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Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Ref. No. 609/2018

Date : 20 SEP 2018

To,

Ishvar Developers.,

A Partnership Firm,

Add. Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. :

Non Agricultural land bearing **Survey No. 263** containing by admeasuments **7386 Sq.Mtrs.** or thereabouts, As per **T.P.S. No. 103** , **Final Plot No. 32** admeasuments **4432 Sq. Mtrs.** Situate, lying and being at Mouje Nikol, Taluka : Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nicol) is belonging to ***Ishvar Developers.*** A Partnership Firm.

As per the instructions given by Mr. Gahdiya Ketan Nanjibhai acting partner of ***Ishvar Developers.*** 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 30 years viz.1988 to 2018 (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 comput

For ***Ishvar Developers.***

[Signature]

Parnter



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erized 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... Name of Divali Daughter of Gaguji Raghuji has been appeared as occupier and the name of Ishwarbhai Nathabhai has been appeared as Tenant of the said land bearing survey no.263 in the year 1956-1957.

2.... Thereafter, As per Order issued by Deputy Mamlatdar Vide order no.89/72 Nikol, Dtd.01/04/73 the purchase price of Rs.2580 has to be paid by tenant Ishwarbhai Nathabhai to occupier i.e Divali Daughter of Gaguji Raghuji and entry to that effect was mutated in the mutation register vide entry No. 1529 dated 22/09/1977.

3.... Thereafter, Ishwarbhai Nathabhai has deposited the above amount with the department and the land of above survey no 263 allotted her according to the provision of section 32-G of the Bombay Tenancy and Agriculture land Act- 1948, thereafter it was issued the certificate under section 43 in form no. 9 of the act by the order of city additional mamlatdar dated 15/04/1983. The effects of this mutation has been given in village form no. 6 by entry no. 1885 dated 17/04/1984.

4..... Thereafter, the loan from The Bank Of India has been taken by the said land loards , so that the charge of Bank 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. 2121 , dated 29/06/1988.



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5..... Thereafter, the loan from The State Bank Of India has been taken by the said land loards , so that the charge of Bank 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. 2132 , dated 05/10/1988.

6..... Thereafter, the loan of the State 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 subject land and entry to that effect was mutated in the mutation register vide entry No. 2251 , dated 06/05/1991.

7..... Thereafter the owner and occupier of the said land i.e. Ishwarbhai Nathabhai Patel died, on dtd.11/07/1997 intestate leaving behind her her heirs (1) Jagdishbhai Ishwarbhai (2) Ghanshyambhai Ishwarbhai (3) Savitaben Ishwarbhai (4) Ushaben Ishwarbhai (5) Ranjanben Ishwarbhai (6) Sumanaben Widow of Ishwarbhai Nathabhai , 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. 2777, dated 23/08/1997.

8.... Thereafter, Co-owner and Co-occupier of said land i.e Savitaben Ishwarbhai and Ushaben Ishwarbhai has been relested their rights from the Said land hence their name has been deleted from the revenue record of said land and entry to that effect was mutated in the mutation register vide entry No. 2916 dated 20/09/1999.



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9.... 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/Sudharo/kshatiyadi/SR No. 1268/08, Dtd. 24/09/2008 and entry to that effect was mutated in the mutation register vide entry No. 5408 dated 27/09/2008.

