

## TITLE SEARCH REPORT

**MOUJE** : **VASTRAL**  
**TALUKA** : **VATVA**  
**DISTRICT** : **AHMEDABAD**  
**BLOCK/SURVEY NO.** : **88**  
**F.P. NO.** : **57**  
**T.P. SCHEME NO.** : **117 (VASTRAL)**  
**Hec. Are. Sq. Mtrs.** : **1-15-34**  
**Area of FP** : **6920 sq. mtrs. after**  
**T.P. Deduction of 4614**  
**sq. mtrs.**  
**Non Agricultural land**  
**Name** : **Suryam Infrastructure,**  
**A partnership firm's**  
**administrative partners**

**BHARAT K. PATEL ASSOCIATES**

— : Office : —

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**BHARAT K. PATEL ASSOCIATES**

**Bharat K. Patel**  
Advocate & Notary

**Mrugesh B. Patel**  
Advocate

**REF: TSR/VASTRAL-88/109/T-38**

**Dated :7/10/2019**

To,  
Suryam Infrastructure, a partnership firm,  
For and on its behalf administrative partner  
Ashokkumar Kantilal Patel,  
Resi. of Ahmedabad.



**TITLE SEARCH REPORT**

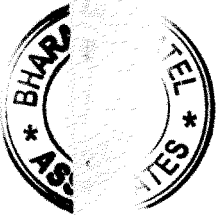
**SUBJECT:-**Title Search Report in respect of the rest of non  
agriculture land of 6920 sq. mtrs. after T.P.  
Deduction of 4614 sq. mtrs. of Final Plot No. 57  
allotted to the land of Hec. Are. Sq. Mtrs. 1-15-  
34 of Block/Survey No. 88 on implementation of  
T.P. Scheme No. 117 (Vastral) of Account No.  
2001 of Mouje Village Vastral SIM of Tal. Vatva  
in the registration District Sub District  
Ahmedabad Zone – 12 (Nikol) belong to and  
situated in the sole absolute ownership,  
occupation and possession of Suryam  
Infrastructure, a partnership firm, for and on its  
behalf, its administrative partner Ashokkumar  
Kantilal Patel, Resi. of Ahmedabad.

1. We, the advocate, Bharat K. Patel Associates, having office at the abovementioned address hereby issue this Search Report that Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land has given an application together with necessary evidence demanding the Title Clearance Certificate in respect of the above referred non agriculture land stating inter alia that the rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Account No. 2001 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District  Ahmedabad Zone – 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad. Taking them into reading, the facts as under are found.



2. Whereas the rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Account No. 2001 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad. The Title Search Report for the same is issued. (Hereinafter referred to as "the said land" in this Title Clearance Certificate).

3. That as per Tribunal Case No. 150, dated 18/09/1965, subject to the condition that Punjaji Dhusaji, the permanent tenant of the said land to be paid the amount of purchase value of the said land Rs.200.27/- (Rupees Two Hundred and paise Twenty Seven only) to the land owner Mahendraray Bhalchandraray, the said land was given to the said Punjaji Dhusaji on Old Tenure on ownership right. He having paying up the said amount and on receiving the Purchase Certificate to that effect, deleting the name of the said Mahendraray Bhalchandraray, the name of Punjaji



Dhusaji was entered as an owner, occupier in the revenue record. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 24/10/1966 vide Entry No. 836 and the said entry is certified by the competent Officer.

4. Thereafter, the said Punjaji Dhusji being expired unmarried without children condition on dated 01/06/1973, an entry to enter the names of (1) Babaji Jenaji and (2) Samuben Wd/o Jenaji Fusaji as his heirs of the said land according to the Hindu Act on succession right in the revenue record as co-owners, occupier was made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 22/07/1973 vide Mutation entry No. 1386, but the said entry was rejected by the concerned officer on dated 06/11/1973.

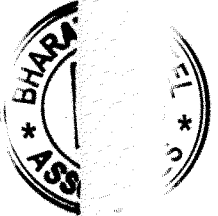
5. Thereafter, the said Samuben Wd/o Jenaji Fusaji being expired, only Babaji Jenaji was came only one heir of said Punjaji Dhusaji and an entry of succession in this regard is made again in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 25/12/1977 vide Entry No. 1644 and the said entry is certified by the Mamlatdar (M) on dated 22/09/1978 and according to it, the name of Babji Jenaji



was entered in the revenue record as an owner and occupier.

