

REPORT ON TITLE

Date : 28/05/2022

Re. : IN THE MATTER OF INVESTIGATION OF TITLE TO THE Non-Agricultural land bearing Survey No. 20/1 admeasuring 9105 sq. mtrs. and Final Plot No. 30/1 admeasuring 5463 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) of Mouje Tragad of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-8 (Sola) belonging to Earth Developers, a partnership firm of Ahmedabad having its principal place of business at 1301, Elite, Opp. Shapath Hexa, Nr. Kargil Cross Road, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about more than thirty years and perusal and verification of documents of title deeds produced to us by the JBR Nirman Pvt. Ltd, as also we had published a public notice in a daily Gujarati News Paper "GUJARAT SAMACHAR", dated- 02/08/2019 and we have not received any kind of objections thereof and we have issued Title Clearance Certificate on dated- 31/10/2019 and thereafter the said land purchased by Earth Developers, a partnership firm of Ahmedabad and requested to us to issue further title clearance certificate in respect of said land and hence we have taken further search from the revenue records as well as sub-registrar records

and we have investigated the title to the said land belonging to aforesaid party as under;

1. That the then Agricultural land bearing Old Survey No. 20 admeasuring Acre-3, Gutha-16 of Mouje Tragad was belonging to Sadavatkhanji Joravarkhanji.
2. That thereafter, as per Circular according to Order bearing No. T.N.C., dated- 27/11/1947 issued by Taluka and in accordance with the provisions of Section-3 (A) of the Tenancy Act, name of Ghela Musa was entered in the column of other rights of the revenue records on dated- 08/11/1946 as a protected tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 642, dated- 26/06/1948, which was duly certified by the revenue authority concerned.
3. That thereafter, as such the protected tenant of the said land namely Ghela Musa was not cultivated the said land for last two years and hence as per Circular according to Order bearing No. T.N.C., dated- 07/06/1955 issued by Taluka, his name was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 841, dated- 31/08/1956, which was duly certified by the revenue authority concerned.
4. That thereafter, as per Order bearing No. T.N.C., dated- 07/03/1955 issued by Taluka, name of Chaturji Ghela was already belonging as a General Tenant in the records of said land as on 01/08/1955 and hence his name was entered in the column of other rights of the revenue records. The entry to that effect

was also entered in the revenue records vide Mutation Entry No. 842, dated- 01/09/1956, which was duly certified by the revenue authority concerned.

5. That thereafter, as per Order bearing No. T.N.C. / 578 / 59, dated- 05/03/1959 issued by Hon'ble Agricultural Land & Deputy Collector Dascroi Taluka in accordance with the provisions of Section-32 (G) of the Bombay Tenancy and Agricultural Lands Act, 1948, said land was given to the tenant namely Chaturji Ghelaji with specific condition to pay purchase price of Rs.351/- with 3.5% yearly interest in five yearly installments to the land owner namely Sadavatkhanji Joravarkhanji. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 931, dated- 05/10/1959, which was duly certified by the revenue authority concerned.
6. That thereafter, as per rectification order passed by the concerned authority, it was mentioned therein that on perusal of Mutation Entry No. 931 as well as an observation of Order, said land bearing Old Survey No. 20 Paiki admeasuring Acre-1, Gutha-6 was given to the tenant namely Chaturji Ghelaji with specific condition to pay purchase price of Rs.351/- with 3.5% yearly interest and hence remaining portion of the said land was belonging to Sadatkhanji Joravarkhanji as an owner. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1038, dated- 02/11/1967, which was duly certified by the revenue authority concerned.
7. That thereafter, said Sadatkhanji Joravarkhanji died intestate on dated- 05/04/1974 and hence according to Muslim Law, names of his legal heirs (i) Ahmadkhan Sadatkhan (ii) Husenmohmadkhan Sadatkhan (iii) Subahanbakhte Sadatkhan (iv) Rajbibi alias Chhotibibi Sadatkhan and (v)

Dolatbakhte Sadatkhan were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1123, dated- 27/05/1974, which was duly certified by the revenue authority concerned.

8. That thereafter, said Chaturji Ghelaji died intestate on dated- 23/12/1986 and hence according to Hindu Law, names of his legal heirs (i) Kesharben D/o. Chaturji Ghelaji (ii) Galabben D/o. Chaturji Ghelaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2114, dated- 03/06/1988, which was duly certified by the revenue authority concerned.
9. That, Devrajbhai Govindbhai Desai had filed civil application on 10/03/1998 before concerned authority against Ahmadkhan Sadatkhan and others in accordance with the provisions of Section-70 (B), 32 (G) and Section-70(N.B.) of the Bombay Tenancy & Agricultural Lands Act, which was set aside as per Order issued by Mamlatdar & Krishipanch, Dascroi in Tenancy Case No. 35/98 City, 35/98A City, (70 N.B.) upon withdrawn application of Devrajbhai Govindbhai Desai with consideration of allowance of Mamlatdar Court Act in accordance with the provisions of Section-71 & 72 of the Bombay Tenancy & Agricultural Lands Act. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2315, dated- 27/04/2000, which was duly certified by the revenue authority concerned.
10. That thereafter, said Ahmadkhan Sadatkhan Pathan died intestate on dated- 27/02/2004 and hence according to Muslim Law, names of his legal heirs (i) Sardar Mehmadvkhan Ahmadkhan (ii) Amir Mohmadkhan Ahmadkhan (iii) Nizambakhte Ahmadkhan (iv) Asdullakhan Ahmadkhan (v) Nashimbakhte

