

TITLE REPORT

**MOJE: MUTHIYA
TAL. ASARWA,
DIST. AHMEDABAD.
BLOCK NO. 39/A**

RAJNIKANT N. RAVAL
ADVOCATE

Office No. 325, Avadh Pride, Metro Pillar no. 140, Vastral, Ahmedabad-382415.

Date : 14-02-2022



REPORT ON TITLE

Re:- Non-Agricultural land bearing Final Plot No.7/1/2 containing by admeasurements 3277 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in lieu of Block No.39/A admeasuring 14130 sq.mtrs. paiki 5462 sq.mtrs) there about situate, lying and being at Moje Muthiya, Taluka Asarwa in the Registration District of Ahmedabad & Sub-District of Ahmedabad-6(Naroda) belonging to Siddhi Corporation a partnership firm.

Dear sir,

Persuant to the instruction given by Siddhi Corporation a partnership firm necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 2022002004014, Application no. 3120, date: 14-02-2022, Receipt no.2022006006139, Application no.2300, date: 14-02-2022, Receipt no. 2022313001071, Application no.544, date: 14-02-2022 and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-

As per Entry No. 1140, Dt. 25/11/1963

All Land of Muthiya Village has been Amalgamated and new block numbers has been given and survey no. 38, 18, 19, 34 paiki, 39 & 37 has been

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alloted the block no. 39 as per gazzate dated 16-03-1961. and Prahladbhai Jugalbhai became owner of Block No. 39.

As per Entry No. 1294, Dt. 15/07/1970

Prahladbhai Jugaldas had raised loan Rs. 2500/- from The Ahmedabad Jilla Bank Mortgage Bank by Creating charge upon the land of Block no.39 and other In The Record as to Charge of the said bank, Which was Certified by the Authority.

As per Entry No. 1323, Dt. 10/06/1971

Prahladbhai Jugaldas had raised loan Rs. 9500/- from The Guj. State Co. op. Bank Mortgage Bank by Creating charge upon the land of Block no.39 and other In The Record as to Charge of the said bank, Which was Certified by the Authority.

As per Entry No. 1345, Dt. 25/04/1972

As per order of Deputy Integration officer proposed correction variation was made.

As per Entry No. 1465, Dt. 23/12/1980

Prahladbhai Jugaldas expired on 01/06/1979 and therefore name of his legal heirs viz. (1) Damodardas Prahladbhai, (2) Pradhyumanbhai Prahladbhai, (3) Harikruhsna Prahladbhai, (4) Shardaben Prahladbhai, (5) Pushpaben Prahladbhai have been entered in revenue record.



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As per Entry No. 1466, Dt. 23/12/1980

Whereas said (1) Shardaben Prahladbhai, (2) Pushpaben Prahladbhai had released their rights, share & interest in/from said land in favour of her co-owners. Hence His name was deleted/removed from the revenue record of said land as its' co-owners.

As per Entry No. 1553, Dt. 15/02/1985

Prahladbhai Jugaldas had paid up the loan which was obtained from The Gujarat State Co.op. Land Mortgage Bank by Creating charge upon the land of Survey no. 39 and other, So upon sending by the bank to delete the charge so the bank charge was deleted.

As per Entry No. 1867, Dt. 01/07/2004

Prahladbhai Jugaldas had paid up the loan which was obtained from The Ahmedabad District Co.op. Land Mortgage Bank by Creating charge upon the land of Survey no. 39 and other, So upon sending by the bank to delete the charge so the bank charge was deleted.

As per Entry No. 1872, Dt. 12/07/2004

That, (1) Damodardas Prahladbhai, (2) Pradhyumanbhai Prahladbhai, (3) Harikruhsna Prahladbhai had partition the land in the following manner by mutual understanding.

Sr.no.	Farmer Name	Block no.	Area
1.	Damodardas Prahladbhai	23	0-44-18



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	39	2-06-05
	107	0-34-06
2. Pradhyumanbhai Prahladbhai	39	1-41-30
	23	0-44-18
	107	0-34-06
3. Harikruhsna Prahladbhai	107	0-34-07
	39	1-41-31
	23	0-44-17

As per Entry No. 1961, Dt. 24/01/2007

Whereas said Pradhyumanbhai Prahladbhai had entered his legal heirs viz (1) Sureshbhai Pradhyumanbhai, (2) Yogeshbhai Pradhyumanbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners. This entry was cancelled by Authority.