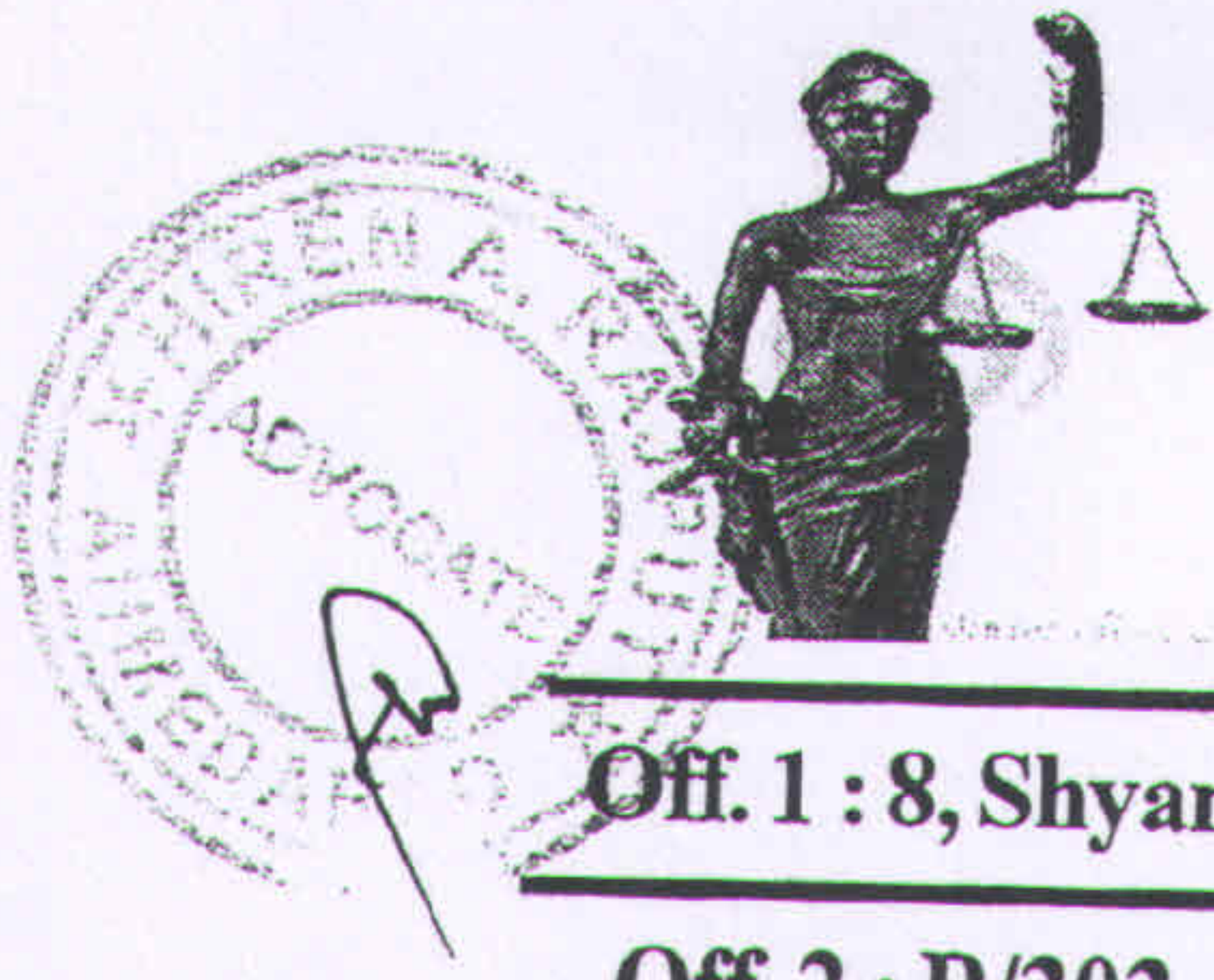
10.... Thereafter the co-owner and co-occupier of the said land i.e. Kamlaben Ishwarbhai Nathabhai died on dtd. 04/02/2010 , Hence their name has been Deleted from the revenue records of said land and entry to that effects was mutated in the mutation register vide entry No.6872, dated 02/11/2010.

11.... Thereafter the Name of (1) Niruben Jagdishbhai (2) Parthkumar Jagdishbhai, (3) Niyatiben Jagdishbhai (4) Suraj Kumar Jagdishbhai, (5) Mayuriben Jagdishbhai , has been entered As a co-owner and co-occupier of said land and entry to that effects was mutated in the mutation register vide entry No.7746, dated 30/09/2011.