6. Thereafter, the said Babaji Jenaji as himself and as a Karta and manager of his H.U.F., sold and conveyed the said Agriculture land of 11534 sq. Mtrs. of Old Tenure on dated 11/09/2004 to (1) Rajeshbhai Rameshbhai Patel and (2) Jaysukhbhai Ravjibhai Dobariya, for which a legal sale deed was registered in the office of the Sub Registrar, Ahmedabad-7 (Odhav) vide Sr. No. 3249, dated 13/09/2004. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 14/09/2004 vide Entry No. 3457 and the said entry is certified by the Circle Officer, Aslali on dated 04/12/2004 on verifying the registered deed and Index-2.

7. Thereafter, the said (1) Rajeshbhai Rameshbhai Patel and (2) Jaysukhbhai Ravjibhai Dobariya sold and conveyed the said Agriculture land of 11534 sq. Mtrs. of Old Tenure on dated 21/02/2011 to (1) Gandabhai Kalidas Patel (Partner of 37.5% share) (2) Vishnubhi Kalidas Patel (Partner of 37.5% share) and (3) Amrutbhai Kalidas Patel (Partner of 25.0% share) for which a legal sale deed was registered in the office of the Sub Registrar, Ahmedabad-7 (Odhav) vide Sr.



No. 2709, dated 21/02/2011. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 22/07/2011 vide Entry No. 6073 and the said entry is certified by the Circle Officer, Aslali on dated 27/09/2011 on verifying the registered deed and Index-2 and the papers about being the farmer account holder.

8. Thereafter, vide Resolution No. PFR/102011/1275/L/1, dated 17/03/2012 of the Revenue Department of the government, on merging City and Dascroi Taluka of Ahmedabad District, two new Taluka Ahmedabad East and Ahmedabad West of Ahmedabad Taluka were established, according to it, an entry was made to enter Vastral village of City West Taluka in Ahmedabad City East. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 03/05/2012 vide Entry No. 6540 and it is certified on dated 05/05/2012 by the concerned officer.

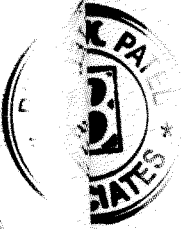
9. Thereafter, the said land of Hec. Are. sq. mtrs. 1-15-34 that means 11534 sq. mtrs. land of said Survey No. 88 being included in Draft T.P. Scheme No. 117 (Vastral), the land of the area of 4614 sq. mtrs. was gone under T.P. Deduction and the rest of the land was allotted Final Plot No. 57 whose area was fixed 6920 sq. mtrs.

10. Thereafter, the said land of Hec. Are. sq. mtrs. 1-15-34 that means 11534 sq. mtrs. land of said Survey No. 88 being included in Draft T.P. Scheme No. 117 (Vastral), the land of the area of 4614 sq. mtrs. was gone under T.P. Deduction and the rest of the land was allotted Final Plot No. 57 whose area 6920 sq. mtrs. was purchased by one Shri Ghanshyambhai Mohanbhai Patel (as partner of undivided 50% of the whole land) and (2) Ashokkumar Kantilal Patel (as partner of undivided 25% of the whole land and (3) Kanubhai Kantilal Patel (as partner of undivided 25% of the whole land) from its owners (1) Gandabhai Kalidas Patel (Partner of 37.5% share) (2) Vishnubhi Kalidas Patel (Partner of 37.5% share) and (3) Amrutbhai Kalidas Patel (Partner of 25.0% share) for which a legal sale deed was registered in the office of the Sub Registrar, Ahmedabad-13

 (City Taluka Agri.) vide Sr. No. 600 on dated 26/04/2017.

An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 26/04/2017 vide Entry No. 8702 and the said entry is certified by the concerned officer on dated 17/06/2017.

11. Thereafter, the said land of Hec. Are. sq. mtrs. 1-15-34 that means 11534 sq. mtrs. land of said Survey No. 88 being included in Draft T.P. Scheme No. 117 (Vastral), the land of



the area of 4614 sq. mtrs. was gone under T.P. Deduction and the rest of the land was allotted Final Plot No. 57 whose area 6920 sq. mtrs., the agriculture land of Old Tenure paiki of 50% share 3460 sa. Mtrs. that means as per Survey number, of 50% share 5767 sq. mtrs. agriculture land of Old Tenure was purchased by Parulben Devjibhai Patel from the seller Ghanshyambhai Mohanbhai Patel, for which a registered sale deed was registered in the office of the Sub Registrar, Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 1631 on dated 12/07/2018. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 12/07/2018 vide Entry No. 9285 and the said entry is certified by the concerned officer on dated 30/08/2018.