(Bannibibi) Ahmadkhan and (vi) Hayatbakhte Ahmadkhan were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2518, dated- 14/10/2005, which was duly certified by the revenue authority concerned.

11. That thereafter, said Husenmohammadkhan Sadatkhan Pathan died intestate on dated- 10/05/2004 and hence according to Muslim Law, names of his legal heirs (i) Iqbalbakht Hussen Mohammadkhan and (ii) Anjumanbakhte Hussen Mohammadkhan were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2519, dated- 14/10/2005, which was duly certified by the revenue authority concerned.
12. That thereafter, said Subahanbakhte D/o. Sadatkhan and W/o. Rasulkhanji Talukadarji died intestate on dated- 30/05/1995 and hence according to Muslim Law, names of her legal heirs (i) Amanullakhan Rasulkhanji (ii) Usman Alikhan Rasulkhanji (iii) Kamaluddinkhan Rasulkhanji (iv) Shirajbakhte Rasulkhanji (v) Mumtajibakhte Rasulkhanji (vi) Mehrajbakhte Rasulkhanji and (vii) Jeharbibi Rasulkhanji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2520, dated- 14/10/2005, which was duly certified by the revenue authority concerned.
13. That thereafter, said Daulatbakhte D/o. Sadatkhan and W/o. Miyaj Ahmad Saiyad died intestate on dated- 02/05/2005 and hence according to Muslim Law, names of her legal heirs (i) Harunshah Miyaz Ahmad Saiyad (ii) Mamunshah Miyaz Ahmad Saiyad (iii) Shahenshabanu Miyaz Ahmad Saiyad (iv) Zahidshah Miyaz Ahmad Saiyad and (v) Sartajshah Miyaz Ahmad Saiyad were entered in the revenue records. The entry to that effect was also

entered in the revenue records vide Mutation Entry No. 2521, dated- 14/10/2005, which was duly certified by the revenue authority concerned.

14. That thereafter, [I] Legal heirs of Late Rajbakhte interalia Chhotibibi Sadatkhan (i) Sardar Mohammadkhan Ahmadkhan (ii) Amir Mohammadkhan Ahmadkhan (iii) Asdullakhan Ahmadkhan (iv) Nizambakhte Ahmadkhan (v) Nasitbakhte Ahmadkhan and (vi) Hayatbakhte Ahmadkhan [II] Legal heirs of Late Daulatbakhte Sadatkhan (i) Harunshah Niyaz Aehmad Saiyad (ii) Mamunshah Niyaz Aehmad Saiyad (iii) Jahidshah Niyaz Aehmad Saiyad (iv) Shahenshabanu Niyaz Aehmad Saiyad (v) Sartazbanu Niyaz Aehmad Saiyad [III] Legal heirs of Late Hussain Mohammadkhan Sadatkhan (i) Iqbalbakhte Hussain Mohammadkhan Pathan and (ii) Anjumanbakhte Hussain Mohammadkhan Pathan [IV] Legal heirs of Late Subhanbakhte Sadatkhan (i) Amanullakhan Rasul Khan Talukdar (ii) Usmanalikhan Rasul Khan Talukdar (iii) Sirajbibibi Rasul Khan Talukdar (iv) Maherajbibibi Rasdar Mohammadkhan (v) Zafarbibibi Amirmohammadkhan (vi) Mumtajibibi Sikandar Mohammadkhan AND [V] Legal heirs of Late Kamaluddinkhan Rasul Khan (i) Merajkhan Kamaluddinkhan Talukdar (ii) Fariduddinkhan Kamaluddinkhan sold and conveyed the said land bearing Revenue Survey No. 20 paiki admeasuring 9105 sq. mtrs. to Virendrasinh Kishansinh Zala (Makwana) by Deed of Conveyance, which was duly registered with the Sub-Registrar, Ahmedabad-2 (Vadaj) under serial no. 7505, dated- 07/07/2006. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2952 dated- 17/12/2008, which was duly certified by the revenue authority concerned.

15. That thereafter, said Virendrasinh Kishansinh Zala sold and conveyed the said land bearing Revenue Survey No. 20 paiki admeasuring 9105 sq. mtrs. to

Narmadaben Kanchanbhai Patel by Deed of Conveyance, which was duly registered with the Sub-Registrar, Ahmedabad-2 (Vadaj) under serial no. 7528, dated- 11/07/2006. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2953 dated- 17/12/2008, which was duly certified by the Revenue authority concerned.

