

RAJNIKANT N. RAVAL
ADVOCATE

FF-7, Marutnandan Shopping centre, Mahadevnagar, Vastral, Ahmedabad-382415.

Date : 11-07-2019

REPORT ON TITLE



Re:- Non-Agricultural land bearing Final Plot No.24 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 364 sq.mtrs. land (land given in lieu of Block No.290 admeasuring 609 sq.mtrs. (Block No. 247 Before Re-survey, Old Survey no.233/7) and Final Plot No.57 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 668 sq.mtrs. Land (land given in lieu of Block No. 294 admeasuring 1156 sq.mtrs. (Block No. 290 Before Re-survey, Old Survey no. 259/2) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) belonging to Ravi Corporation a Partnership Firm.

Dear sir,

Persuant to the instruction given by partner of Ravi Corporation necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 2019002019256, Application no. 15817, date:08-07-2019, Receipt no. 2019005018040, Application no. 12097, date:11-07-2019, Receipt no. 2019314006461, Application no. 3854, date: 06-07-2019, and Receipt no. 2019311017990, Application no. 8983, date: 10-07-2019, and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-

(1) Block No. 290 (Block No. 247 Before Re-survey)

Sankalchand Lallubhai and others was actual owner of land bearing survey No. 233/7 since 1951.

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As per Entry No. 475, Dt. 05/09/1951

Mumbai Government to prevent pieces of land in the year 1947 and Its aggregation Affairs Act under Section 6(2) of the law applicable to In the Survey number 233/7 have been declare as pieces.

As per Entry No. 620, Dt. 08/08/1955

Jat Inams was canceled from 1-8-1953 as per Mumbai Jat Inams Abolition Act-1952 so as per cerculer no. WTN4035, Dt. 28-7-1953 of Collector officer, and as per cerculer no. WTN908, Dt. 02-02-1955 of Taluka Office Survey No. 233/7 was replaced by under head of Khalsa Raiyatwari instead of Personal Inami Head.

As per Entry No. 634, Dt. 09/08/1956

As per Taluka Order name of Ghema Bhala was entered as general tenant because of he had Cultivate the land in the year 1955-56.

As per Entry No. 785, Dt. 15/02/1965

That the Consolidation Scheme for Mouje Geratpur, Ta. dascroi approved and as per order no. 188, date: 13/04/1964 of the Hon'ble Settlement Commissioner and Land Record Officer which was published in the Gazatte of Gujarat Government, at Part-1 on page 1219 Date: 23/04/1964, So as per the Takhta of the Scheme the land of Survey No. has been given Block No. and up to entry no. 785 catch up and entered in the new record of 7/12 and as per the said land of Survey 233/7 has given Block No. 247.

As per Entry No. 884, Dt. 04/02/1969

Chhotabhai Somabhai Has Right to take water from the part of south west side well so as per statement of Chhotabhai Somabhai the entry was made but this entry was canceled.

As per Entry No. 939, Dt. 02/05/1970

Sankalchand Lallubhai was expired on the date 24/05/1961 and therefore name of his legal heirs viz. (1) Ratilal Sankalchand, (2) Navnitlal

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Sankalchand, (3) Hasmukhlal Sankalchand has been entered in the 7/12 extract of the subject land.

As per Entry No. 1178, Dt. 17/08/1981

As per Sec. 32 G of Tenancy Act Tenant (1) Mangaji Khodaji, (2) Somaji Khodaji, (3) Lilaji Khodaji, Legal Heir of Ghelabhai Bhalabhai were Purchased the land from land Owner Ratilal Sankalchand and Others by Rs.140/- so as per case no. 7151/A/78, Dt.5-8-1981 of Mamlatdar and ALT, Daskroi land transfer to (1) Mangaji Khodaji, (2) Somaji Khodaji, (3) Lilaji Khodaji as new condition land.

As per Entry No. 1217, Dt. 30/09/1982

Chhotabhai Somabhai Has Right to take water from the part of south west side well so as per statement of Chhotabhai Somabhai the entry was made but this entry was canceled.

As per Entry No. 1361, Dt. 17/7/1987

As per Publication of Govt. Of Gujarat and notification no. conversiontax/ Vashi 3774, dt.7-2-87 of Mamlatdar, Daskroi the land of Village geratpur was liable to pay Conversion tax when use for other than agriculture land.