This entry has been rejected by the competent authority

12.... Thereafter the Name of (1) Palavikikaben Ghanshyambhai (2) Japankumar Ghanshyambhai, (3) Payalben Ghanshyambhai , have been entered As a co-owner and co-occupier of said land and entry to that effects was mutated in the mutation register vide entry No.7747, dated 30/09/2011.

This entry has been rejected by the competent authority



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13.... Thereafter, Co-owner and Co-occupier of said land i.e Payalben Ghanshyambhai has been released their rights from the Said land hence their name has been deleted from the revenue record of said land and entry to that effect was mutated in the mutation register vide entry No. 7759 dated 07/10/2011.

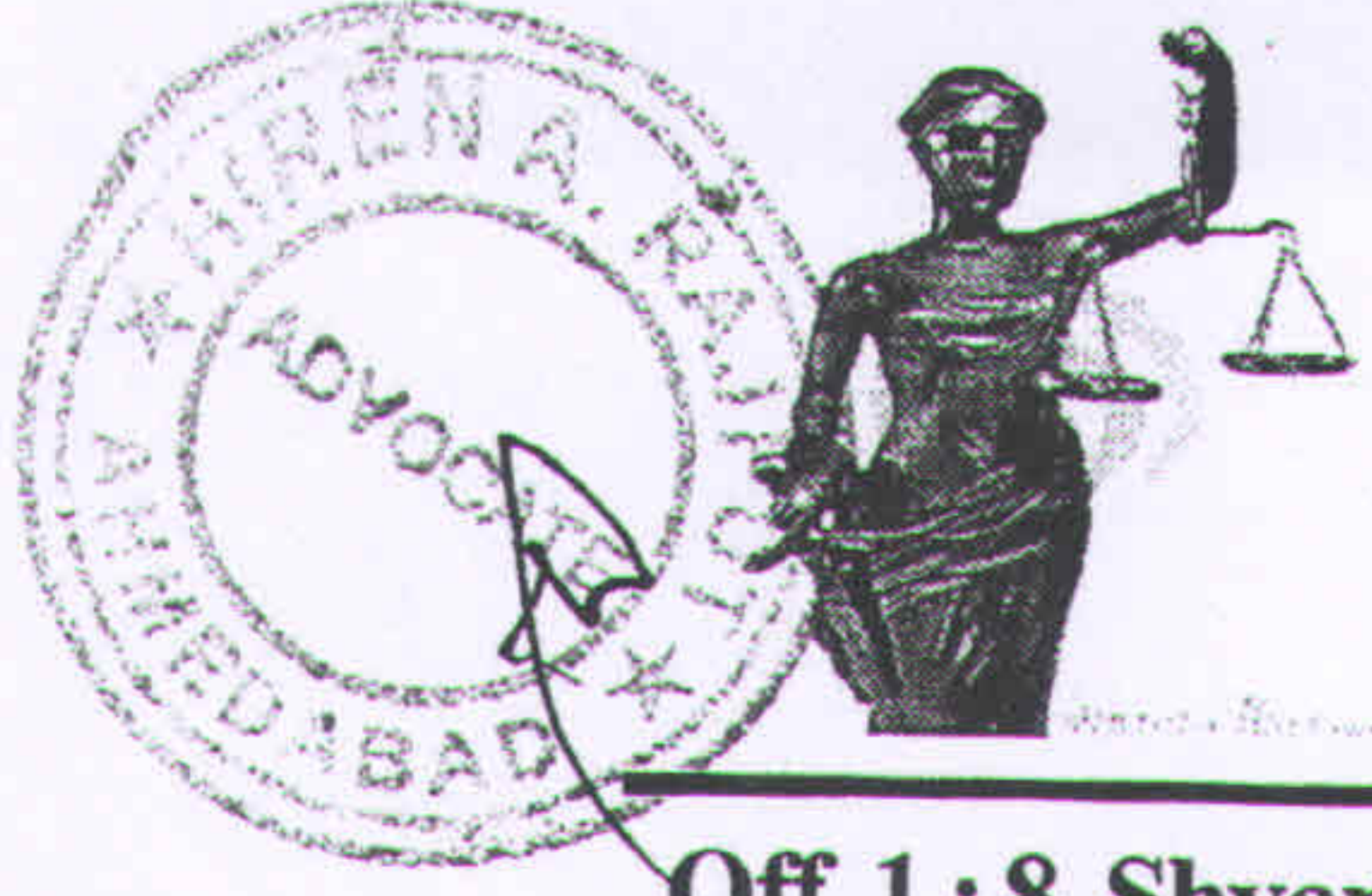
This entry has been rejected by the competent authority

