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HIREN A. RAJPUT

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Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

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

Ref. No. 989/2020

Date : 29 OCT 2021

To,

Nirgun Developers,

A Partnership firm

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey /Block No. 2/1** containing by admeasurements **9999 Sq. Mtrs.** or thereabouts As per **T.P.S. No. 109, Final Plot No. 44 , Sub Plot No. 12** admeasuring **6000 Sq.Mtrs.** Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to ***Nirgun Developers, A Partnership firm.***

As per the instructions given by acting partner of said firm 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 35 years viz.1980 to 2021 (the registration record of some year of Sub-Registrar's Office is destroyed/

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

1... That amalgamation scheme became applicable to the land of village Hanspura under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey no.5 and 6 were amalgamated and given Block No. 5 and Dahyabhai Kalidas was held to be the occupier of the said land and entry to that effects was mutated in the mutation register vide entry No. 1161, dated 15/10/1963.

2..... Thereafter the owner and occupier of the said land i.e. Sultankhan Ramjankhan died on 15/01/1966 intestate leaving behind him his heirs (1) Firojkan Sultankhan (2) Amanukhan Sultankhan (3) Yakubkhan Sultankhan (4) Zafarulallkhan Sultankhan (5) Iqbal Ahemadkhan Sultankhan (6) Rahimbibi Sultankhan (7) Mariyambibi Sultankhan (8) Maherajbibi Sultankhan and (9) Sirajbibi Sultankhan, 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. 1184, dated 04/11/1966.



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3.... Thereafter, the co-owner and co-occupier of the said land i.e. (1) Rahimbibi Sultankhan (2) Mariyambibi Sultankhan (3) Maherajbibbi Sultankhan and (4) Sirajbibbi Sultankhan had released their rights, title and interest in favour of other co-owners 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.1185, dated 04/11/1966.

4.... Thereafter the co-owner and co-occupier of the said land i.e. Firojkhan Sultankhan died on 16/12/1986 intestate leaving behind him his heirs (1) Firdoskhan Firojkhan (2) Kiswarkhan Firojkhan and (3) Navrojkhan Firojkhan, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effect was mutated in the mutation register vide entry No. 1401, dated 25/06/1987.

This entry has been rejected by competent authority.

5.... Thereafter, as per order passed by Dy. Collector, Ahmedabad in RTS - Appeal/Case No. 66/94, said mutation entry No. 1401 has been certified by Dy. Collector, Ahmedabad and entry to that effect was mutated in the mutation register vide entry No. 1491 dated 01/09/1995.

6.... Thereafter, as per partition made between family members subject land gone into the share of (1) Amanukhan Sultankhan (2) Yakubkhan Sultankhan



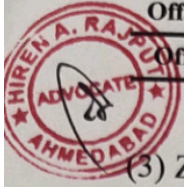
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(3) Zafarulallkhan Sultankhan and (4) Navrojkan Firojkhan and entry to that effect was mutated in the mutation register vide entry No.1522, dated 10/08/1996.

7.... Thereafter the co-owner and co-occupier of the said land i.e. Yakubmiya Sultankhan died unmarried on 01/04/2000, Hence his name has been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1685, dated 30/06/2003.

8.... Thereafter, the owners of the said land i.e. (1) Amanukhan Sultankhan (2) Iqubal Ahemad Sultankhan (3) Firdoshkhan Firojkhan (4) Kiswarkhan Firojkhan and (5) Navrojkan Firojkhan has soldout the land bearing **Block/ Survey No. 2** to (1) Divyang Jayantilal (2) Kantaben Jayantilal (3) Nitaben Jayantilal by executing a Reg. Sale Deed No. 2977, Dtd. 29/09/2003 and entry to that effects was mutated in the mutation register vide entry No.1693 Dtd. 18/11/2003.

9.... Thereafter, the co-owner and co-occupier of the said land i.e. Nitaben Jayantilal had released her rights, title and interest in favour of Divyang Jayantilal and Kantaben Jayantilal 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.1915, dated 11/09/2008.