As per Entry No. 1406, Dt. 04/07/1990

Somabhai Khodabhai was expired on the date 17/12/1989 and therefore name of his legal heirs viz. (1) Maniben Widow of Somabhai Khodabhai, (2) Kanubhai Somabhai, (3) Bhanubhai Somabhai, (4) Dhanabhai Somabhai, (5) Raiben Somabhai has been entered in the 7/12 extract of the subject land.

As per Entry No. 1763, Dt. 04/09/2008

Necessary changes made in Revenue record as per order no. RTS/Record Promolgation/08 of Mamlatdar, daskroi.

As per Entry No. 1923, Dt. 14/02/2012

Mangaji Khodabhai was expired on the date 22/11/2000 and therefore

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name of his legal heirs viz. (1) Shantaben Widow of Mangaji Khodaji, (2) Ishwarbhai Mangaji, (3) Jashubhai Mangaji has been entered in the 7/12 extract of the subject land.

As per Entry No. 1924, Dt. 14/02/2012

Kanubhai Somabhai was expired on the date 08/12/2002 and therefore name of his legal heirs viz. (1) Nareshbhai Kanubhai, (2) Tiniben Kanubhai, (3) Sajjanben Widow of Kanubhai Somabhai, (4) Mittalben Kanubhai, (5) Komalben Kanubhai, (6) Balubhai Kanubhai, (7) Shardaben Kanubhai have been entered in the 7/12 extract of the subject land.

As per Entry No. 1925, Dt. 14/02/2012

Bhanubhai Somabhai was expired on the date 08/11/2003 and therefore name of his legal heirs viz. (1) Shaileshbhai Bhanubhai, (2) Ashokbhai Bhanubhai, (3) Bhavnaben Bhanubhai, (4) Jashumatiben bhanubhai, (5) Dashrathbhai Bhanubhai, (6) Lilaben Widow of Bhanubhai have been entered in the 7/12 extract of the subject land.

As per Entry No. 1926, Dt. 14/02/2012

Dhanabhai Somabhai was expired on the date 04/09/2000 and therefore his name was deleted from revenue record of 7/12 extract of the subject land.

As per Entry No. 1927, Dt. 14/02/2012

Maniben widow of Somabhai Khodabhai was expired on the date 05/12/1994 and therefore his name was deleted from revenue record of 7/12 extract of the subject land.

As per Entry No. 1990, Dt. 26/04/2013

By mistake name was wrongly registered as Balubhai Kanubhai instead of Baluben Kanubhai so As per Order no. Cer.Offi.Aslali/Geratpur/Su.Hu./

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S.R.No.42/2013, Dt. 16/04/2013 of Circle Officer, Aslali Division name was changed by Baluben Kanubhai instead of Balubhai Kanubhai.

As per Entry No. 2082, Dt. 04/03/2015

As per order OF SLR by Order No. Resurvey/Dso/Daskroi/Geratpur/vasi2015, Date: 02/03/2015 Resurvey Promulgation procedure has been completed and so that Block 247 become New Block no. 290 and area of land 609 sq.Mtrs.

As per Entry No. 2109, Dt. 15/10/2015

Shantaben widow of Mangaji Khodaji was expired on the date 17/08/1977 and therefore name of her legal heirs viz. (1) Ishwarbhai Mangaji, (2) Jashubhai Mangaji have been entered in the 7/12 extract of the subject land.

As per Entry No. 2110, Dt. 20/10/2015

Shardaben w/o kanubhai Somabhai was expired on the date 12/03/1978 without any children and therefore her name was deleted from revenue record of 7/12 extract of the subject land.

As per Entry No. 2121, Dt. 06/01/2016

As per Correction Order No. Jamin/Ksha.Su./Geratpur/S.R.2/16, Dt. 05-01-2016 of Mamlatdar, Daskroi name of Sajjanben widow of Kanubhai Somabhai was entered and name of Shardaben w/o Kanubhai Somabhai was removed from revenue record.

