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

File No. 1102/2021

Date : 28 AUG 2021

To,
Maruti Developers,
A Partnership Firm
Add. Nikol, Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey/Block No. 64/B containing by admeasuments 8903 Sq. Mtrs. or thereabouts, As per T.P.S. No. 121, Final Plot No. 105/2 admeasuments 5342 Sq. Mtrs. paiki Sub Plot No. 2 admeasuments 3207.14 Sq. Mtrs. Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to **Maruti Developers.**

As per the instructions given by acting partner of said firm 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 2021 (the registration record of some year of Sub-Registrar's Office is destroyed/



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turn 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... That amalgamation scheme became applicable to the land of village Hanspura under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey No. 78 P, 77/1 and 77/2 were amalgamated and given Block No. 64 and name of Bai Santok widow of Magan Bechar and Gabhaji Lakhaji appeared as occupier of the land and entry to that effects was mutated in the mutation register vide entry No. 1161, dated 15/10/1963.

2.... Thereafter, the loan from The Gujarat State Land Mortgage Bank Ltd. has been taken by the land lords, Hence the charge of Bank has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1259, dated 24/04/1972

3.... Thereafter, the owners and occupiers of the subject land repaid the loan of The Gujarat State Land Mortgage Bank Ltd., Hence satisfaction of charge has been recorded in the other right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1411, dated 01/01/1980.



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4.... Thereafter, the co-owner and co-occupier of the subject land i.e. Bai Santok widow of Magan Bechar has been expired and her name has been deleted from 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1326, dated 01/09/1980.

5..... Thereafter the Co-owner and Co-occupier of the said land i.e. Gabhaji Lakhaji died on 31/03/1996 intestate leaving behind him his heir (1) Maniben widow of Gabhaji Lakhaji (2) Jashuji Gabhaji Thakor , 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. 1516, dated 10/08/1996.

6..... Thereafter, the Co-owner and Co-occupier of the said land i.e. Jashuji Gabhaji Thakor died on 30/09/2004 intestate leaving behind him his heirs Shardaben widow of Jashuji Gabhaji, Melaji Jashuji and Kaliben Jashuji , 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. 1703, dated 01/10/2004.

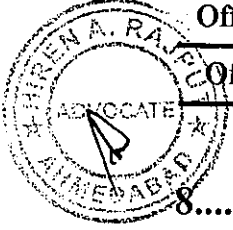
7.... Thereafter, as per order issued by Mamlatdar, Dascroi vide order No. RTS/Hanspura/Comp.Sudharo/S.R.350/08, Dtd. 08/05/2008 the land bearing Block No. 64 has been declared as Old Tenure except A. 2-08 Gunthas area and entry to that effects was mutated in the mutation register vide entry No. 1868, dated 08/05/2008.



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8.... Thereafter, as per order issued by Mamlatdar, Dascroi vide order No. RTS/Record Promulgationa/14/18, Dtd. -07-08 the land bearing Block No. 64 paiki A. 2-08 Gunthas declared as New Tenure and A. 1-14 Gunthas declared as Old Tenure and entry to that effects was mutated in the mutation register vide entry No. 1889, dated 18/07/2008.

9.... Thereafter, as per order passed by Dy. Collector, Viramgam Prant vide order No. ADM/Block Vibhajan/SR No. 247/08, Dtd. 29/07/2008 the land bearing Block No. 64 admeasuring 14366 Sq.Mtrs. devided into two Blocks i.e. (1) 5463 Sq.Mtrs. Old Tenure and (2) 8903 Sq.Mtrs. New Tenure and entry to that effects was mutated in the mutation register vide entry No. 1900, Dtd. 05/08/2008.

10.... Thereafter, as per order passed by DILR, Ahmedabad vide Du.Pa.No. 20, K.J.P. S.R.No. Sp.2/ 156/28-09, Dtd. 24/09/2008 the land bearing Block No. 64 admeasuring 14366 Sq.Mtrs. devided into as under....

Block No.	Area	Tenure
64 A	5463 Sq.Mtrs.	Old Tenure
64 B	8903 Sq.Mtrs.	New Tenure

Entry to that effects was mutated in the mutation register vide entry No. 1923, Dtd. 29/09/2008.



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11.... Thereafter, the government 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 dated 17/03/2012 vide no. PKR/ 102011/275 / L / 1. The effect of this mutation has been given in village form no. 6 by mutation entry no.2296 Dated 03/05/2012 and the village Hanspura is included in the new taluka ahmedabad city east.

12.... Thereafter, the co-owner of the subject land i.e. Melaji Jashuji attain a age of majority, Hence word minor and name of his Guardian has been deleted from his name and entry to that effects was mutated in the mutation register vide entry No. 2525, Dtd.15/10/2014.

13.... Thereafter, the co-owner of the subject land i.e. Kaliben Jashuji attain a age of majority, Hence word minor and name of her Guardian has been deleted from his name and entry to that effects was mutated in the mutation register vide entry No. 2582, Dtd.18/06/2015.

This entry has been rejected by competent authority as the recored is ruined in riots.

14.... Thereafter, the co-owner of the subject land i.e. Kaliben Jashuji attain a age of majority, Hence word minor and name of her Guardian has been deleted from his name and entry to that effects was mutated in the mutation register vide entry No.2745, Dtd.15/04/2017.



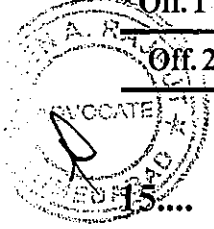
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15.... Thereafter, as per order issued by the Collector Ahmedabad vide order No. CB/CTS-1/Na.Sha./Binkheti Premium/Hanspura/Block No. 64B/S.R. 85/2017, Dtd. 04/01/2018 the land bearing Survey/Block No.64B admeasuring 5342 Sq.Mtrs. has been free from restriction of New Tenure and the land declared Old Tenure for N.A. Use and entry to that effect was mutated in the mutation register vide entry No. 2834 dated 10/01/2018.