As per Entry No. 1964, Dt. 06/03/2007

Whereas said Damodardas Prahladbhai had entered his legal heirs viz (1) Krushnakant Damodarbai, (2) Dineshbhai Damodarbai, (3) Gautambhai Damodarbai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners.

As per Entry No. 2132, Dt. 17/03/2009

That, Rameshbhai Vallabhbhai Patel had filled case no. 7/07 against Harikrushna Prahladbhai in H.ble court of Ahmedabad (Rural) Civil Judge the said matter of this case order to Maintain Status Quo in respect to current

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ownership and possession of the said land. till Final disposal off this case and order to revoke status qou in respect to revenue entry.

As per Entry No. 2154, Dt. 18/09/2009

Whereas said Pradhyumanbhai Prahladbhai had entered his legal heirs viz (1) Sureshbhai Pradhyumanbhai, (2) Yogeshbhai Pradhyumanbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners. This entry was cancelled by Authority.

As per Entry No. 2192, Dt. 01/02/2010

Whereas said Pradhyumanbhai Prahladbhai had entered his legal heirs viz (1) Subhadraaben Pradhyumanbhai, (2) Sureshbhai Pradhyumanbhai, (3) Chhayaben Pradhyumanbhai, (4) Yogehsbhai Pradhyumanbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners. This entry was cancelled by Authority.

As per Entry No. 2198, Dt. 23/02/2010

Whereas said Pradhyumanbhai Prahladbhai had entered his legal heirs viz (1) Sureshbhai Pradhyumanbhai, (2) Yogeshbhai Pradhyumanbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners. This entry was cancelled by Authority.

As per Entry No. 2253, Dt. 13/09/2010

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Shivabhai Otamdas Patel conveying Block No. 39 paiki admeasuring 7056

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Sq, Mtrs. Land vide Reg. Sale Deed No. 6922, Dtd.14/07/2010. This entry was Cancelled by Authority.

As per Entry No. 2259, Dt. 06/10/2010

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Yas Sunilbhai conveying Block No. 39 paiki admeasuring 7056 Sq, Mtrs. Land vide Reg. Sale Deed No. 6923, Dtd.14/07/2010. This entry was Cancelled by Authority.

As per Entry No. 2384, Dt. 30/09/2011

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Shivabhai Otamdas Patel conveying Block No. 39 paiki admeasuring 7056 Sq, Mtrs. Land vide Reg. Sale Deed No. 6922, Dtd.14/07/2010. This entry was Cancelled by Authority.

As per Entry No. 2385, Dt. 30/09/2011

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Yas Sunilbhai conveying Block No. 39 paiki admeasuring 7056 Sq, Mtrs. Land vide Reg. Sale Deed No. 6923, Dtd.14/07/2010. This entry was Cancelled by Authority.

As per Entry No. 2393, Dt. 17/10/2011

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Shivabhai Otamdas Patel conveying Block No. 39 paiki admeasuring 7056

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Sq, Mtrs. Land vide Reg. Sale Deed No. 6922, Dtd.14/07/2010.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 39.

As per Entry No. 2394, Dt. 17/10/2011

Sale deed has been executed by Pradhyumanbhai Prahladbhai in favour of Yas Sunilbhai conveying Block No. 39 paiki admeasuring 7056 Sq, Mtrs. Land vide Reg. Sale Deed No. 6923, Dtd.14/07/2010.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 39.

As per Entry No. 2444, Dt. 03/05/2012

The limits of Talukas has been reforms and said Muthiya village has been includes within the limits of ahmedabad city east, as per resolution of revenue department, Gujarat state, The Said entry had been entered into the revenue records.

As per Entry No. 2445, Dt. 23/05/2012

Sale deed has been executed by Harikushnabhai Prahladbhai in favour of (1) Pareshbhai Laljibhai Ranpariya (25 % Share), (2) Nirmalaben Kantibhai Ukani Patel(32 % Share), (3) Labhuben Vinubhai Patel (32 % Share), (4)

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Bhimjibhai Govindbhai Nakrani (6 % Share), (5) Pareshbhai Nanubhai Shiroya (5 % Share), conveying Block No. 39 paiki admeasuring 14131 Sq, Mtrs. Land vide Reg. Sale Deed No. 1151, Dtd.22/05/2012.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing Block No. 39.