As per Entry No. 2134, Dt. 12/04/2016

Premium for non agriculture residencial purpose was paid for the Land bearing 365 Sq.Mtrs. land given in liue of Block No.290 (Block No. 247 Before Re-survey, admeasuring 609 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. ACB/TNC-2/Premium/Geratpur/S.R.No.860/2015, Dt. 11-04-2016.

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As per Entry No. 2158, Dt. 14/09/2016

Residencial+commercial N.A. use Permission granted for the Land bearing F.P. No.24 of T.P.S. No 128,admeasuring 364 Sq.Mtrs. Land (land given in liue of Block No. 290 (Block No. 247 Before Re-survey, admeasuring 609 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. CB/ADM/T.B.Kh./Tatkal/A-65/S.R.166/2016, Dt. 20/08/2016.

As per Entry No. 2187, Dt. 07/04/2017

Ishwarbhai Mangaji was expired on the date 17/10/2016 and therefore name of his legal heirs viz. (1) Dhuliben Widow of ishwarbhai, (2) Sushilaben ishwarbhai, (3) Ranjaben Ishwarbhai have been entered in the 7/12 extract of the subject land.

As per Entry No. 2243, Dt. 09/02/2018

Sale deed has been executed by Ashokbhai Banubhai himself and Power of Attorney Holder of (1) Lilaji Khodaji, (2) Raiben Somabhai, (3) Jashubhai Mangaji, (4) Nareshbhai Kanubhai, (5) Tiniben Kanubhai, (6) Mittalben Kanubhai, (7) Komalben Kanubhai, (8) Shaileshbhai Bhanubhai, (9) Bhavnaben Bhanubhai, (10) Jashumatiben Bhanubhai, (11) Dashrathbhai Bhanubhai, (12) Lilabem Widow of Bhanubhai, (13) Baluben Kanubhai, (14) Sajjanben Widow of Kanubhai Somabhai, (15) Dhuliben Ishwarbhai Thakor, (16) Sushilaben Ishwarbhai Thakor, (17) Ranjanben Ishwarbhai Thakor in favour of Ravi Corporation a Partnership Firm conveying F.P. No.24 of T.P.S. No 128, admeasuring 364 Sq.Mtrs. Land (land given in liue of Block No.290 (Block No. 247 Before Re-survey, admeasuring 609 sq.mtrs.) for a consideration of Rs. 6,91,600/- vide Reg. Sale Deed No. 1758, Dtd. 06/02/2018.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 290.

As per Entry No. 2265, Dt. 08/09/2018

Revised Commercial N.A. use Permission granted for the Land bearing

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F.P. No.24+57 of T.P.S. No 128, admeasuring 655 Sq.Mtrs. Land (land given in liue of Block No. 290 and 294 as per order issued by District Collector, Ahmedabad vide his office order No. CB/CTS-1/N.A./S.R.No.586/2018, Dt. 21/08/2018.

(2) Block No. 294 (Block No. 290 Before Re-survey)

Bai Harkha w/o Chhaganji Jagaji was actual owner of land bearing survey No. 259/2 since 1951.

As per Entry No. 475, Dt. 05/09/1951

Mumbai Government to prevent pieces of land in the year 1947 and Its aggregation Affairs Act under Section 6(2) of the law applicable to In the Survey number 259/2 have been declare as pieces.

As per Entry No. 481, Dt. 11/10/1952

Sale deed has been executed by Bai Harkha w/o Chhaganji Jagaji in favour of Kapila Lallubhai conveying Survey No. 259/2 for a consideration of Rs. 1,500/- on Dtd. 03/03/1949.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 259/2.

As per Entry No. 634, Dt. 09/08/1956

As per Taluka Order name of Manga Manor was removed because he had not in possession of land and name of Mangal Shana was entered as general tenant bacause he had Cultivate the land in the year 1955-56.

As per Entry No. 644, Dt. 22/05/1957

As per Taluka Order name of Mangal Shana was removed because he had not in possession of land and name of Punja Dahya was entered as general tenant bacause he had Cultivate the land in the year 1956-57.

As per Entry No. 785, Dt. 15/02/1965

That the Consolidation Scheme for Mouje Geratpur, Ta. dascroi approved

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and as per order no. 188, date: 13/04/1964 of the Hon'ble Settlement Commissioner and Land Record Officer which was published in the Gazatte of Gujarat Government, at Part-1 on page 1219 Date: 23/04/1964, So as per the Takhta of the Scheme the land of Survey No. has been given Block No. and up to entry no. 785 catch up and entered in the new record of 7/12 and as per the said land of Survey 259/2 has given Block No. 290.