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10.... Thereafter, the name of Jasmin Divyang Mevada has been entered as co-owner of the subject land and entry to that effect was mutated in the mutation register vide entry No.2115, dated 07/08/2010.

11..... 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. 2296, dated 03/05/2012, So the land of entire village Hanspura gone in the new taluka Ahmedabad City East.

12.... Thereafter, the name of (1) Nitaben Jayantilal and (2) Hinaben Jayantilal has been entered as co-owner of the subject land and entry to that effect was mutated in the mutation register vide entry No.2371, dated 05/02/2013..

This entry has been rejected by the competent authority.

13.... Thereafter, Said land loards i.e. **Divyang Jayantilal Mevada and others** had applied before the Collector Ahmedabad to convert the agricultural land of **Block/ Survey No. 2 , T.P.S. No.109, F.P. No. 44** admeasuring **23492 Sq.Mtrs.** for Multipurpose. The Collector had allowed the application vide its order No. CB/Land-1/NA/S.R.765/2015, Dtd. 17/06/2015 and entry to that effect was mutated in the mutation register vide entry No. 2583, dated 19/06/2015



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14.... Thereafter, Said land loads i.e. Divyang Jayantilal Mevada and others had applied before the Collector Ahmedabad to convert the agricultural land of Block/ Survey No. 2 , T.P.S. No.109, F.P. No. 44 admeasuring 23492 Sq.Mtrs. paiki 9000 Sq.Mtrs. for Commercial Use. The Collector had allowed the application vide its order No. CB/CTS-1/NA/SR-808/17, Dtd. 13/11/2017 and entry to that effect was mutated in the mutation register vide entry No. 2832, dated 05/01/2018.

15.... Thereafter, as per order issued by DILR, Ahmedabad vide order No. DSO/DRK/Hissa Durasti/K.J.P.S.R.No. 527, Dtd. 23/03/2021 and the land bearing Block No. 2 has been devided into five Block Nos. as mentioned under...

Block No.	Area	Occupior
2/1	0-99-99	Nitaben Jayantibhai Hinaben Jayantibhai
2/2	0-62-79	Kantaben Jayantibhai Divyangbhai Jayantibhai
2/3	0-72-13	Jasmin Divyang Mevada
2/4	0-66-67	Divyangbhai Jayantibhai

Entry to said order was mutated in the mutation register vide entry No.3404 dated 25/03/2021.



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16.... Thereafter, the owners of the said land i.e. (1) Nitaben Jayantibhai (2) Hinaben Jayantibhai has soldout the land bearing **Block/ Survey No. 2/1**, **T.P.S. No. 109, F.P. No. 44, S.P. No. 1** admeasuring **6000 Sq.Mtrs.** to Nirgun Developers, A Partnership Firm, by executing a Reg. Sale Deed No.10773, Dtd. 28/05/2021 and entry to that effects was mutated in the mutation register vide entry No. 3437 Dtd. 09/06/2021.

17... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 35 years to the non agricultural land bearing **Survey /Block No. 2/1** containing by admeasurments **9999 Sq. Mtrs.** or thereabouts As per **T.P.S. No. 109, Final Plot No. 44**, **Sub Plot No. 12** admeasuring **6000 Sq.Mtrs.** Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda) 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 Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation

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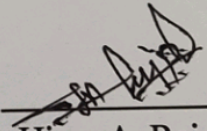
and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.

- (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.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing **Survey /Block No. 2/1** containing by admeasurments **9999 Sq. Mtrs.** or thereabouts As per **T.P.S. No. 109, Final Plot No. 44, Sub Plot No. 12** admeasuring **6000 Sq.Mtrs.** Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District : Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date : 9 OCT 2021


Hiren A. Rajput

Advocate



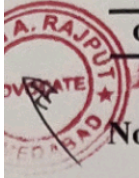
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Note of caution and disclaimer:-

- (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.

