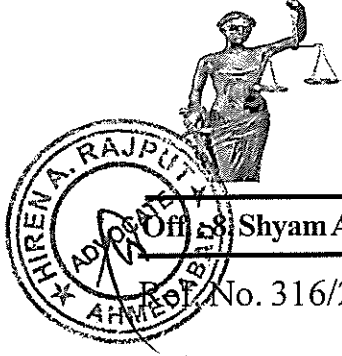


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Office: Shyam Arcade, Opp. Gangotri Bunglows, Vrundavan Party Plot Road, Nikol, Ahmedabad

No. 316/2017

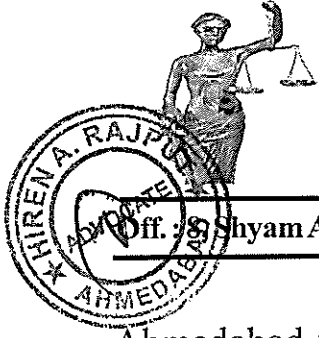
Date : - 2 MAY 2017

To,
Kalash Buildcon,
A Partnership Firm
Through its acting partners
(1) Mr. Bhailalbhai Manubhai Dudhat
(2) Mr. Digant Bhanubhai Patel
Add. Nikol, Ahmedabad

TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey No. 425/4** containing by admeasurments 3845 Sq. Mtrs. or thereabouts, As per **T.P.S. No. 119, Final Plot No. 80/4** admeasurments **2307 Sq. Mtrs.** or thereabouts Situate, lying and being at Moje : Nikol, Taluka Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad-12(Nikol) and belonging to (1) Mr. Bhailalbhai Manubhai Dudhat (2) Mr. Digant Bhanubhai Patel acting partners of **Kalash Buildcon, A Partnership Firm.**

As per the instructions given by said land loard to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub - Registrar of



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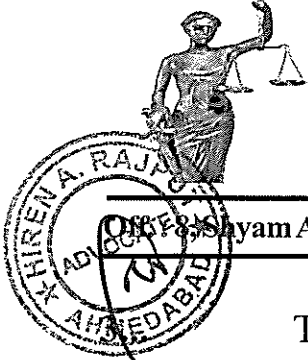
Ahmedabad for the last more then 35 years viz.1980 to 2017 (the registration record of the year 1983 to 1993 of Sub-Registrar's Office is destroyed/torn out/ Not present and hence it can not be inspected and its search is not available through my search clerk and hence it can not be inspected and its search is not available, while computerized search of the last 11 years (1994 to 2017) 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 Mathurji Jehaji has been entered in the 7/12 extract of the land bearing survey No. 425/4 as temporary possession holder, As he was paying only revenue for the land and entry to that effect was mutated in the mutation register vide entry No.149, dated 26/05/1959.

2... Therreafter, the Government of Gujarat had decided to acquire the land of all survey numbers of village Nikol for industrial purpose and the decision was also published in government gazette. The effects of this notification has been given in the village form no. 7/12 in part of other tenure as an industrial Zone-A in revenue record. But by some lack of procedure, the notification under section 6 of the land acquisition Act had not been published according to the law. So procedure for acquisition of land had been cancelled by issuing notification of revenue department by its order no. AMD/2170/M.JAHD-1061-56099L.A1 dated 14/06/1966 by Government of Gujarat. So an Industrial Zone -A was cancelled by the order no. LND/dated 26/12/1966. The effects of this mutation has been given in village form no.6 by entry no.851, dated 05/01/1967.

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Thereafter the owner and occupier of the said land Mathurji Jehaji died on 11/07/1972 intestate leaving behind him his heirs Ramanji Mathurji, Laxmanji Mathurji, Baldevji Mathurji, Manguben Mathurji, Amartben Mathurji and Bai Punjiben widow of Mathurji Jehaji and hence their names have been entered in the revenue records on hereditary rights and entry to that effects was mutated in the mutation register vide entry No.1239, dated 02/05/1973.

4... Thereafter, the co-owners and co-occupiers of the said land Manguben Mathurji and Amaratben Mathurji had released their rights, title and interest in favour of other co-owners and co-occupiers of the said land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.1240, dated 02/05/1973.

5... Thereafter, as per order No. CDC/CON, Dtd. 17/06/1977 issued by City Dy. Collector , The land bearing survey No. 425/4 has been declared as TUKDA, and entry to that effects was mutated in the mutation register vide entry No.1556, dated 26/09/1977.

6... Thereafter, the co-owner and co-occupier of the said land Ramanji Mathurji Thakor died on 05/01/1981 intestate leaving behind him his heirs Bhulaji Ramanji, Jugaji Ramanji, Sahdevji Ramanji, Kamuben Ramanji, Shakriben Ramanji, Rupaben Ramanji and Jamnaben widow of Ramanji Mathurji and hence their names have been entered in the revenue records and entry to that effect was mutated in the mutation register vide entry No. 2638, dated 21/10/1996.



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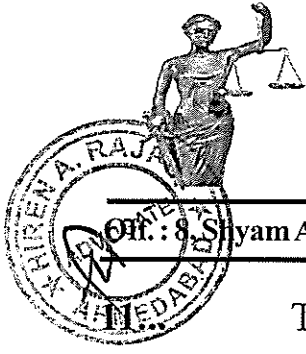
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Thereafter, the co-owner and co-occupier of the said land Laxmanji Mathurji Thakor died on 02/09/1993 intestate leaving behind him his heirs Gopalji Laxmanji, Kantiji Laxmanji, Ishaben Laxmanji, Manjulaben Laxmanji, Gauriben Laxmanji and Laxmiben widow of Laxmanji Mathurji and hence their names have been entered in the revenue records and entry to that effect was mutated in the mutation register vide entry No. 2639, dated 21/10/1996.