14.... Thereafter, Co-owner and Co-occupier of said land i.e Niyatiben Jagdishbhai Patel, Mayuriben Jagdishbhai Patel have been released their rights from the Said land hence their name have been deleted from the revenue record of said land and entry to that effect was mutated in the mutation register vide entry No. 7760 dated 07/10/2011.

This entry has been rejected by the competent authority

15.... Thereafter, the government of Gujarat had re-organized two taluka's named city and dascroi of District Ahmedabad, and reformed it into two 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.

16.... Thereafter, the District Collector (Ganot Branch), Ahmedabad had removed the restriction of restricted tenure from the subject land and declare the land become old tenure for residential purpose by its order no. ACB/TNC-2/ PREMIUM/NIKOL/S.R.1197/2015 dated 04/05/2016. the effects of this mutation has been given in village from no. 6 by entry no. 11626 dated 10/10/2016.



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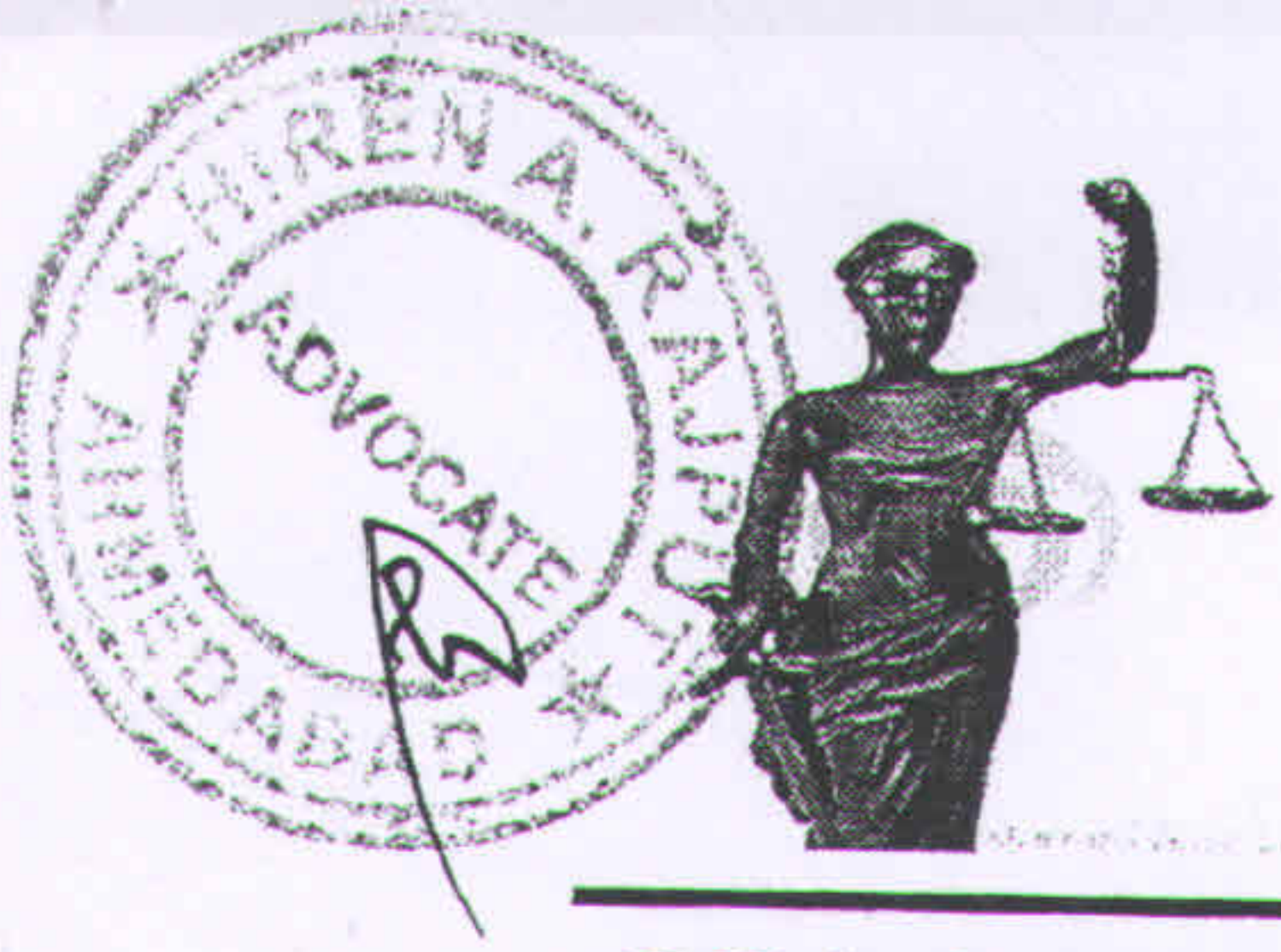
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17.... Thereafter, Said land loards i.e. Jagdishbhai Ishwarbhai and others had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.263, As per T.P.S. No. 103, F.P. No. 31 admeasuring 4432 Sq.Mtrs. into Residential/Commercial Purpose. The Collector had allowed the application vide its order No.ACB/TNC-3./N.A./TATKAL/SCE-65/S.R.20/2016, Dtd. 18/02/2017 and entry to that effect was mutated in the mutation register vide entry No. 12893, dated 01/06/2018.