As per Entry No. 2528, Dt. 10/04/2013

Pareshbhai Laljibhai Ranpariya and other had partition the land in the following manner by their Rights. order of city Deputy Collector, Ahmedabad / Order No. CDC(E)/ Land / Muthiya / Blockvibhajan/SR.3/2013 Dt. 04/04/2013.

Sr.no.	Farmer Name	Area
	(First Share)	
1.	Shivabhai Otamdas Patel	
2.	Yas Sunilbhai	1-41-30
	(Second Share)	
1.	Damodardas Prahladbhai	
2.	Krushnacharya Damodarbai	
3.	Dineshbhai Damodarbai	
4.	Gautambhai Damodarbai	2-06-05
	(Third Share)	
1.	Pareshbhai Laljibhai Ranpariya	
2.	Nirmalaben Kantibhai Ukani Patel	
3.	Labhuben Vinubhai Patel	

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4. Bhimjibhai Govindbhai Nakrani
5. Pareshbhai Nanubhai Shiroya 1-41-31

As per Entry No. 2533, Dt. 29/04/2013

Pareshbhai Laljibhai Ranpariya and other had partition the land in the following manner by their Rights. order of DILR, Ahmedabad / Order No. DSO/ DRK/Muthiya/DurstiPatrak/13 (Du.Pa. no. 41) Dt. 18/04/2013.

Serveyno.	Farmer Name	Area
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39/A.	Shivabhai Otamdas Patel	
	Yas Sunilbhai	1-41-30

39/B	Damodardas Prahladbhai	
	Krushnacharya Damodarbhai	
	Dineshbhai Damodarbhai	
	Gautambhai Damodarbhai	2-06-05

39/K	Pareshbhai Laljibhai Ranpariya	
	Nirmalaben Kantibhai Ukani Patel	
	Labhuben Vinubhai Patel	
	Bhimjibhai Govindbhai Nakrani	
	Pareshbhai Nanubhai Shiroya	1-41-31

As per Entry No. 2581, Dt. 04/09/2012

Pradhyumanbhai Prahladbhai and other had filled Dispute Application no. RTS/Appeal/case no. 118/2012(oid case no. 311/10, 275/11) against Cercle Officer and others. in the court of City Deputy Collector (East), Ahmedabad dated 16-05-2013. and regarding said dispute City Deputy Collector (East),

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Ahmedabad order to dispose off.



As per Entry No. 2845, Dt. 08/02/2017

as per order of District Collector order no. CB/CTS-1/NA/Namanjur/
SR.1053/2016 dated 27-01-2017 and regarding said case District Collector ,
Ahmedabad order to dispose off.

As per Entry No. 3031, Dt. 19/05/2018

Sale deed has been executed by Yas Sunilbhai and Rajesh Babubhai
Patel P.O.A of Shivabhai Otamdas patel in favour of Suresh Bhayabhai Gevariya
conveying Survey no. 39/A i.e. 5462 sq. Mtrs. and as per T.P. 71, F.P. no. 7/1/
2 admeasurements 3277 sq.mtrs Land on Dtd. 25/04/2018 vide Reg. Sale
Deed No.991.

According to the said sale deed the name of Transferror has been de-
leted and the name of transferee has been entered in the revenue records.

As per Entry No. 3075, Dt. 18/09/2018

Sale deed has been executed by Yas Sunilbhai and Rajesh Babubhai
Patel P.O.A of Shivabhai Otamdas patel in favour of Bhagirathsinh Vikramsinh
Chudasama and others conveying Survey no. 39/A i.e. 8668 sq. Mtrs. and as
per T.P. 71, F.P. no. 7/1/1 admeasurements 5201 sq.mtrs Land on Dtd. 15/08/
2018 vide Reg. Sale Deed No.2190.

According to the said sale deed the name of Transferror has been de-
leted and the name of transferee has been entered in the revenue records.

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As per Entry No. 3321, Dt. 22/07/2020

Premium for non agriculture purpose was paid for the Land bearing Block No.39/A admeasuring 14130 sq.mtrs paiki 3391 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. 1599/07/14/025/2020, Dtd. 22/07/2020.

