dtd. 08/04/2008.

13.... Thereafter Some error find in computerised 7/12 extract of the said land and some other land of village Nikol and to rectify that error rectification order has been issued by Mamlatdar ahmedabad vide order no.RTS/SUDHARO/SHYATIYADI/S.R.NO.1079/08, dtd.22/09/2008 and entry to that effects was mutated in the mutation register vide entry No. 5430, Dtd. 27/09/2008.

14.... Thereafter, the loan of the Bank Of India has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the 7/12 extract of said land bearing survey No.35/1 and entry to that effect was mutated in the mutation register vide entry No. 5591 , dated 31/12/2018.

15.... Thereafter said land loads i.e (1) Natubhai alies Natubhai Chotabhai Patel (2) Bhartbhai Chotabhai Patel (3) Fulabhai Chotabhai Patel (4) Pareshbhai





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Fulabhai (5) Satishbhai Fulabhai (6) Kamleshbhai Natubhai alies Natvarbhai (7) Piyushbhai Natubhai alies Natvarbhai (8) Nilesh Bharatbhai has soldout the land bearing Survey No.35/1 admeasuring Hectare Are Sq.Mtrs. **0-55-64** to (1) Karshanbhai Bhimjibhai Padariya (2) Dhirajlal Ramjibhai Padariya (3) Kathirya Dhirajlal Devshibhai (4) Kalubhai Arjanbhai Kapopara (patel) (5) Nrupansh Rameshbhai Dalvadi by executing a Reg. Sale deed vide No.10321,dtd.27/07/2010 and entry to that effects was mutated in the mutation register vide entry No. 6885, Dtd. 04/11/2010 and The said entry has been cancelled by competent authority.

16.... Thereafter said land loards i.e (1) Natubhai alies Natubhai Chotabhai Patel (2) Bhartbhai Chotabhai Patel (3) Fulabhai Chotabhai Patel (4) Pareshbhai Fulabhai (5) Satishbhai Fulabhai (6) Kamleshbhai Natubhai alies Natvarbhai (7) Piyushbhai Natubhai alies Natvarbhai (8) Nilesh Bharatbhai has soldout the land bearing Survey No.35/1 admeasuring Hectare Are Sq.Mtrs. **0-55-64** to (1) Karshanbhai Bhimjibhai Padariya (2) Dhirajlal Ramjibhai Padariya (3) Kathirya Dhirajlal Devshibhai (4) Kalubhai Arjanbhai Kapopara (patel) (5) Nrupansh Rameshbhai Dalvadi by executing a Reg. Sale deed vide No.10321,dtd.27/07/2010 and entry to that effects was mutated in the mutation register vide entry No. 7590, Dtd. 25/07/2011.

17.... Thereafter co-owner and co-occupier of said land i.e Nrupansh Rameshbhai Dalvadi has soldout the land bearing Survey No.35/1, admeasuring





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Hectare Are Sq.Mtrs. **5564 paiki 2262 Sq.Mtrs** to (1) Dhirajlal Devshibhai Kathiriya (2) Karsanbhai Bhimjibhai Padariya (3) Dhirajlal Ramjibhai Padariya (4) Kalubhai Arjanbhai Kapopara by executing a Reg. Sale deed vide No.1162,dtd.27/01/2011 and entry to that effects was mutated in the mutation register vide entry No. 7926, Dtd. 03/01/2012.

18.... Thereafter, the government of gujrat had re-organazied two taluka's named city and dascroi of District Ahmedabad, and reformed it in to two new taluka's named ahmedabad city East and ahmedabad city west, by its resolution passed dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 8261, dated 03/05/2012. so the land of entire village Nikol gone in the new taluka Ahmedabad City East.

19..... Thereafter As per order issued by District Collector of Ahmedabad vide order No.5271/07/14/004/2022 dtd.08/09/2022 the said land bearing survey no.35/1 admeasuring 5564 Sq.Mtrs paiki 3338 Sq.Mtrs converted into Non-agricultur for residential and commercial purpose and entry to that effects was mutated in the mutation register vide entry No. 16412, dated 08/09/2022.

20..... Thereafter As per order issued by District Collector of Ahmedabad vide order No.5432/07/14/004/2022 dtd.08/09/2022 the said land bearing survey no.35/1 admeasuring 5564 Sq.Mtrs paiki 3338 Sq.Mtrs converted into Non-agricultur for residential and commercial purpose and entry to that effects was





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mutated in the mutation register vide entry No. 16432, dated 19/09/2022.

