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

Ref. No. 920/2020

Date: 29 JUL 2020

To,

(1) Laxmanbhai Popatbhai Patel

(50 % Share)

(2) Hardik Vinubhai Gajera

(50 % Share)

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey No. 2/4** containing by admeasuments **3339 Sq. Mtrs.** or thereabouts, As per T.P.S. **No. 56, Final Plot No. 37** admeasuments **2504 Sq. Mtrs.** Situate, lying and being at Moje : Narol, Taluka : Maninagar in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) is belonging to **(1) Laxmanbhai Popatbhai Patel (50 % Share) (2) Hardik Vinubhai Gajera (50 % Share)**

As per the instructions given by said land loads 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



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Sub - Registrar of Ahmedabad for the last more then 35 years viz.1980 to 2020 (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 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... The name of Kalyan Nagardas appeared as owner of the subject land prior the year 1943.

2.... Thereafter ,the owner and occupier of the said land i.e. Kalyan Nagardas died on 20/12/1942 intestate leaving behind him his heir Punjabhai Kalyanbhai and Gordhanbhai Kalyanbhai , 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. 593, dated 17/03/1943.

3.... Thereafter, the name of Somabhai Narottam has been entered as Tenant as per Taluka Circular issued on 27/11/1946 and entry to that effects was mutated in the mutation register vide entry No. 654, dated 28/07/1948

4.... Thereafter, the name of Somabhai Narottam has been deleted as Tenant as he leave the possession of the land more then 2 years and entry to that



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effects was mutated in the mutation register vide entry No. 815, dated 25/06/1955.

5..... Thereafter, the name of said Gordhanbhai Kalyanbhai expired without any heirs therefore his name has been deleted from the 7/12 extract of the the subject land and entry to that effects was mutated in the mutation register vide entry No. 911, dated 01/05/1958.

6.... Thereafter, the loan has been taken by said land loards from The Narol Vividh Karyakari Sahakari Mandali Ltd. , So that the charge of Mandali 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.1090, dated 01/03/1962.

7.... Thereafter, the loan has been taken by said land loards from The Narol Seva Sahakari Mandali Ltd. , So that the charge of Mandali 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.1850, dated 20/03/1975.

8.... Thereafter, as per order issued by Dy. Mamlatdar vide order No. RTS/Daftar Tapasani/Tukda Camp/Narol, Dtd. 05/09/1977 the land bearing Survey No. 2/4 has been declared as *TUKDA* and entry to that effect was mutated in the mutation register vide entry No.2030, dated 05/09/1977.



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9....

Thereafter, the loan of The Narol Seva Sahakari Mandali Ltd. has been repaid by the land loards, therefore the 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. 2494 , dated 14/07/1992.

10....

Thereafter, the owner and ccupier of the said land i.e. Punjabhai Kalyanbhai died on 20/08/1995 intestate leaving behind him his heirs Laxmiben widow of Punjabhai Kalyanbhai, Fulabhai Punjabhai, Bhagwatiben Punjabhai, Renukaben Punjabhai and Ramchandra Punjabhai, Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2628, dated 12/10/1995.

11....

Thereafter, the co-owner and co-occupier of the said land i.e. Bhagwatiben Punjabhai and Renukaben Punjabhai Patel 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. 2629, dated 13/10/1995.

12.....

Thereafter, the owners of the said land i.e. Laxmiben widow of Punjabhai Kalyanbhai, Fulabhai Punjabhai and Ramchandra Punjabhai has soldout the land of her share i.e. **Survey No. 2/4** containing by admeasurments **3339 Sq. Mtrs.** or thereabouts to the Munaf Abdul Raheman Sojatwala and Khalik Abdul



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Raheman Sojatwala by executing a Reg. Sale deed Dtd. 21/02/2006 and entry to that effects was mutated in the mutation register vide entry No. 3237, Dtd. 23/02/2006.

13.... Thereafter, the loan has been taken by said land loard from The Narol Group Seva Sahakari Mandali Ltd. , So that the charge of Mandali 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.3602, dated 29/05/2008.

This entry has been rejected by competent authority as the name of borrowers does not appeared in the revenue record.

14.... Thereafter, the Goverment 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 passeddated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 4774, dated 03/05/2012 and the land of entire village Narol gone in the new taluka Ahmedabad City East.

15..... Thereafter, the owners of the said land i.e. Munaf Abdul Raheman Sojatwala and Khalik Abdul Raheman Sojatwala has soldout the land of her share i.e. **Survey No. 2/4** containing by admeasurments **3339 Sq. Mtrs.** or thereabouts to the Laxmanbhai Popatbhai Patel (50 % Share) and Hardik vinubhai Gajera (50 % Share) by executing a Reg. Sale deed No. 1369, Dtd. 27/06/2019.



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and entry to that effects was mutated in the mutation register vide entry No. 6251, Dtd. 29/06/2019.

16... Thereafter, Said land loards i.e. **Laxmanbhai Popatbhai Patel and others** had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No. 2/4 admeasuring 3339 Sq.Mtrs. paiki 2504 Sq.Mtrs. into N.A. Purpose. The Collector had allowed the application vide its order No.25/07/15/020/2020, Dtd. 02/01/2020 and entry to that effect was mutated in the mutation register vide entry No.6323, dated 02/01/2020.

17.... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **18/06/2020** on behalf of owners 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 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 No. 2/4** containing by admeasurments **3339 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 56, Final Plot No. 37** admeasurments **2504 Sq. Mtrs.** Situate, lying and being at Moje : Narol, Taluka : Maninagar in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) 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 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.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing Survey No. 2/4 containing by admeasurments 3339 Sq. Mtrs. or thereabouts, As per T.P.S. No. 56, Final Plot No. 37 admeasurments 2504 Sq. Mtrs. Situate, lying and being at Moje : Narol, Taluka : Maninagar in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol)

Date : 29 JUL 2020

Hiren A. Rajput

Advocate

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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 clients.