As per Entry No. 3337, Dt. 07/09/2020

N.A. use Permission granted for the Land bearing F.P. No.7/1 of T.P.S. No 71, admeasuring 8478 Sq.Mtrs. Land (land given in liue of Block No.39-A admeasuring 14130 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. 2194/07/14/025/2020, Dtd. 07/09/2020.

As per Entry No. 3417, Dt. 23/03/2021

As per the order of Deputy Collector, Stamp Duty Department P-2 had raised Charge Rs. 1,15,615/- of deficite stamp Duty vide order no. Stamp/AMD-2/Naroda/A G Audit year2011/3063-1 dated 21-04-2020 by Creating charge upon the land of Block no.39/A and other In The Record as to Charge of the said department.

As per Entry No. 3418, Dt. 23/03/2021

As per the order of Deputy Collector, Stamp Duty Department P-2 had raised Charge Rs. 1,15,615/- of deficite stamp Duty vide order no. Stamp/AMD-2/Naroda/A G Audit year2011/3081-1 dated 21-04-2020 by Creating charge upon the land of Block no.39/A and other In The Record as to Charge of the said department.

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As per Entry No. 3545, Dt. 21/01/2022 (Not Certified)

Sale deed has been executed by Suresh Bhayabhai Gevariya in favour of Siddhi Corporation a Partnership Firm conveying Block no. 39/A i.e. 5462 sq. Mtrs. and as per T.P. 71, F.P. no. 7/1/2 admeasurements 3277 sq.mtrs Land on Dtd. 29/12/2021 vide Reg. Sale Deed No. 25666.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the revenue records.

As per Entry No. 3547, Dt. 21/01/2022 (Not Certified)

Shivabhai Otamdas Patel had paid up Deputy Collector, Stamp Duty Department P-2 Charge Rs. 1,15,615/- of deficite stamp Duty vide order no. Stamp/Boja Nonth/S.R.Naroda/A G Audit year2011/Regi. no. 6922/2010/4848 dated 28-12-2021 So upon sending order by the Department to delete the charge so the Department charge was deleted.

As per Entry No. 3548, Dt. 21/01/2022 (Not Certified)

Yas Sunilbhai had paid up Deputy Collector, Stamp Duty Department P-2 Charge Rs. 1,15,615/- of deficite stamp Duty vide order no. Stamp/Boja Nonth/S.R.Naroda/A G Audit year2011/Regi. no. 6923/2010/4847 dated 28-12-2021 So upon sending order by the Department to delete the charge so the Department charge was deleted.

As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "**DIVYA BHASKAR**" on date: 06-01-2022 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received

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any objection/claim in response thereto.

In view of what is stated above, as per my opinion and hereby state that the title to Siddhi Corporation a partnership Firm over Non-Agricultural land bearing Final Plot No.7/1/2 containing by admeasurements 3277 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in lieu of Block No.39/ Aadmeasuring 5462 sq.mtrs.) there about situate, lying and being at Moje Muthiya, Taluka Asarwa in the Registration District of Ahmedabad & Sub-District of Ahmedabad-6(Naroda) is clear and marketable and free from any charge or encumbrances.

I hereby declare that :-

- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

I have issued this certificate on the proof of the following xerox documents.

- (i) Copy of Village form No.7/12 and village form No. 6 Haqqpatrak.
- (ii) Copy of N.A. Permission.
- (iii) copy of Sale Deeds, Deeds, POA Deed.
- (iii) Copy of Public Notice in Divya Bhaskar News Paper.

Place : Ahmedabad.

Date : 14-02-2022



Rajnikant N. Raval

Advocate

RAJNIKANT N. RAVAL
ADVOCATE

Office No. 325, Avadh Pride, Metro Pillar no. 140, Vastral, Ahmedabad-382415.



TITLE CERTIFICATE

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.7/1/2 containing by admeasurements 3277 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in liue of Block No.39/A admeasuring 14130 sq.mtrs. paiki 5462 sq.mtrs) there about situate, lying and being at Moje Muthiya, Taluka Asarwa in the Registration District of Ahmedabad & Sub-District of Ahmedabad-6(Naroda) belonging to Siddhi Corporation a partnership firm is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad

Date: 14-02-2022



Rajnikant N. Raval

Advocate