16. That thereafter, as per Order No. DSO/DRK/Pu.Pa.No.11/11, dated- 09/02/2011 issued by District Inspector Land Records, Ahmedabad and as per Order No. RTS/KJP/SR No./Vashi.682/11, dated- 22/02/2011 issued by City Mamlatdar, Ahmedabad and subsequent K.J.P. Durasti Patrak, said land bearing Block/Survey No. 20 admeasuring 13759 sq. mtrs. was divided into [I] Block/Survey No. 20/1 admeasuring 9105 sq. mtrs. allotted to Narmadarben Kanchanlal Patel and [II] Block/Survey No. 20/2 admeasuring 4654 sq. mtrs. allotted to (i) Kesarben Chaturji and (ii) Galalben Chaturji. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3304, dated- 25/02/2011, which was duly certified by the revenue authority concerned.
17. That thereafter, said land bearing Revenue Survey No. 20/1 admeasuring 9105 sq. mtrs. of Mouje Tragad covered under the Draft T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) and Final Plot No. 30 admeasuring 5463 Sq. Mtrs. was allotted therein.
18. That thereafter, said land bearing Survey No. 20/1 and Final Plot No. 30 admeasuring 5463 sq. mtrs. of Draft T. P. Scheme No. 65 of Mouje Tragad converted into non-agricultural land for residential purpose as per Order No. CB/Land-2/N.A./S.R.-921/2012, dated- 21/01/2013 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records

vide Mutation Entry No. 3655, dated- 18/03/2013, which was duly certified by the revenue authority concerned.

19. That thereafter, said Narmadaben Kanchanbhai Patel sold and conveyed the said land bearing Survey No. 20/1 admeasuring 9105 sq. mtrs. and Final Plot No. 30 admeasuring 5463 sq. mtrs. of Draft Town Planning Scheme No. 65 (Jagatpur-Tragad-Chandkheda-Chenpur-Ranip) of Mouje Tragad to JBR Nirmaan Pvt. Ltd. by Deed of Conveyance, which was duly registered with the Sub-Registrar Ahmedabad-8 (Sola) under serial no. 2179, dated- 16/03/2013. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3680, dated- 15/04/2013, which was duly certified by the revenue authority concerned.
20. That thereafter, as per Form-'F', said land bearing Revenue Survey No. 20/1 admeasuring 9105 sq. mtrs. of Mouje Tragad re-allotted Final Plot No. 30/1 admeasuring 5463 Sq. Mtrs. under Draft T. P. Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip).
21. That thereafter, revised N.A. Use permission for multi-purpose for said land bearing Survey No. 20/1 and Final Plot No. 30/1 admeasuring 5463 sq. mtrs. paiki admeasuring 900 sq. mtrs. of Draft T. P. Scheme No. 65 of Mouje Tragad was granted as per Order No. CB/N.A./Ahmedabad/Tragad/20/1/ 999018/2019, dated- 05/04/2019 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4546 dated- 11/06/2019, which was duly certified by the revenue authority concerned.

22. That thereafter, upon instructions of aforesaid party, we have published a Public Notice in respect of said land for clearance of title to the said land in the daily Newspaper, "Gujarat Samachar" dated 02/08/2019 inter alia invited claims and objections from the public in general and in response thereto we have not received any claim or objection in respect thereof till date.
23. That, thereafter JBR Nirmaan Pvt. Ltd. sold and conveyed the said land bearing Survey No. 20/1 admeasuring 9105 sq. mtrs. and Final Plot No. 30 admeasuring 5463 sq. mtrs. of Draft Town Planning Scheme No. 65 (Jagatpur-Tragad-Chandkheda-Chenpur-Ranip) of Mouje Tragad to Earth Developers, a Partnership firm by Deed of Conveyance, which was duly registered with the Sub-Registrar Ahmedabad-8 (Sola) under Serial no. 13540, dated- 14/07/2021. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4899, dated- 15/07/2021, which was duly certified by the revenue authority concerned.
24. That we have taken further search from the Talati and Sub-Registrar's records for period of more than last 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby certified that the said land belonging to Earth Developers, a Partnership firm is clear and marketable and free from all encumbrances subject to usual declaration.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Survey No. 20/1 admeasuring 9105 sq. mtrs. and Final Plot No. 30/1 admeasuring 5463 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-

Ranip) of Mouje Tragad of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows;

On or towards the East : Final Plot No. 358
On or towards the West : 12 Mtr. Road
On or towards the North : Final Plot No. 28, 33 and 34
On or towards the South : Village Sim of Jagatpur

HIREN RAVAL & ASSOCIATES
ADVOCATES



NOTE : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records as well as technical system of the Government.