16.... Thereafter, the owners and occupiers of the said land i.e. Maniben widow of Gabhaji Lakhaji, Shardaben widow of Jashuji Gabhaji, Melaji Jashuji and Kaliben Jashuji has been soldout the land bearing **Block No. 64B** admeasuring 8903 Sq. Mtrs. , As per T.P.S. No. 121, F.P. No. 105 admeasuring 5342 Sq.Mtrs. to Patel Bhupatbhai Vashrambhai (Lathia) by exciting a Reg. Sale deed No. 73, Dtd. 10/01/2018 and entry to that effects was mutated in the mutation register vide entry No. 2838, Dtd. 11/01/2018.

17.... Thereafter, Said land loards i.e. **Patel Bhupatbhai Vashrambhai (Lathia)** had applied befor the Collector Ahmedabad, to convert the agricultural land of **Block No. 64B** admeasuring 8903 Sq. Mtrs. , As per T.P.S. No. 121, F.P. No. 105 admeasuring 5342 Sq.Mtrs. for Residential purpose. The Collector had allowed the application vide its order No.CB/N.Sha./Tatkal/N.A./S.R.639/2018, Dtd. 25/06/2018 and entry to that effect was mutated in the mutation register vide entry No. 2975, dated 26/06/2018.



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18.... Thereafter, appeal has been filled against mutation entry no. 2838 before Dy.Dollector (E) Ahmedabad and Dy.Dollector (E) Ahmedabad passed and order vide No. RTS/Appeal/Case No. 173/18, Dtd. 06/10/2018 and rejected the appeal and entry to that effect was mutated in the mutation register vide entry No. 3047 dated 11/10/2018.

19.... Thereafter, appeal has been filled against mutation entry no. 2838 before Dy.Dollector (E) Ahmedabad and Dy.Dollector (E) Ahmedabad passed and order vide No. RTS/Appeal/Case No. 174/18, Dtd. 06/10/2018 and rejected the appeal and entry to that effect was mutated in the mutation register vide entry No. 3048 dated 11/10/2018.

20.... Thereafter, Revision Application has been filled before SSRD, Ahmedabad against order No. CB/N.Sha./Tatkal/N.A./S.R.639/2018 passed by collector and SSRD, Ahmedabad passed an order vide No. MVV/BKhP/37/2019, Dtd. 19/09/2019 and rejected the Rivision Appliation and entry to that effect was mutated in the mutation register vide entry No. 3225 dated 19/09/2019.

21..... Thereafter, as per order issued by Hon'ble Principal Sr. Civil Judge in Spl.Civil Suit No. 47/2018 the suit has been withdrawn by the plaintiff and entry to that effects was mutated in the mutation register vide entry No. 3286, dated 19/03/2020.



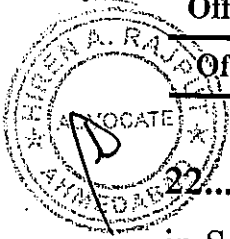
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22... Thereafter, as per order issued by Hon'ble Principal Sr. Civil Judge in Spl.Civil Suit No. 48/2018 the suit has been withdrawn by the plaintiff and entry to that effects was mutated in the mutation register vide entry No. 3287, dated 19/03/2020.

23..... Thereafter, As per order issued by AMC in Application No. 001BDP20210455, Dtd. 04/03/2021 the F.P. No. 105/2 has been divided into two S.P. as under...

S.P. No.	Area
1	2134.86 Sq.Mtrs.
2	3207.14 Sq.Mtrs.

24.... Thereafter, the owner and occupier of the said land i.e. Patel Bhupatbhai Vashrambhai (Lathia) has been soldout the N.A. land bearing **Block No. 64B** admeasuring **8903 Sq. Mtrs.** , As per T.P.S. No. 121, F.P. No. 105 admeasuring **5342 Sq.Mtrs.** paiki S.P. No. 2 admeasuring **3207.14 Sq.Mtrs.** to **Maruti Developers, A partnership** Firm by execiting a Reg. Sale deed No. 7218, Dtd. 26/03/2021 and entry to that effects was mutated in the mutation register vide entry No. 3409, Dtd. 31/03/2021.

25... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **10/08/2021** on behalf of owner 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.



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26... During investigation I found that the Sp. Civil Suit No. 203/2019 has been filled by Sunil Bhogilal Patel , But he withdrawn the suit unconditionally on 10/07/2021.

27... 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/Block No. 64/B** containing by admeasurments **8903 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 121** , **Final Plot No. 105/2** admeasurments **5342 Sq. Mtrs.** paiki **Sub Plot No. 2** admeasurments **3207.14 Sq. Mtrs.** Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that 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.



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- (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/Block No. 64/B containing by admeasurments 8903 Sq. Mtrs. or thereabouts , As per T.P.S. No. 121 , Final Plot No. 105/2 admeasurments 5342 Sq. Mtrs. paiki Sub Plot No. 2 admeasurments 3207.14 Sq. Mtrs. Situate, lying and being at Moje : Hanspura, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date : 28 AUG 2021

Hiren A. Rajput

Advocate

Note of caution and disclaimer:-

- (1) In case....

If any deed(s) / writing etc. executed though 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.



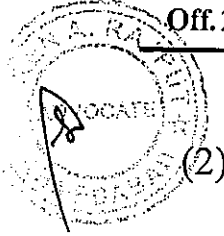
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- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritance property owner.
- (3) This report is based only 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 client.