21.... Thereafter said land loards i.e (1) Karshanbhai Bhimjibhai Padariya Through his POA holder Vaibhav Karshanbhai padariya (Patel) (2) Dhirajlal Ramjibhai Padariya (3) Kathiriya Dhirajlal Devshibhai (4) Kalubhai Arjanbhai has soldout the land bearing Survey No.35/1 admeasuring 5564 Sq.Mtrs paiki 2775 Sq.Mtrs, **T.P.S.No. 111 ,Final Plot No. 68/2 admeasuring 3338 Sq.Mtrs paiki 1665 Sq Mtrs** to (1) Ashwinkumar Ramjibhai Kakadiya (2) Lalitkumar Prabhulal Adroja (3) Harshida Lalitkumar Adroja (4) Rashmitaben Yogeshkumar Savaliya (5) Jignesh Babubhai Patel (6) Vinodbhai Dharmsibhai Sanavada (7) Harshal Rajnikantbhai Tarpara (8) Manisha Uttambhai Kakadiya (9) Dakshay Pravinbhai Patel (10) Kamalshibhai Becharbhai Vora (11) Pushpaben Pankajbhai Vasiyani (12) Keshvji Govindbhai Saradva by executing a Reg. Sale deed vide No.24076,dtd.04/10/2022 and entry to that effects was mutated in the mutation register vide entry No. 16500, Dtd. 14/10/2022.

22.... Thereafter said land loards i.e Ashivkumar Ramjibhai Kakadiya give application online dtd.01/02/2023 for the rectification in the 7/12 extract of said land and on this application Mamlatdar Shir Asarwa issued rectification order vide order no.iora/8/0714/2023, dtd.08/02/2023 and according to said order the percentage 7.5 has been writen after the name of Rashmita Yogeshkumar Savaliya and entry to that effects was mutated in the mutation register vide entry No. 16758, Dtd. 08/02/2023.





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23.... Thereafter As per order issued by DILR ahmedabad vide his office bearing order No.D.S.O/D.R.K/S.R.NO.475/21-22, dtd.04/03/2023 the land bearing survey no.35/1 has been divided into the two part as below.

Block No. Admeasuments

35/1/1 0-27-89

35/1/2 0-27-75

And the the land belonging to Survey/block no.35/1/1 has been Given to (1) Karshanbhai Bhimjibhai Padariya (2) Dhirajlal Ramjibhai Padariya (3) Kathiriya Dhirajlal Devshibhai (4) Kalubhai Arjanbhai and entry to that effects was mutated in the mutation register vide entry No. 16827, Dtd. 04/03/2023.

24.... Thereafter said land loards i.e (1) Karshanbhai Bhimjibhai Padariya Through his POA holder Vaibhav Karshanbhai padariya (Patel) (2) Dhirajlal Ramjibhai Padariya (3) Kathiriya Dhirajlal Devshibhai (4) Kalubhai Arjanbhai has soldout the land bearing Survey No.35/1/1 admeasuring 2789 Sq.Mtrs , T.P.S.No. 111 ,Final Plot No. 68/2, admeasuring 3338 Sq.Mtrs paiki land belonging to Sub plot NO.1 1673 Sq Mtrs to SHREE REALTY a partnership firm by executing a Reg. Sale deed vide No.20565,dtd.20/07/2023 and entry to that effects was mutated in the mutation register vide entry No. 17243, Dtd. 25/07/2023.





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I hereby opine that the same is clear and marketable and free from 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.

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THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing **Block/Survey No. 35/1/1,**
T.P.Scheme No.111, F.P.No.68/1, admeasuring 3338 Sq.Mtrs paiki 1673 Sq
Mtrs Land of Sub plo No.1 Mouje: Nikol, Taluka : Asarva in the Registration
District and Sub District of Ahmedabad-12 (Nikol).

Date :



Jayesh C Patel

Advocate



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Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed through 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) The Entry no.12743 is related to Purchase of said land bearing survey no.35/1/1 by Shree Realty but the entry not certified till the date of said report so it is advisable and necessary the entry must be certified by competent authority.
- (5) I have issued this report to only my client.

