

# TITLE REPORT

Block no.214/5 ,T.P.115,Final plot no. 79/4, Village  
Ramol, Taluka Vatva,District Ahmedabad

**Babubhai G. Kakadia****Advocate & Notary**Office, .. 317, Sanidhay Arcade, Nr. Maruti show room, S.P. Ring road,  
Vastral, Ahmedabad-382418Resi .. 14, Silver 34 Bunglow, Nr. Maruti show room, S.P. Ring road,  
Vastral, Ahmedabad-382418

Mo. 94261 81785 , 98981 24428

**Ankit B. Kakadia****Advocate**

Ref.. file no. 820/863

Dated-12-08-2023

Ahmedabad

**TITLE REPORT**

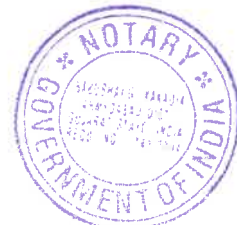
The non Agriculture land of following survey-F.P. number is belonging to Gopalanand Buildcon Partnership firm PAN no. AAYFG 9347 C, its office at 523, 5<sup>th</sup> floor, Naroda Business Hub, Opp. Satva Green Party Plot, Naroda-Dehgam road, Muthiya, Ahmedabad-382330, Gujarat State, India.

| Sr. no. | Village Taluka Dist.  | Survey No. | H. are. sqmts.                      | T.P. Scheme no. Ward | Tenure            | Total N.A. Assessment Rs. |
|---------|-----------------------|------------|-------------------------------------|----------------------|-------------------|---------------------------|
| 1       | Ramol Vatva Ahmedabad | 214/5      | 0.63.74<br>Paiki<br>N.A.<br>0.24.34 | 115<br>79/4          | Non agricul. land | 1460.40<br>Ledger No. 920 |

Under the instruction of client Mr. Suhag Vasudevbbhai Mirani, office at 523, 5<sup>th</sup> floor, Naroda Business Hub, Opp. Satva Green Party Plot, Naroda-Dehgam road, Muthiya, Ahmedabad-382330, Gujarat State, India.

I have prepared the title report of above mentioned land. And I have investigated the title of above mentioned non agriculture land situated at Village Ramol, Taluka Vatva , Ahmedabad (Gujarat State, India) and have caused necessary search of 12 years from revenue

B98



records of Mamlatdar office, Taluka Vatva , District Ahmedabad and office of Sub registrar-11 [Aslali] through my clerk. which are as under:-

The mutation entry no. 730 and 831 are not tress out from the revenue record.



Originally, the land of survey no. 214/5 admeasuring acre 1 and guntha 23 was holding by the Keshavlal Ranchhodbhai. But he was expired dated 14/8/1936. So their lineal decedents heir Minor son Amratlal Keshavlal through his natural guardian and mother Bai Samrath her administrator Mr. Ranchhodbhai Motibhai's name had been entered in village form no. 6 by mutation entry no. 1000 dated 6/9/1936.

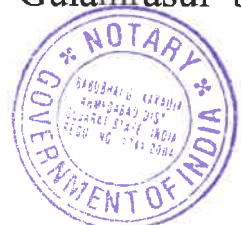
According to order under the Inam Abolition Act 1953. And the land had been entered under Head of vacant land title by the order of district collector no. W.T.N. 4075 dated 28/7/1953 and the order of the taluka no. W.T.N. 907 dated 2/2/1955 to give effect in the village form no. 6. The effects of the mutation had been given in village form no. 6 by mutation entry no, 1654 dated 21/3/1955.

Thereafter. The name of tenant in common in year 1955/56 had been entered in the record of revenue by the of taluka no. T.N.C. dated 15/8/1956 in the land of survey no. 214/5 admeasuring acre 1 and guntha 23. The effects of the mutation had been given in village form no. 6 by mutation entry no, 1775 dated 25/8/1956.

The Mutation entry no. 2052 is not applicable to the land of survey no. 214/5.

The land of survey no. 214/5 admeasuring acre 1 and guntha 23 was holding by the Amratlal Keshavlal. But actually land was cultivating by the Bakarali Gulamrasul as a tenant. But under section 32 G of the Bombay Tenancy and Agriculture Act 1948, the land was purchased by the tenant Bakarali Gulamrasul by

31



paying Rs. 600/- to the holder of the land. So the name of the purchaser's had been entered in the record of revenue by the order of the revenue Tribunal and Deputy Collector, Ramol, Taluka Daskroi, Ahmedabad no. T.M.C. 109 dated 27/5/1969. The effects of the mutation had been given in village form no. 6 by mutation entry no, 2168 dated 31/5/1963. The entry was certified by the revenue authority dated 9/4/1964.

