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HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

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

Ref. No. 707/2019

Date :

30 MAY 2019

To,

Vinayak Developers

A Partnership Firm

Add. Nava Naroda, Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey/Block No. 194 A** containing by admeasuments **6465 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 99** , **Final Plot No. 86/1** admeasuments **3879 Sq. Mtrs.** for Residential Purpose situate, lying and being at Mouje : Muthia, Taluka : Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to ***Vinayak Developers***, A Partnership Firm.

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 2019 (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 ,



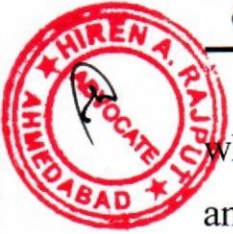
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while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... That amalgamation scheme became applicable to the land of village Muthia under the Prevention of Fragmentation and Consolidation of Holding Act. Accordingly land of Survey no.193 were amalgamated and given Block No.194 and (1) Becharji Jehaji (2) Bhikhaji Becharji was held to be the occupier of the said land and entry to that effects was mutated in the mutation register vide entry No. 1140, dated 25/11/1963.

2.... Mutation Entry No. 1150 does not related to the subject land.

3.... Thereafter, said land loards taken a loan from The Gujarat State Co-op. Land Mortgage Bank Ltd. and mortgaged the subject land to the bank therefore the name of the bank has been recorded as occupier of the land and entry to that effects was mutated in the mutation register vide entry No. 1153, Dated 13/01/1965.

4.... Thereafter, said land loards has repaid the loan taken from The Gujarat State Co-op. Land Mortgage Bank Ltd. and letter for the satisfaction of charge has been given by the bank vide letter No. 2DB/AD/B.R./632, therefore the name of the bank has been deleted as occupier and the name of (1) Becharji Jehaji (2)



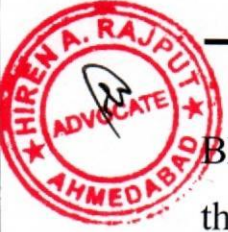
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Bhikhaji Becharji has been re-entered as occupier of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1270, Dated 30/10/1969.

5..... Thereafter said land loards i.e. (1) Bechaji Jehaji (2) Bhikhaji Becharji has soldout the land bearing Block No. 194 to (1) Jashvantbhai Manilal (2) Harshadbhai Manilal (3) Minor Bharatkumar Manilal (4) Minor Yogesh Manilal No. 3 and 4 through their Guardian Manilal Maganlal by executing a Reg. Sale deed Dtd. 26/08/1970 and entry to that effects was mutated in the mutation register vide entry No. 1305, Dtd. 02/10/1970.

6.... Mutation Entry No. 1308 does not related to the subject land.

7..... Thereafter, said land loards has been taken a loan from Bank of India, Naroda Branch therefore the charge of the bank has been recorded in the other right column of the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1596, Dated 27/07/1968.

8..... Thereafter, said land loards has been taken a loan from Bank of India, Naroda Branch therefore the charge of the bank has been recorded in the other right column of the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1606, Dated 27/07/1989.



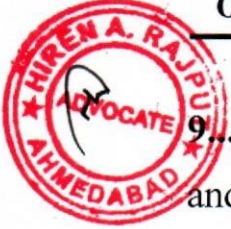
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9.... Thereafter, as per order issued by Dy. Collector (U.L.C.) Ahmedabad and Add. Collector (U.L.C. office) on 28/08/1989 the land of 1/4 portion of the Block No. 187, 193, 194, 195 has been acquired under U.L.C. Act 1976 and the name of Hon'ble Govt. has been entered in the 7/12 extract and entry to that effects was mutated in the mutation register vide entry No. 1618, Dated 04/01/1991.

10.... Mutation Entry No. 1687 does not related to the subject land.

11.... Thereafter, status quo has been given by Hon'ble *Rajayapal Shri* Gujarat State against the order passed by Dy. Collector (U.L.C.) Ahmedabad on 15/04/1994 vide order No. U.L.C. Form No. 1 U-9/Muthia/27/41 and thus the land bearing Block No. 194 has been declared free from said aquisition and also the orders passed by Dy. Collector (U.L.C.) Ahmedabad on 14/04/1994 vide order No. U.L.C. Form No. 1 U-9/Muthia/27/41 had been remanded by the order issued by Section officer of revenue department (Guj. State) vide No. U.L.C.34/96/46/5868/V-3/Gandhinagar, Dtd. 18/03/1996 and order No. U.L.C. 3496/123/5868/V-3/Gandhinagar, Dtd. 08/04/1996 and entry to that effects was mutated in the mutation register vide entry No. 1698, Dated 02/09/1996.

12.... Thereafter, Dy. Collector (U.L.C.) Ahmedabad and others filled a C.A. No. 1106/91 before Hon'ble High Court of Gujarat State and the high court has been granted status quo till the final order in the said C.A. and entry to that



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effects was mutated in the mutation register vide entry No. 1699, Dated 004/09/1996.