8... Thereafter, the co-owner and co-occupier of the said land Baldevji Mathurji Thakor died on 23/12/1994 intestate leaving behind him his heirs Rameshbhai Baldevji and Babuji Baldevji and hence their names have been entered in the revenue records and entry to that effect was mutated in the mutation register vide entry No. 2640, dated 21/10/1996.

9... Thereafter, the co-owners and co-occupiers of the said land Kamuben Ramanji, Shakriben Ramanji and Rupaben Ramanji had released their rights, title and interest in favour of other co-owners and co-occupiers of the said land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2642, dated 21/10/1996.

10... Thereafter, the co-owners and co-occupiers of the said land Ishaben Laxmanji, Manjuben Laxmanji and Gauriben Laxmanji had released their rights, title and interest in favour of other co-owners and co-occupiers of the said land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2648, dated 10/10/1996.



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There was a mistake in the computerized record hence correction order issued by City Mamlatdar, Ahmedabad vide order No. RTS/Sudharo/Kshatiyadi/SR No. 1279/08, Dtd. 24/09/2008 and entry to that effect was mutated in the mutation register vide entry No. 5419, dated 27/09/2008.

12... Thereafter, the co-owners and co-occupiers of the said land Bai Punjiben widow of Mathurji Jehaji expired on 24/01/1976 and hence her name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.5975, dated 06/11/2009.

13... Thereafter, the government of gujrat had re-organazied two taluka's named city and dascroi of District Ahmedabad, and reformed it in to 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.

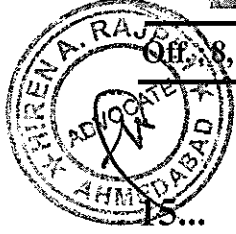
14... Thereafter, the owners and occupiers of the said land (1) Kantiji Laxmanji (2) Jamnaben widow of Ramanji Mathurji (3) Rameshbhai Baldevji (4) Jagaji Ramanji (5) Laxmiben widow of Laxmanji Mathurji (6) Gopalji Laxmanji (7) Bhalaji Ramanji (8) Kanuji Laxmanji (9) Babuji Baldevji (10) Sahdevji Ramanji have sold and conveyed the said land to (1) Prakashkumar Ramjibhai Bhandari (28 Paise Share) (2) Himmatbhai Devrajbhai Dhami (25 Paise Share) (3) Kalyanbhai Popatbhai Padshala (25 Paise Share) (4) Kanubhai Vallabhbhai Lakhani (22 Paise Share) by sale deed registered in the office of the sub-registar under serial No. 762 dated 04/07/2012 and entry to that effect was mutated in the mutation register vide entry No. 8345, dated 04/07/2012.



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15... Thereafter, Said land loards i.e. Prakashkumar Ramjibhai Bhanderi and others had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.425/4, As per T.P.S. No. 119, F.P. No. 80/4 admeasuring 2307 Sq.Mtrs. into Residential Purpose. The Collector had allowed the application vide its order No.CB/Land-1/N.A./S.R.1290/2015, Dtd. 12/01/2016 and entry to that effect was mutated in the mutation register vide entry No. 11115, dated 01/02/2016.

16... Thereafter, the owners and occupiers of the said land (1) Prakashkumar Ramjibhai Bhanderi (28 Paise Share) (2) Himmatbhai Devrajibhai Dhami (25 Paise Share) (3) Kalyanbhai Popatbhai Padshala (25 Paise Share) (4) Kanubhai Vallabhbhai Lakhani (22 Paise Share) have sold and conveyed the said land to **Kalash Buildcon, A Partnership Firm** by sale deed registered in the office of the sub-registar under serial No. 2420 dated 02/03/2017 and entry to that effect was mutated in the mutation register vide entry No. 11841, dated 08/03/2017.

17... As a part of investigation, I have issued a public notice in **GUJARAT SAMACHAR NEWS PAPER** dated **09/03/2017** on behalf of owner inviting any claim, rights or encumbrances if any in respect of the land, But till date, I have not received any objection or obligation in response thereof from anybody.

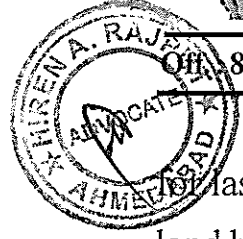
18... I have examined the titles of **Kalash Buildcon, A Partnership Firm** and have caused to be taken searches of available revenue and registration record



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For the last 35 years (comprised search from 1994 to 2017) to the non agricultural land bearing **Survey No. 425/4** containing by admeasurments 3845 Sq. Mtrs. or thereabouts , As per **T.P.S. No. 119, Final Plot No. 80/4** admeasurments **2307 Sq. Mtrs.** or thereabouts Situate, lying and being at Moje : Nikol, Taluka Asarwa in the Registration District of 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.

I hereby opine that the same is clear and marketable and free reasonable doubts and without encumbrances **subject to:-**

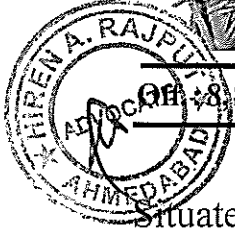
- (1) Fulfillment of the Provision of the Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Stamp Act, Registration act , T.P.S. Act or any other act, rule/ notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and condition 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.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land for residential purpose bearing **Survey No. 425/4** containing by admeasurments 3845 Sq. Mtrs. or thereabouts , As per **T.P.S. No. 119, Final Plot No. 80/4** admeasurments **2307 Sq. Mtrs.** or thereabouts

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Situate, lying and being at Moje : Nikol, Taluka Asarwa in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol).

Date : 2 MAY 2017


Hiren A. Rajput
Advocate

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) I have issued this report to only my client **Kalash Buildcon, A Partnership Firm.**