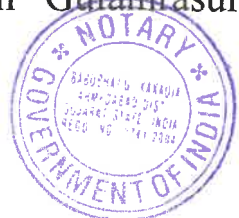


Thereafter, the holder of land of survey no. 214/5 admeasuring acre 1 and guntha 23 had taken the Advances from the Gujarat State Cooperative and development Bank Ltd. So there is burden of loan of bank is on the land. The effects of the mutation had been given in village form no. 6 by mutation entry no, 2545 dated 18/2/1968.

According to the notification of Government of Gujarat dated 5/2/1986 that the land of all survey numbers of village Ramol, Taluka Daskroi, Dist. Ahmedabad are included in the boundary of extended limit of Ahmedabad Municipal corporation is liable for conversion Tax , accept for the use of agriculture purposes from the dated 5/2/1986. In lie of notification of Government of Gujarat dated 5/2/1986 , the collector of Ahmedabad had issued the letter no. CB/REV/VASHI/6501 TO 6507 dated 19/11/1986 and in view of letter of collector, the Mamlatdar, daskroi had also issued the instruction in the revenue office no. land/Con. Tax/ vashi/ 3774 dated 7/2/1987. The effects of the mutation had been given in village form no. 6 by mutation entry no, 4612 dated 7/2/1987. The entry was certified by the revenue authority dated 29/11/1988.

Thereafter, the holder of the land of survey no. 214/5 admeasuring acre 1 and guntha 23, Barkatali Gulamrasul was expired dated 25/5/1998. So their lineal decedents heirs [1] Yakubali Barkatali Gulamrasul [2] Sadikali Barkatali Gulamrasul [3] Hamidabibi Barkatali Gulamrasul [4] Somimbanu Barkatali Gulamrasul [5] Sabedabanu Barkatali Gulamrasul [6] Shakinabanu Barkatali Gulamrasul [7] Kherunbibi widow of Barkatali Gulamrasul's

397



names had been entered in village form no. 6. The effects of the mutation had been given in village form no. 6 by mutation entry no, 5171 dated 11/11/2000. The entry was certified by the revenue authority dated 2/3/2001.

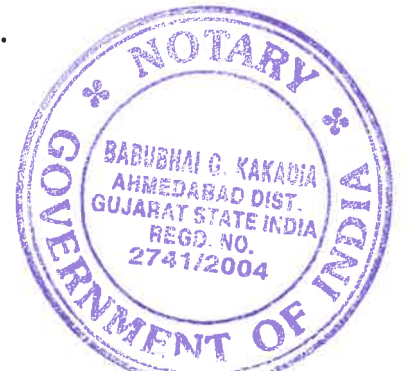


Thereafter, the holder of land of survey no. 214/5 admeasuring acre 1 and guntha 23 had taken the Advances from the Ramol Service Cooperative Society Ltd. So there is burden of loan of society is on the land. The effects of the mutation had been given in village form no. 6 by mutation entry no, 5277 dated 19/6/2002. The entry was certified by the revenue authority dated 20/8/2002.

Thereafter, the co-holder of land of survey no. 214/5 [1] Saiyad Hamidabibi Barkatali [2] Sadikali Barkatali had taken the Advances from the Gujarat State Cooperative Agriculture and rural development Bank Ltd. So there is burden of loan of bank is on the land. The effects of the mutation had been given in village form no. 6 by mutation entry no, 5495 dated 23/3/2005. The entry was certified by the revenue authority dated 24/5/2005.

Thereafter, the co-holder of land of survey no. 214/5 Kadarali Gulamrasul Barkatali Saiyad was expired dated 25/11/1996. So their lineal decedents heirs Umraubibi wife of Gulamrasul Hasanali died, Kadarali son of Gulamrasul Hasanali died, Barkatali son of Bakarali Hasanali died, Umrabibi first wife of Kadarali expired before 10 years ago. [1] Sayadali son of Kadarali [2] Laykatali son of Kadarali [3] Yakubali Barkatali [4] Sadikali Barkatali [5] Hamidabibi Barkatali [6] Shaminabanu Barkatali [7] Abedabanu Barkatali [8] Shakinabanu Barkatali [9] Kherunbibi Barkatali [10] Barkatali Gulamrasul Hasanali names had been entered in village form no. 6. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6460 dated 17/11/2008. The entry was not certified due to the lack of relevant papers by the revenue authority dated 27/2/2009.

