

Ranjitsinh P. Rathod

B.Com. LL.B. (ADVOCATE)

(M) 9904380405, 9998024369

Office : B-102 Dream Residency, Opp. Hetarth Party Plot, Science
City Road, Sola, Ahmedabad

4 APR 2018



:-: TITLE REPORT :-:

To,

(1) NILESH KANTILAL PATEL

(2) ANITA YAGNVALKAYA JOSHI

SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE in
respect to the non-agricultural land bearing Survey
No.133/1 paiki, admeasuring 2125 sq.mtrs. in lieu
whereof Town Planning Scheme No.65 (Chenpur)
alloted Final Plot No.311, admeasuring 1275
sq.mtrs. at Mouje village Chenpur, Taluka
Ghatlodia, District Ahmedabad and Registration
Sub- District Ahmedabad-8 (Sola).

We refer to your instruction to investigate your title to the land above
referred to and from that and from information and documents given to us and
beliving the same to be true, correct and trutwordhy and also beliving the
documents/ copies/ papers etc. furnished to us is/are true and genuine, and also
as a part of investigation of title, declare as follows :-

1. That said land of Survey No.133/1, Acre 1-07 Guntha as "Tukda" under
order of Taluka Officer, dated 10/12/1941 by Order No.LND and effect
entered in revenue record by mutation Entry No.290 dated 4/9/1951.
2. That the said land of Survey No.133/1 in the name of Chenpur Chakla
Parabadi through it's administrator Naranbhai Shankarbhai as a occupier
but the Nathaji Havjiji farming the said land and as per order of Mumbai
Government dated 27/2/1950 order No.2255/49 the name of NathajiHavjiji

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entered in revenue record as General Tenant and effect entered in revenue record by mutation Entry No.317 dated 24/12/1952.

3. That the said Nathaji Havjiji releaed the said land in the year 1955-56 hence his name was deleted from revenue record as general tenant by order of Taluka Officer dated 7/3/1955 and effect entered in revenue record by mutation Entry No.356 dated 24/6/1956.
4. That the said land of Survey No.133/1, Acre 1-07 Gunthapaiki 0-17 Guntha land acquired in western railway as per order of Taluka Officer, dated 4/6/1959 and effect entered in revenue record by mutation Entry No.387 dated 1/4/1959.
5. That the name of Keshavlal Khushaldas as Tenant of the said land but he did not farming in the said land and the said land came in to Chenpur Chakla Parabadi through it's administrator Naranbhai Shankarbhai under Tenancy Act, Section 32-P and effect entered in revenue record by mutation Entry No.528 on 28/7/1966.
6. That the said land of Survey No.133/1 paiki land acquired in road of Ahmedabad-Chharodi-Jagatpur-Chenpur by order of Dascroi Mamlatdar, dated 22/8/1991 and effect entered in revenue record by mutation Entry No.804 dated 25/8/1991.
7. That the name of Kanaiyalal Keshavlal Vyas as Tenant of the said land of Survey No.133/1, Acre 1-07 Guntha and he was paid purchase prise as per Tenancy Act to land owner Chenpur Chakla Parabadi through it's administrator Naranbhai Shankarbhai by condition of to sale Acre 0-21 Guntha land after acquired in western railway and road under order of Hon'ble Mamlatdar and Krushi Panch dated 5/4/1993 and name of Kanaiyalal Keshavlal Vyas as Tenant deleted in revenue record and his name entered as owner of the said land by condition of the said land paiki 0-21 Guntha land as Pra.Sa.Pa. Type in revenue record and effect entered in revenue record by mutation Entry No.825 dated 15/4/1993.

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8. That the Chenpur Chakla Parabadi through it's administrator Naranbhai Shankarbhai expired on 9/8/1988 leaving behind his legal heirs Ramanbhai Naranbhai Patel, Parshottambhai Naranbhai Patel, Babubhai Naranbhai Patel, Sureshbhai Naranbhai Patel, Kamuben D/o. Naranbhai Patel, Madhuben D/o. Naranbhai Patel and their name were entered in revenue record by mutation Entry No.836 dated 11/3/1994.
9. That the co-owners Parshottambhai Naranbhai Patel, Babubhai Naranbhai Patel, Sureshbhai Naranbhai Patel, Kamuben D/o. Naranbhai Patel, Madhuben D/o. Naranbhai Patel waived their undivided share in the said land in favour of their brother Ramanbhai Naranbhai Patel and effect entered in revenue record by mutation Entry No.837 dated 11/3/1994.
10. That Entry No.1603 dated 3/5/2012 is regarding that Chenpur village included in Ahmedabad City-West Taluka.
11. That the said land of Survey No.133/1 paiki, admeasuring 2125 sq.mtrs. in lieu whereof Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) allotted Final Plot No.311, admeasuring 1275 sq.mtrs. and the said land as Pra.Sa.Pa. Type hence the said land converted in Old Tenure Type by Order of Hon'ble District Collector, Ahmedabad under order No.ACB/TNC-3/Prmium/ Chenpur/S.R.411/2013 dated 19/3/2015 and received non-agricultural primium and free from Pra.Sa.Pa. and effect entered in revenue record by mutation Entry No.1850 dated 31/3/2015.
12. Thenafter the said Kanaiyalal Keshavlal Vyas agreed to sale the said land of Survey No.133/1 paiki, admeasuring 2125 sq.mtrs. in lieu whereof Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) allotted Final Plot No.311, admeasuring 1275 sq.mtrs. to (1). Nilesh Kantilal Patel, (2). Anita Y.Joshi on dated 24/9/2010 and Agreement for sale (Banakhat) duly registered before Sub- Registrar Office, Ahmedabad-2 (Wadaj) under serial No.17606 and also executed and registered Power