As per Entry No. 1060, Dt. 07/09/1967

As per Sec. 32 G of Tenancy Act Tenant Punjabhai Dahyabhai was Purchased the land from land Owner Kapilaben Lallubhai by Rs.241.60 so as per Case No. 1544/1975, Dt. 25-7-1976 of Mamlatdar and ALT, Daskroi land transfer to Punjabhai Dahyabhai as new condition land.

As per Entry No. 1361, Dt. 17/7/1987

As per Publication of Govt. Of Gujarat and notification no. conversiontax/ Vashi 3774, dt.7-2-87 of Mamlatdar, Daskroi the land of Village geratpur was liable to pay Conversion tax when use for other than agriculture land.

As per Entry No. 1542, Dt. 05/08/1998

Tenant Punjabhai Dahyabhai Paid sale amount of Rs. 689/- and as per form No. 9 of purchase Certificate the charge of land owner was deleted from the other right of revenue record.

As per Entry No. 1765, Dt. 04/09/2008

Necessary changes made in Revenue record as per order no. RTS/Record Promolgaion/08 of Mamlatdar, dascroi.

As per Entry No. 1884, Dt. 14/03/2011

Punjaji Dahyaji was expired on the date 20/01/2010 and therefore name of his legal heirs viz. (1) Mathurbhai Punjaji, (2) Somabhai Punjaji, (3) Kokilaben Punjaji, (4) Shantaben widow of Punjaji Dahyaji, (5) Takhiben widow of Baldevbhai, (6) Ilaben Baldevbhai, (7) Sangitaben Baldevbhai, (8) Shilpaben

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Baldevbhai, (9) Kinjalben Baldevbhai, (10) Simaben Baldevbhai, (11) Vishalbhai Baldevbhai, (12) Nilesh Rasikbhai, (13) Alpa Rasikbhai, (14) Kajal Rasikbhai, (15) Kesharben widow of Rasikbhai her self and Mother of minor No. 12,13,14 have been entered in the 7/12 extract of the subject land.

As per Entry No. 2082, Dt. 04/03/2015

As per order OF SLR by Order No. Resurvey/Dso/Daskroi/Geratpur/vasi2015, Date: 02/03/2015 Resurvey Promulgation procedure has been completed and so that Block 290 become New Block no. 294 and area of land 1156 sq.Mtrs.

As per Entry No. 2131, Dt. 16/03/2016

Mathurbhai Punjaji was expired on the date 15/10/2015 and therefore name of his legal heirs viz. (1) Kokilaben widow of Mathurbhai, (2) Sarojben Mathurbhai, (3) Vishnubhai Mathurbhai have been entered in the 7/12 extract of the subject land.

As per Entry No. 2159, Dt. 14/09/2016

Premium for non agriculture residencial purpose was paid for the Land bearing F.P. No.57 of T.P.S. No 128, admeasuring 668 Sq.Mtrs. Land (land given in liue of Block No. 294 (Block No. 290 Before Re-survey, admeasuring 1156 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. ACB/TNC-2/Premium/Geratpur/S.R.No.310/2016, Dt. 02-09-2016.

As per Entry No. 2170, Dt. 18/11/2016

Residencial+commercial N.A. use Permission granted for the Land bearing F.P. No.57 of T.P.S. No 128, admeasuring 668 Sq.Mtrs. Land (land given in liue of Block No. 294 (Block No. 290 Before Re-survey, admeasuring 1156 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. ACB/TNC/N.A./Tatkal/A-65/S.R.2243/16, Dt. 07/11/2016.