BK



Thereafter, the land admeasuring 0.23.14 square meters acquired from the of survey no. 214/5 by the Ahmedabad Urban Development Authority for the purpose of Ahmedabad Vadodara express way development circle. According to the provision of the section 11 of the land acquisition Act 1984 dated 31/07/2007. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6482 dated 25/12/2008. The entry was certified by the revenue authority dated 26/03/2009.

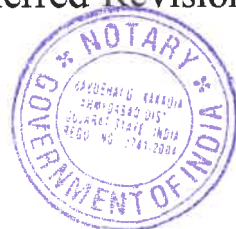


Thereafter, the heirs of Kadarali Gulamrasul Saiyad [1] Liyakatali Kadarali Saiyad and others [petitioners] had preferred tenancy appeal no. 24/2009 Before the Deputy Collector [ land reforms and appeal] Ahmedabad against the heirs of Barkatali Gulamrasul Saiyad [1] Yakubali Barkatali Saiyad and others [Respondents] dated 17/8/2009. The tenancy appeal was rejected for the reason of delay of 46 years dated. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6636 dated 30/10/2009. The entry was certified by the revenue authority dated 7/1/2010.

Thereafter, the heirs of Kadarali Gulamrasul Saiyad [1] Liyakatali Kadarali Saiyad and others were dissatisfied of the order of tenancy appeal no. 24/2009 passed by the Deputy Collector [ land reforms and appeal] Ahmedabad. Therefore, the heirs of Kadarali Gulamrasul Saiyad [1] Liyakatali Kadarali Saiyad and others [petitioners] had preferred revision application no. TEN/BA/437/2009 Before the Hono'ble Gujarat Revenue Tribunal, Ahmedabad against the Government of Gujarat and others dated 18/12/2009. The Hono'ble Gujarat Revenue Tribunal, Ahmedabad had issued the temporary injunction order till final disposal of the revision application. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6664 dated 16/01/2010. The entry was certified by the revenue authority dated 18/03/2010.

Thereafter, the heirs of Gulamrasul Hasanali Saiyad [1] Bakarali Gulamrasul Saiyad and others [petitioners] had preferred Revision

Bn



application Before the Mamlatdar and agriculture tribunal, daskroi Ahmedabad against the Deputy Collector [ land reforms and appeal] and others against the heirs of Barkatali Gulamrasul Saiyad [1] Yakubali Barkatali Saiyad and others [Respondents] dated 25/01/2010. The Mamlatdar and agriculture tribunal, daskroi Ahmedabad had issued the temporary injunction order till final disposal of the revision application. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6673 dated 25/01/2010. The entry was not certified and rejected by the revenue authority due to prior entry no. 6664 is exited for the same facts and the entry no. 6673 is repeated dated 1/4/2010.

Thereafter, the land of survey no. 214/5 paiki admeasuring 0.23.17 smts had been acquired by the shree Sardar Sarovar Narmda Nigam Ltd for the purpose of construction of Ramol Branch canal. The award no. L.A.Q. case no. 8/2004 Ramol/v/8/2004 was declared by the Additional special land acquisition officer, dated 27/01/2010. The effects of the mutation had been given in village form no. 6 by mutation entry no, 6695 dated 22/02/2010. The entry was not certified and also cancelled dated 24/06/2010 by the revenue authority. it was not according to the facts mentioned in award.

Thereafter, the holder of land of survey no. 214/5 admeasuring acre 1 and guntha 23 had taken the Advances from the Ramol Service Cooperative Society Ltd. The burden of loan of society is paid by the holder of land. The society had released the land from the burden of loan. The effects of the mutation had been given in village form no. 6 by mutation entry no, 7279 dated 12/10/2011. The entry was certified by the revenue authority dated 30/1/2012.

Thereafter, the heirs of Gulamrasul Hasanali Saiyad [1] Bakarali Gulamrasul Saiyad's legal heirs Shokatali Bakarali and others [Appellants ] had preferred revision application no. T.E.N./B.A./437/2009 Before the Hono'ble Gujarat Revenue Tribunal, Ahmedabad was withdrawn unconditionally by passing

B92



withdrawal pursis dated 19/09/2011. The effects of the mutation had been given in village form no. 6 by mutation entry no, 7284 dated 14/10/2011. The entry was certified by the revenue authority dated 27/1/2012.