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of Attorney under serial No.17610 on same day and in this Agreement for sale and Power of Attorney Anand Keshavlal Vyas, Manubhai Keshavlal Vyas, Chandrkant Keshavlal Vyas joined as confirming party and legal heirs of Kanaiyalal Keshavlal Vyas, Mamtaben Kanaiyalal Vyas, Manishaben Kanaiyalal Vyas, Amit Kanaiyalal Vyas, Vijay Kanaiyalal Vyas and Rajni Kanaiyalal Vyas also joined as Confirming party.

13. That the Non-Agricultural land of Survey No.133/1 paiki, admeasuring 2125 sq.mtrs.in lieu whereof Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) allotted Final Plot No.311, admeasuring 1275 sq.mtrs. obtained from Hon'ble Collector, Ahmedabad by their Order No.CB/ADM/Ta.Bi.Khe./Tatkal/K-63/S.R.-243/ 2015 dated 31/8/2015.
14. Then after Kanaiyalal Keshavlal Vyas through his power of attorney holder sold and conveyed the said land of Survey No.133/1 paiki, admeasuring 2125 sq.mtrs. in lieu whereof Town Planning Scheme No.65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) allotted Final Plot No.311, admeasuring 1275 sq.mtrs. to (1). Nilesh Kantilal Patel, (2). Anita Y.Joshi on dated 16/9/2015 and Sale Deed duly registered before Sub- Registrar Office, Ahmedabad-2 (Wadaj) under serial No.9786 on dated 14/10/2015 and effect entered in revenue record by mutation Entry No.1900 dated 20/10/2015 and in this entry Kanaiyalal Keshavlal Vyas take objection and Circle Officer, Ghatlodia, registered objection under Reg.No.21/2015 and the said case send from Mamlatdar and then after Kanaiyalal Keshavlal Vyas executed Confirmation Deed Reg.No.379 dated 12/1/2016 and the said entry was certified on 4/6/2016 under order of Mamlatdar on dated 4/2/2016.
15. We have published public notice in daily news paper "SANDESH" dated 14/3/2018 regarding the said land and in response of it We have not received any objection from any bank, institute, person in stipulated time.



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16. We have furnished with records of rights [Gam Namuna No.7/12, Gam Namuna No.6(A)] showing the above referred land is held by you as owners.
17. The report is not complete report of the entire revenue records and records of the Sub-Registrar. Report refers to records relevant to understand the devolution of title, to ascertain, If any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred. This report on title is based on the revenue record given by you and available Sub-Registrar record (Index-II) only.
18. I have taken available search of record of Index-II only through our search clerk of Sub-Registrar Offices, Ahmedabad.
19. As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.
20. This report is merely an opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof if any proceedings or collateral proceedings in court and/or before Government or Semi-Government officer. Also for the negligency or lackness in the world of searcahes, the undersigned shall not be a held responsible in any case.

UNDER THE CIRUMSTANCES, we hereby certify that the title of the (1). NileshKantilal Patel, (2). Anita Yagnvalkaya Joshi towards non-agricultural land bearing Survey No.133/1 paiki, admeasuring 2125 sq.mtrs.in lieu whereof Town Planning Scheme No.65 (Chenpur) allotted Final Plot No.311, admeasuring 1275 sq.mtrs. at Mouje village Chenpur, Taluka Ghatlodia, District Ahmedabad and

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Registration Sub- District Ahmedabad-8 (Sola) is clear and marketable and free from all reasonable doubt and charges, subject to....

1. All original papers and latest documents should be obtain.
2. Laws Applicable in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said property.



Place : Ahmedabad

Date : 04/04/2018

4 APR 2018

RANJITSINH P. RATHOD
(ADVOCATE)