13.... Thereafter, said land loards has been repaid the loan from Bank of India, Naroda Branch therefore the satisfaction of charge has been recorded in the other right column of the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 1752, Dated 17/08/1998.

14.... Thereafter, as per resolutions passed by Govt. on 07/08/1999 and 13/09/1999 the land bearing Block No. 194 paiki 1/4 portion has been aquired under the U.L.C. Act but the Act has been cancelled W.E.F. 30/03/1999 and therefore the aquition of the land bearing Block No. 194 paiki 1/4 portion alongwith other lands has been stands cancelled and land has been given to the land loards and entry to that effects was mutated in the mutation register vide entry No. 1794, Dated 19/01/2001.

15.... Thereafter said land loards i.e. (1) Jashvantbhai Manilal (2) Harshadbhai Manilal (3) Bharatkumar Manilal (4) Yogeshkumar Manilal has soldout the land bearing Block No. 194 admeasuring 19121 Sq.Mtrs. to (1) Karsanbhai Nanjibhai Kanani (4652 Sq.Mtrs. Share) (2) Bhagwanbhai Khodibhai Patel (3913 Sq.Mtrs. Share) (3) Arvindbhai Pragjibhai (3913 Sq.Mtrs. Share)



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(4) Ajitbhai Bachubhai (6643 Sq.Mtrs. Share) by executing a Reg. Sale deed No. 24, Dtd. 04/01/2001 and entry to that effects was mutated in the mutation register vide entry No. 1975, Dtd. 19/01/2001.

16.... Thereafter, as per order issued by Mamlatdar, Dascroi vide order No. R.T.S./Vashi/182-04, Dtd. 16/04/2004 the land bearing Block No. 194 admeasuring 19121 Sq.Mtrs. and Block No. 195 admeasuring 25394 Sq.Mtrs. had been consolidated and entry to that effects was mutated in the mutation register vide entry No. 1861 Dtd. 16/04/2004.

17.... Thereafter, as per Durasti Patrak No. 22, Form A issued by D.I.L.R., Ahmedabad on the basis of order issued by Mamlatdar, Dascroi vide order No. R.T.S./Vashi/182-04, Dtd. 16/04/2004 the land bearing Block No. 194 admeasuring 19121 Sq.Mtrs. and Block No. 195 admeasuring 25394 Sq.Mtrs. had been consolidated and New Block No. 194 admeasuring 44515 Sq.Mtrs. has been given to said both Block Nos. i.e. 194 & 195 and entry to that effects was mutated in the mutation register vide entry No. 1864, Dtd. 14/05/2004.

18.... Thereafter, as per order issued by Dy. Collector, Viramgam Prant vide order No. Jamin/Block Vibhajan/V - 1535/04/S.R./54/2004, Dtd. 24/09/2004, the land bearing Block No. 194 divided as under...



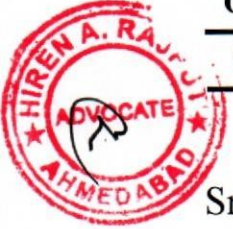
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Sr.No.	Name	Block No.	Area
1	Arvindbhai Pragjibhai Bhagwanbhai Khodabhai	194 Paiki	1-92-11
2	Karsanbhai Nanjibhai	194 Paiki	0-64-65
3	Ajitbhai Bachubhai	194 Paiki	1-88-39

entry to that effect was mutated in the mutation register vide entry No.1877, dated 24/09/2004.

19.... Thereafter, as per Durasti Patrak No. 24 (K.J.P.) ,Form B issued by D.I.L.R., Ahmedabad vide order No. M.R./Spl.2/27/04/05, Dtd. 29/09/2004 the Block No. 194 admeasuring 44515 Sq.Mtrs. has been divided as under....

Block No.	Area
194/A	0-64-65
194/B	1-92-11
194/C	1-88-39

and entry to that effects was mutated in the mutation register vide entry No. 1878, Dtd. 29/09/2004.

20.... Thereafter said land loard i.e. Karsanbhai Nanjibhai Kanani has soldout the land bearing Block No. 194/A admeasuring 6465 Sq.Mtrs. to (1) Hirabhai Jashubhai Chauhan (37.5 % Share) (2) Payal Sachin Shah (37.5 %



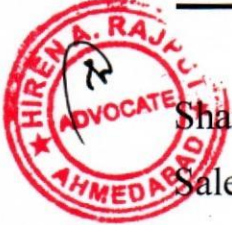
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Share) (3) Jaysukhbhai Shambhubhai Radadiya (25 % Share) by executing a Reg. Sale deed No.10466 , Dtd. 24/12/20019 and entry to that effects was mutated in the mutation register vide entry No. 2193, Dtd.11/02/2010.

This entry has been rejected by the competent authority.