11. Thereafter, for the said land of the area of 6920 sq. mtrs. of Survey No. 88, T.P. No. 117, Final plot No. 57 farming – farming and the land of the area of 6920 sq. mtrs. of Survey No. 88, T.P. No. 117, Final Plot No. 57 for non agriculture purpose of P.S.P. nature, on paying up 25% premium amount Rs.64,87,500/- for farming – farming purpose and 40% amount Rs.2,04,83,200/- aggregating in all Rs.2,69,70,000/- for non agriculture purpose by Shri Parulben Devjibhai Patel etc. as per order No. CB / P.S.P. /

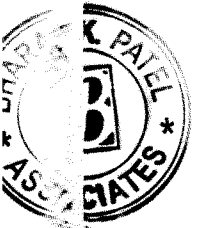


Premium / Vastral / Survey No. / Block No. 88 / S.R. 649 / 2018 dated 08/04/2019 of the Hon. District Collector, Ahmedabad, order is passed for giving the exemption from the controls for the farming – farming and for non agriculture purpose for the conversion of the controls of P.S.P. subject to the additional terms and conditions mentioned in the said order in addition to Ganot Dhara and other legal provisions. That the said land was purchased by Suryam Infrastructure. As such the said amount was paid up by Suryam Infrastructure, a partnership firm for and on behalf of the occupier of the said land – Shri Parulben Devjibhai Patel etc. as decided between the parties. The amount of the above premium amount is not included in the  total sale consideration of the said land. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 09/05/2019 vide Entry No. 9743 and the said entry is certified by the concerned officer on dated 12/06/2019.

-  12. Thereafter, the applicant Parulben Devjibhai Patel on demanding through online application on dated 15/05/2019 for obtaining non agriculture permission under section – 65 of the Gujarat Land Revenue Act – 1879, the Collector, Ahmedabad vide his order No. 125 / 07 / 16 / 027 / 2019

dated 27/05/2019 had approved for the non agriculture purpose subject to the terms and conditions mentioned in the order, hence an entry was made. For the said land, the conversion tax, special cess, local fund, education cess, measurement fee etc. total Rs.2,85,866/- is paid up by Suryam Infrastructure, a partnership firm in the revenue department as decided between the parties subject to no to give credit in the total sale consideration. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 07/06/2019 vide Entry No. 9773 and the said entry is certified by the concerned officer on dated 03/08/2019.

13. Thereafter, (1) Ashokkumar Kantilal Patel (2) Kanubhai Kantilal Patel and (3) Parulben Devjibhai Patel sold and conveyed the said land of Hec. Are. sq. mtrs. 1-15-34 of Block / Survey No. 88 of Account No. 2001 whose inclusion being made in T.P. Scheme No. 117 (Vastral), the land of the area of 4614 being gone in T.P. deduction, the rest of the land is allotted Final Plot No. 57, the said land was sold to Suryam Infrastructure, a partnership firm, for and on behalf of it, its administrative partner Ashokkumar Kantilal Patel vide registered sale deed No. 13514 dated 17/07/2019, hence an entry of sale was made according to



the copy of registered sale deed and copy of original index along with the application of the applicant. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 18/07/2019 vide Entry No. 9854 and the said entry is certified by the concerned officer on dated 05/09/2019.

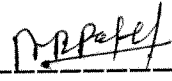
14. As such, the details made available from the Government Record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights - HAKKPATRAK) about the said rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Account No. 2001 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) written in the Search Report and on verification of the Government Record, Village Form No. 7 x 12 the said property is belong to and situated in the sole absolute ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad. We have not received any Government entry of

subsequent period, but this search report is given on the basis of entries whichever made available.

15. As such the immoveable property of the rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Account No. 2001 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) belong to and situated in the sole absolute ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad and Title Clearance Certificate in that respect is given separately.

**Dated this 7<sup>th</sup> day of October, 2019 at Ahmedabad.**

**FOR BHARAT K. PATEL ASSOCIATES**

  
  
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**ADVOCATE**

**NOTE :**

Please note that the registration record of the year 1994 to 2019 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 to 2019) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this  Title Clearance Certificate cum Report.

Dated this 7<sup>th</sup> day of October, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

  
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ADVOCATE



NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BEFORE ANY COURT OF LAW.

