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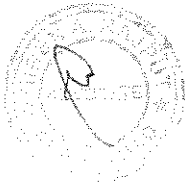
Ref. No. 612/2018

Date : 2 SEP 2018

To,

Rasikbhai Nagjibhai,

Add. Nikol, Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey No. 1068/2 containing by admeasurements 3229 Sq. Mtrs. or thereabouts, As per T.P.S. No. 65, Final Plot No.129/2/2 admeasurements 2422 Sq.Mtrs. Situate, lying and being at Moje : Naroda, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to Rasikbhai Nagjibhai.

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 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 2018 (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 ,

Page No. 1 of 8



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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... Name of Narandas Amrutlal has been appeared as occupier of the said land bearing survey no.1068 in the year 1951-1952.

2.... Thereafter the owner and occupier of the said land i.e. Narandas Amrutlal Dalvadi died on 05/01/1977 intestate leaving behind him his heirs (1) Manekben Widow of Naranbhai Amrutlal herself and as a Guardian of Minor Varshaben Narandas (2) Rameshchandra Narandas, 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. 8381, dated 25/09/1978.

3.... Thereafter, the Said land bearing Survey No. 1068 Paiki admeasurments 3229 Sq.Mtrs has been Soldout by Vitthalbhai Nagjibhai P.O.A. Holder of (1) Manekben Widow of Naranbhai Amrutlal (2) Rameshbhai Naranbhai himself and as a Karta of HUF (3) Varshaben D/o. Naranbhai Amrutlal to Rasiklal Nagjibhai by executing a Reg. Sale deed No. 2979, Dtd. 01/08/2000 and entry to that effects was mutated in the mutation register vide entry No. 11971, Dtd. 04/08/2000.



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4.... Thenafter, as per order issued by DILR, Ahmedabad on, Dtd. 06/10/2000 and as per *Puravni Patrak No. 35 and Hissa No.12* the land bearing Survey No. 1068 has been devided as mentioned under...

Survey No.	Area	Occupior
1068/1	2740 Sq.Mtrs.	Manekben Widow of Narandas Amrutlal Rameshchandra Narandas Manekben Narandas as guardian of Minor of Varshaben Narandas
1068/2	3229 Sq.Mtrs.	Rasikbhai Nagjibhai

Entry to said order was mutated in the mutation register vide entry No. 12061, dated 30/12/2000

5..... Thereafter, Said land loards i.e. **Rasikbhai Nagjibhai** had applied before the Collector Ahmedabad to convert the agricultural land of Survey No 1068/2 admeasuring **3229 Sq.Mtrs.** for Residential purpose. The Collector had allowed the application vide its order No.N.A/U-1/NARODA/CON/14/2002, Dtd. 19/12/2002 and entry to that effect was mutated in the mutation register vide entry No.13282, dated 11/02/2003.



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6..... Thereafter, As per order issued by Deputy Collector Ahmedabad vide his office bearing order no. N.A/U-1/NARODA/CASE NO.72/73/2003, Dtd.09/04/2003, the land bearing Survey No 1068/2 admeasuring 3229 Sq.Mtrs paiki 2404.76 Sq.Mtrs. has been converted into Commercial Purpose from Residential purpose and entry to that effects was mutated in the mutation register vide entry No. 13317, Dtd. 10/04/2013.

7.... Thereafter, the owner of the said land i.e. Rasikbhai Nagjibhai Savaliya has soldout the land bearing Survey No. 1068/2 admeasuring 3229 Sq.Mtrs. Paiki 2404.76 Sq. Mtrs. toTthe Kohinoor (Nikol) Association through its chairmen by executing a Reg. Sale deed No. 5305, Dtd. 19/07/2006 and entry to that effects was mutated in the mutation register vide entry No. 15272, Dtd. 20/07/2006.

8.... Thereafter, As per order issued by City Mamlatdar, Ahmedabad vide his office bearing order No. RTS/SUDHARO/VASHI.180/10 S.R.No.4738 correction has been done in the revenue record of the subject land and entry to said order was mutated in the mutation register vide entry No. 17270, dated 18/02/2010.

9.... 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 passed



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dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 18854, dated 03/05/2012. so the land of entire village Naroda gone in the new taluka Ahmedabad City East.

10..... Thereafter, Rectification Deed has been executed on 19/07/2006 vide Reg. Deed No. 5305 by Rasikbhai Nagjibhai Savaliya in favour of Kohinoor (Nikol) Association through his chairmen Anilbhai Khimjibhai Pansuriya to understand the area of sold land as 2422 Sq.Mtrs. instead of 2404.76 Sq.Mtrs. and entry to that effects was mutated in the mutation register vide entry No. 21739, Dtd. 05/09/2017.

11..... Thereafter As per order issued by City Mamlatdar of Asarwa vide his office bearing order no. RTS/SUDHARA HUKAM/VASHI/S.R.1/2018, Dtd.13/04/2018 the land of Survey No.1068/2 admesuring 2422 Sq.Mtrs recorded on the name of Kohinoor (Nikol) Owners Association and remaining 807 Sq Mtrs. has been recorded in the name of Rasikbhai Nagjibhai Savaliya and entry to that effects was mutated in the mutation register vide entry No. 22060, dated 10/05/2018.

12..... Thereafter , As per decree issued in the court of Hon'ble City Civil Judge , Ahmedabad in the Reg. Civil Suit No. 133/2018 , Dtd. 22/04/2018 the sattellment done between plaintiff and defendents and as per sattellment the deed



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of sale executed on 5305, Dtd. 19/07/2006 (Entry No. 15272) and rectification deed Reg. No. 12808, Dtd. 23/08/20017 (Entry No. 21739) has been declared cancelled and the decree has been registered at the office of sub Registrar of Assurance on 04/042003 vide Sr. No. 12658 and name of Rasikbhai Nagjibhai Savaliya entered as owner and occupier of the subject land and entry to that effects was mutated in the mutation register vide entry No. 22096, dated 22/06/2018.

13... As a part of investigation, I have issued a public notice in **GUJARAT SAMACHAR NEWS PAPER** dated **15/08/2018** 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.

14... 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. 1068/2** containing by admeasurements 3229 Sq. Mtrs. or thereabouts, As per **T.P.S. No. 65**, **Final Plot No. 129/2/2** admeasurements **2422 Sq. Mtrs.** N.A. for Commercial Purpose Situate, lying and being at Mouje : Naroda, Taluka : Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that



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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 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.
- (4) As per sattellment done in the Reg. Civil Suit No. 133/2018 the decree has been passed by Hon'ble court and the sale deed No. 5305, Dtd. 19//07/2006 and Rectification Deed No. 12808, Dtd. 23/08/2017 has been declared cancelled and decree has been registered before Sub Registrar, But I hereby advised to executed cancellation deed for the abovesaid both documents with proper stamp duty applicable on it.