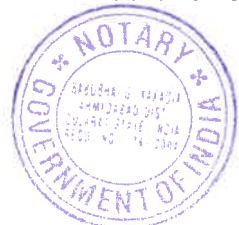
According to the resolution issued by the revenue department of Government of Gujarat no. PFR/102011/275/L/1 dated 17/3/2012 that the two sub-district [Taluka] Ahmedabad [East] and Ahmedabad [West] of Ahmedabad District came in existence. Therefore, the land of village Ramol is included in Ahmedabad [East] Taluka. The effects of the mutation had been given in village form no. 6 by mutation entry no, 7439 dated 03/05/2012. The entry was certified by the revenue authority dated 5/5/2012.

Thereafter, the land of survey no. 214/5 paiki admeasuring 0.23.17 Sqmts came in the part of Sadikali Barkatali Saiyad by order of the city Mamlatdar [vatva] no. CB/VATVA/LAND/ RAMOL/V.170/2015 dated 03/03/2015. The effects of the mutation had been given in village form no. 6 by mutation entry no, 8468 dated 10/03/2015. The entry was certified by the revenue authority dated 16/06/2015.

Thereafter, the co-holder of the land of survey no. 214/5 Kherunbibi widow of Barkatali was expired dated 11/10/2018. So their lineal descendants heirs [1] Yakubali Barkatali [son] [2] Sadikali Barkatali [son] [3] Hamidabibi Barkatali [daughter] [4] Samimbanu Barkatali [daughter] [5] Abedabanu Barkatali [daughter] [6] Shakinabanu Barkatali's [daughter] names had been entered in village form no.6. The effects of the mutation had been given in village form no. 6 by mutation entry no. 9521 dated 24/12/2018. The entry was certified by the revenue authority dated 21/2/2019.

Thereafter, the holder of the agriculture land of survey no. 214/5 of T.P. Scheme no.115 allotted final plot no. 79/4 admeasuring 2434 square meters had applied before the District collector, Ahmedabad to give permission for agriculture land to use the land

13/4



for non agriculture multipurpose, and to remove the restrictions of tenure, provisions tenancy act. 1948 and other legal provisions on the land. The application of permission was granted by District collector, Ahmedabad vide their order no, CB/P.S.P./PREMIUM /RAMOL/214/5/S.R.710/2018 dated 24/01/2019. The effects of the mutation had been given in village form no. 6 by mutation entry no. 9574 dated 02/02/2019. The entry was certified by the revenue authority dated 14/03/2019.



Thereafter, the holder of the land of non agriculture multipurpose use of survey no. 214/5 of T.P. Scheme no.115 allotted final plot no. 79/4 admeasuring 2434 square meters [1] Yakubali Barkatali [2] Sadikali Barkatali [3] Hamidabibi Barkatali [4] Samimbanu Barkatali [5] Abedabanu Barkatali [6] Shakinabanu Barkatali's [1] to [6] persons power of attorney holder Mr. Sanjaybhai Prakashbhai Shah had sold the land by executing register sale deed no. 6810 dated 29/05/2019 infavour of Shree Krishna Developers partnership firm its administrator partner Mr. Prajapati Dipakbhai Muljibhai. The effects of the mutation had been given in village form no. 6 by mutation entry no. 9787 dated 23/09/2019. The entry was certified by the revenue authority dated 2/12/2019.

Thereafter, the holder of the agriculture land of survey no. 214/5 of T.P. Scheme no.115 allotted final plot no. 79/4 admeasuring 2434 square meters had drawn attention regarding typographic mistake is committed in T.P. Scheme number 114 instead of T.P. Scheme number 115 in the order under section 65 of the land revenue code dated 14/05/2019 . the mistake is corrected by order of the District collector, Ahmedabad no. CB/N.A./CORRECTION ORDER/RAMOL/ SURVEY NO 214/5 1009856/2019 dated 20/09/2021. The effects of the mutation had been given in village form no. 6 by mutation entry no. 10356 dated 23/11/21. The entry was certified by the revenue authority dated 02/01/2022.

Thereafter, the holder of the agriculture land of survey no. 214/5 of T.P. Scheme no.115 allotted final plot no. 79/4 admeasuring 2434

BK



square meters had drawn attention regarding typographic mistake is committed in T.P. Scheme number 114 instead of T.P. Scheme number 115 in the order under section 65 of the land revenue code dated 14/05/2019 . the mistake is corrected by order of the District collector, Ahmedabad no. CB/N.A./CORRECTION ORDER/RAMOL/ SURVEY NO 214/5 1009856/2019 dated 20/09/2021. The effects of the mutation had been given in village form no. 6 by mutation entry no. 10415 dated 21/12/21. The entry was certified by the revenue authority dated 14/03/2022.