18.... Thereafter said land loards i.e. (1) Jagdishbhai Ishwarbhai (2) Ghanshyambhai (3) Ranjanben Ishwarbhai has soldout the land bearing Survey No. 263 admeasuring 7386 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 103 , Final Plot No. 32** admeasuments **4432 Sq. Mtrs.** to **Ishvar Developers.**, A Partnership Firm through its acting partner Mr. Ghadiya Ketan Nanjibhai by executing a Reg. Sale deed No. 10649, Dtd. 14/06/2018 and entry to that effects was mutated in the mutation register vide entry No. 12992, Dtd. 24/07/2018.

19... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years (computerised search from 1994 to 2018) to the non agricultural land for Residential purpose bearing **Survey No. 263** containing by admeasuments **7386 Sq.Mtrs.** or thereabouts, As per **T.P.S. No. 103, Final Plot No. 32** admeasuments **4432 Sq.Mtrs.** or thereabouts Situate, lying and being at Mouje: Nikol, Taluka : Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.



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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.
- (4) 7/12 extract of the year 1968 to 2005, As these entries and 7/12 extract are destroyed in the riots of Dtd. 25/08/2015 and 26/08/2015 and hence it is not available in the record and the certificate for the same has been issued by revenue Talati Nikol Asarwa on 27/07/2018.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land for residential purpose bearing Survey No. 263 containing by admeasurements 7386 Sq. Mtrs. or thereabouts, As per T.P.S. No. 103, Final Plot No. 32 admeasurements 4432 Sq. Mtrs. Situate, lying and being at Mouje Nikol, Taluka : Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-12 (Nikol)

Date : 20 SEP 2018

Hiren A. Rajput
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.

For, Ishvar Developers


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