21.... Thereafter said land loard i.e. Karsanbhai Nanjibhai Kanani has soldout the land bearing Block No. 194/A admeasuring 6465 Sq.Mtrs. to (1) Hirabhai Jashubhai Chauhan (37.5 % Share) (2) Payal Sachin Shah (37.5 % Share) (3) Jaysukhbhai Shambhubhai Radadiya (25 % Share) by executing a Reg. Sale deed No.10466 , Dtd. 24/12/20019 and entry to that effects was mutated in the mutation register vide entry No. 2289, Dtd.27/12/2010.

This entry has been rejected by the competent authority.

22.... Thereafter said land loard i.e. Karsanbhai Nanjibhai Kanani has soldout the land bearing Block No. 194/A admeasuring 6465 Sq.Mtrs. to (1) Hirabhai Jashubhai Chauhan (37.5 % Share) (2) Payal Sachin Shah (37.5 % Share) (3) Jaysukhbhai Shambhubhai Radadiya (25 % Share) by executing a Reg. Sale deed No.10466 , Dtd. 24/12/20019 and entry to that effects was mutated in the mutation register vide entry No. 2327 Dtd. 15/05/2011.

23.... 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



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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 was mutated in the mutation register vide entry No. 2444, dated 02/05/2012. so the land of entire village Muthia gone in the new taluka Ahmedabad City East.

24..... Thereafter, Said land loards i.e. **Hirabhai Jashubhai Chauhan and others** had applied before the Collector Ahmedabad, to convert the agricultural land of Survey/Block No. 194/A, T.P.S. No. 99, F.P. No.86/1 admeasuring **6465 Sq.Mtrs** for residential purpose. The Collector had allowed the application vide its order No. CB/CTS/N.A./S.R. 20/ 2011 Dtd. 02/07/2011 and entry to that effect was mutated in the mutation register vide entry No.2470 dated 13/09/2012.

25.... Thereafter, status quo has been granted in favor of Plaintiff of the R.C.S. No. 680/99 i.e. Bhagwanbhai Babaldas Patel and others by the Hon'ble Civil Judge, Ahmedabad Rural Court on 11/10/2002 and entry to that effect was mutated in the mutation register vide entry No. 2564 dated 01/08/2013.

26.... Thereafter, status quo mentioned in the mutation entry No. 2564 has been vacated and the order issued on Exb.No. 60 has been recalled by the Hon'ble Civil Judge, Ahmedabad Rural Court and entry to that effect was mutated in the mutation register vide entry No. 2612 dated 07/01/2014.

27.... Thereafter, as effect of said mutation entry No. 2612 has not been appeared in the 7/12 extract of the subject land, therefore order of correction has



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been issued by Mamlatdar, Asarva vide order No. RTS/Muthia/Block No. 187 paiki/Su.Hu./S.R.No. 11/2015, Dtd. 03/07/2015 and entry to that effect was mutated in the mutation register vide entry No. 2726 dated 10/07/2015.

28.... Thereafter, as per order issued by Hon'ble Gujarat high Court in Writ Dispatch No. DD-SAC-17001, Dtd. 14/10/2015 and Spl. C.A. No. 3740/2013, the Reg.C.S.No. 680/99 has been declared disposed and if any status quo granted is stay vacated and entry to that effect was mutated in the mutation register vide entry No. 2751 dated 30/11/2015.

29.... Thereafter, as per order issued by S.S.R.D., Ahmedabad vide order No. MVV/BKhP/AMD/11/2015, Dtd. 06/10/2017 the revision application has been rejected and the order passed by Collector, Ahmedabad vide order No. CB/CTS/N.A./S.R.-20/11, Dtd. 02/07/2012 has been continued and entry to that effect was mutated in the mutation register vide entry No. 2940 dated 21/11/2017.

30.... Thereafter, as per letter issued by Dy.D.D.O. of A.M.C. (N.Z.) vide Ref. No. Estate/N.Z./E.No. 4364. Dtd. 06/04/2018 the name of A.M.C. has been entered in the other right column of the 7/12 extract for 2586 Sq.Mtrs. of the subject land and entry to that effect was mutated in the mutation register vide entry No. 3028 dated 09/05/2018.



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31... 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. 194 A** containing by admeasurments **6465 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 99**, **Final Plot No. 86/1** admeasurments **3879 Sq. Mtrs.** for residential Purpose Situate, lying and being at Mouje : Muthia, 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.
- (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.



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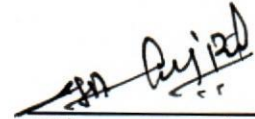


THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing **Survey/Block No. 194 A** containing by admeasuments **6465 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 99**, **Final Plot No. 86/1** admeasuments **3879 Sq. Mtrs.** for residential purpose Situate, lying and being at Mouje : Muthia, Taluka Asarva in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Ahmedabad.

Date : **30 MAY 2019**


Hiren A. Rajput
Advocate

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 client.