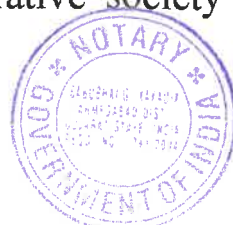


Thereafter, the holder of the land of non agriculture multipurpose use of survey no. 214/5 admeasuring hector are suaremts 0.63.74 paiki the Ahmedabad Urban development authority had acquired admeasuring 0.23.17 suaremts for express way circle and rest of the admeasuring hector are suaremts 0.40.57 of land is included in T.P. Scheme no.115 allotted final plot no. 79/4 admeasuring 2434 square meters multipurpose use of non agriculture land is belonging to Shree Krishna Developers partnership firm its administrator partner Mr. Prajapati Dipakbhai Muljibhai had sold the land by executing register sale deed no. 776 dated 11/01/2023 infavour of Gopalanand Buildcon partnership firm. The effects of the mutation had been given in village form no. 6 by mutation entry no. 10784 dated 16/01/2023. The entry was certified by the revenue authority dated 15-03-2023 So the Gopalanand Buildcon partnership firm is the holder and occupier of the immovable property.

I, further, say that the public notice has been issued in the daily local news paper Divya Bhaskar on page no. 16 column 5-6 dated 02-02-2023 for inviting objection from public at large of their rights. But no any objection from any person has been raised or received to me till lapsing of time mentioned in the public notice.

I further say that the owners, occupiers and holder of the land has made statement before me that no any debt or amount of loan is remained outstanding or unpaid of any co-operative society or

B91



Bank or land mortgage bank or any financial institution. So no any burden of loan is existed on the above referred final plot of non-agriculture land.

**SCHEDULE OF ABOVE REFERRED FINAL PLOT NO. 79/4**

A non agriculture land of survey/block no. 214/5 final plot no. 79/4 of T.P. No. 115 hector are sqmts. 0.24.34 [2434 sqmts. ]. is situated at village Ramol , Taluka Vatva, Dist. Ahmedabad [ state of Gujarat, India.]

**Boundary of Final Plot no.79/4**

Towards east... Adjoining land of final plot no. 79/5  
Towards west... Adjoining land of final plot no. 77[5+6]+79/3  
Towards north ... Adjoining 18 meter wide Road,  
Towards south ... Adjoining 9 meter wide Road.

In view of, what is stated above, I am in opinion and certify that the title of the non Agriculture land of Gopalanand Buildcon Partnership firm PAN no. AAYFG 9347 C, its office no. 523, 5<sup>th</sup> floor, Naroda Business Hub, Opp. Satva Green Party Plot, Naroda-Dehgam road, Muthiya, Ahmedabad-382330, Gujarat State, India is cleared, marketable and free from all reasonable doubts and without encumbrances.

Place –Ahmedabad  
Dated-12-08-2023

*B. G. Kakadia*  
B. G. KAKADIA  
Advocate and Notary  
Sanad no. G/228/1978



**Babubhai G. Kakadia****Ankit B. Kakadia****Advocate & Notary****Advocate**Office, .. 317, Sanidhay Arcade, Nr. Maruti show room, S.P. Ring road,  
Vastral, Ahmedabad-382418Resi .. 14, Silver 34 Bungalow, Nr. Maruti show room, S.P. Ring road,  
Vastral, Ahmedabad-382418

Mo. 94261 81785 , 98981 24428



Ref.. file no. 820/863

Dated-12-08-2023

Ahmedabad

**TITLE CERTIFICATE**

The non Agriculture land of following survey-F.P. number is belonging to Gopalanand Buildcon Partnership firm PAN no. AAYFG 9347 C, its office at no. 523, 5<sup>th</sup> floor, Naroda Business Hub, Opp. Satva Green Party Plot, Naroda-Dehgam road, Muthiya, Ahmedabad-382330, Gujarat State, India. is cleared, marketable and free from all reasonable doubts and without encumbrances.

| Sr. no. | Village Taluka Dist.        | Survey No. | H. are. sqmts.                      | T.P. Scheme no. Ward | Tenure                  | Total N.A. Assessment Rs.    |
|---------|-----------------------------|------------|-------------------------------------|----------------------|-------------------------|------------------------------|
| 1       | Ramol<br>Vatva<br>Ahmedabad | 214/5      | 0.63.74<br>Paiki<br>N.A.<br>0.24.34 | 115<br>79/4          | Non<br>agricul.<br>land | 1460.40<br>Ledger No.<br>920 |

Place –Ahmedabad

Dated-12-08-2023

B.G. Kakadia

**B. G. KAKADIA****Advocate and Notary**

Sanad no. G/228/1978