As per Entry No. 2197, Dt. 08/06/2017

Sale deed has been executed by (1) Somabhai Punjaji, (2) Kokilaben

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Punjaji, (3) Shantaben widow of Punjaji Dahyaji, (4) Takhiben widow of Baldevbhai, (5) Ilaben Baldevbhai, (6) Sangitaben Baldevbhai, (7) Shilpaben Baldevbhai, (8) Kinjalben Baldevbhai, (9) Takhiben widow of Baldevbhai legal gaurdian and mother of Minor Simaben Baldevbhai, (10) Takhiben widow of Baldevbhai legal gaurdian and mother of Minor Vishal Baldevbhai, (11) Nilesh Rasikbhai, (12) Alpa Rasikbhai, (13) Kajal Rasikbhai, (14) Kesharben widow of Rasikbhai, (15) Kokilaben widow of Mathurbhai, (16) Sarojben Mathurbhai, (17) Vishnubhai Mathurbhai in favour of Ravi Corporation a Partnership Firm conveying F.P. No.57 of T.P.S. No 128, admeasuring 668 Sq.Mtrs. Land (land given in liue of Block No.294 (Block No. 290 Before Re-survey, admeasuring 1156 sq.mtrs.) for a consideration of Rs. 12,69,200/- vide Reg. Sale Deed No. 5593, Dtd. 02/06/2017.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 294.

As per Entry No. 2265, Dt. 08/09/2018

Revised Commercial N.A. use Permission granted for the Land bearing F.P. No.24+57 of T.P.S. No 128, admeasuring 655 Sq.Mtrs. Land (land given in liue of Block No. 290 and 294 as per order issued by District Collector, Ahmedabad vide his office order No. CB/CTS-1/N.A./S.R.No.586/2018, Dt. 21/08/2018.

And therefore Ravi Corporation a Partnership Firm became Owner of Non-Agricultural land bearing Final Plot No.24 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 364 sq.mtrs. land (land given in liue of Block No.290 admeasuring 609 sq.mtrs. (Block No. 247 Before Re-survey, Old Survey no.233/7) and Final Plot No.57 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 668 sq.mtrs. Land (land given in liue of Block No. 294 admeasuring 1156 sq.mtrs. (Block No. 290 Before Re-survey, Old Survey no. 259/2) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali).

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As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "DIVYA BHASKAR" on date 22-06-2019 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received any objection/claim in response thereto.

In view of what is stated above, as per my opinion and hereby state that the title to Ravi Corporation a Partnership Firm over Non-Agricultural land bearing Non-Agricultural land bearing Final Plot No.24 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 364 sq.mtrs. land (land given in lieu of Block No.290 admeasuring 609 sq.mtrs. (Block No. 247 Before Re-survey, Old Survey no.233/7) and Final Plot No.57 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 668 sq.mtrs. Land (land given in lieu of Block No. 294 admeasuring 1156 sq.mtrs. (Block No. 290 Before Re-survey, Old Survey no. 259/2) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) is clear and marketable and free from any charge or encumbrances and also free from reasonable doubt.

I hereby declare that :-

- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

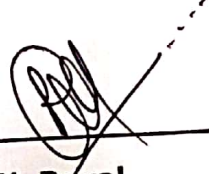
I have issued this certificate on the proof of the following xerox documents.

- (i) Copy of Village form No.7/12 and village form No. 6 Haqqpatrak.
- (ii) Copy of sale deed.
- (iii) Copy of N.A. Permission
- (iv) Copy of Public Notice in Divya Bhaskar News Paper.

Place : Ahmedabad.

Date : 11-07-2019




Rajnikant N. Raval
Advocate

RAJNIKANT N. RAVAL
ADVOCATE



FF-7, Marutinandan Shopping centre, Mahadevnagar, Vastral, Ahmedabad-382415

Date : 11-07-2019

TITLE CERTIFICATE

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.24 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 364 sq.mtrs. land (land given in lieu of Block No.290 admeasuring 609 sq.mtrs. (Block No. 247 Before Re-survey, Old Survey no.233/7) and Final Plot No.57 of draft Town Planning Scheme No. 128 (Geratpur) containing by admeasurements 668 sq.mtrs. Land (land given in lieu of Block No. 294 admeasuring 1156 sq.mtrs. (Block No. 290 Before Re-survey, Old Survey no. 259/2) there about situate, lying and being at Moje Geratpur, Taluka Daskroi in the Registration District of Ahmedabad & Sub-District of Ahmedabad-11(Aslali) belonging to Ravi Corporation a Partnership Firm is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad

Date: 11-07-2019





Rajnikant N. Raval
Advocate