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

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

Ref. No. 889/2020

Date : 17 FEB 2020

To,

Shree Hari Corporation,

A Partnership Firm

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. :

Non Agricultural land bearing **Survey No. 474/4** containing by admeasuments **4755 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 58, Final Plot No. 13, Sub Plot No. 4** admeasuments **3564 Sq. Mtrs.** Situate, lying and being at Moje : Vatva, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali) is belonging to **Shree Hari Corporation.**

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 2020 (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



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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... The name of Jamnabhai Dayalbhai appeared as owner of the subject land prior the year 1963.

2.... Thereafter, the name of Damodardas Dayalji, Haridas Dayalji and Kaniyalal Dayalji has been entered as co-owner of the subject land and entry to that effects was mutated in the mutation register vide entry No. 6145, dated 11/11/1965.

3..... Thereafter, the loan has been taken by said land loards from Indian Bank Mumbai, Ashram Road Branch, So that the charge of Bank has been recorded in the other right column of the subject land.

4.... Thereafter, the co-owner and co-occupier of the said land i.e. Jamnadas Dayalji died on 12/03/1993 intestate leaving behind him his heir Tansukhlal Jamnadas, Rasiklal Jamnadas, Jagdishbhai Jamnadas,, Vinodbhai Jamnadas, Rashmikant Jamnadas, Jashvantiben Jamnadas, Kundanben Jamnadas, and Ranjanben Jamnadas, 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. 11689, dated 13/08/1998.



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5..... Thereafter, Recovery Officer seized the subject land as per order passed by Tribunal No.1 , Mumbai in O.A. No. 2868/2000 and certificate of recovery has been issued by Govt. of India, Ministry of Finance Devision Mumbai vide Recovery Tribunal No. I.A.T./Mumbai, R.P. No. 107/05, Form No. 44 , Dtd. 12/04/2006 and entry to that effect was mutated in the mutation register vide entry No. 14280 , dated 30/06/2006.

6... Thereafter, the co-owner and co-occupier of the said land i.e. Kanaiyalal Dayalji died on 29/11/2002 intestate leaving behind him his heir Shirishbhai Kanaiyalal, Shyambhai Kanaiyalal and Madhuben Kanaiyalal, 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. 14756, dated 08/06/2007.

7.... Thereafter, the co-owner and co-occupier of the said land i.e. Damodardas Dayalji died on 28/01/1998 intestate leaving behind him his heir Devidas Damodardas, Maheshbhai Damodardas, Kalaben Damodardas, Sharmilaben Girishkumar and Nayanaben Shirishkumar, 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. 14577, dated 08/06/2007.

8.... Thereafter, as per public auction held by DRT No.1, Mumbai and Mr. Dilipkumar Kanubhai Patel paid highest bid for the subject land, So that



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receiver Mr. Satishbhai I. Raval handed over the possession of the subject land to said Mr. Dilipkumar Kanubhai Patel and also executed a Reg. Sale Deed No. 3467 on 23/05/2007 conveying the subject land and entry to that effects was mutated in the mutation register vide entry No. 14672, Dtd. 06/10/2007.

9.... Thereafter said land loard i.e. Dilipkumar Kanubhai Patel has been soldout the land bearing Survey No.474 and 480 to the Babubhai Somabhai Patel, Mayur Babubhai Patel and Rajeshkumar Babubhai Patel by executing a Reg. Sale deed No. 2230, Dtd. 05/03/2010 and entry to that effects was mutated in the mutation register vide entry No. 15864, Dtd. 15/04/2010.

10.... Thereafter, as per order issued by Circle officer Asalali vide order No. Vatva/SudharaHukam/S.R.No./2011, Dtd. 16/05/2011 the name of purchase mention in mutation entry No.15864 has been corrected as Rajeshkumar Somabhai Patel instead of Rajeshkumar Somabhai Patel and entry to that effects was mutated in the mutation register vide entry No. 16697, Dtd. 18/05/2011.

11.... Thereafter, the loan of Indian Bank has been repaid by the land loads, therefore the satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 16779, dated 07/07/2011.

12.... Thereafter, the co-owner and co-occupier of the said land i.e. Babubhai Somabhai died on 08/07/2011 and his wife i.e. Mandakiniben Babubhai



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also died on 24/03/2009 intestate leaving behind them their heirs Mayurbhai Babubhai Patel, Belaben Babubhai Patel, Geetaben Babubhai Patel and Parulben Babubhai Patel, 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. 16946, dated 11/10/2011.

13.... Thereafter, the co-owner and co-occupier of the said land i.e. Geetaben Babubhai Patel and Parulben Babubhai Patel had released their rights, title and interest in favour of other co-owners and co-occupiers of the said land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No. 17045, dated 16/12/2011.

14..... Thereafter the co-owner and co-occupier of the said land i.e. Rajeshbhai Somabhai died on 25/12/2016 intestate leaving behind him his heir Kanaklataben Rajeshbhai Patel, Hiralben Rajeshbhai Patel and Sujalbhahi Rajeshbhai Patel, 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. 19686, dated 31/01/2017.

15..... Thereafter, the co-owner and co-occupier of the said land i.e. Geetaben Hiralben Rajeshbhai Patel and Sujalbhahi Rajeshbhai Patel had released their rights, title and interest in favour of other co-owners and co-occupiers of the said land and hence their names have been deleted from the revenue records



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and entry to that effect was mutated in the mutation register vide entry No. 19707, dated 22/02/2017.

16.... Thereafter, as per order issued by City Mamlatdar Vatva vide order No. City/Vatva/Jamin/Ekatrikaran/Vatva/S.R.2/2017, Dtd. 22/08/2017 the land bearing Survey No. 474 admeasuring 21752 Sq.Mtrs. and Survey No. 480 admeasuring 20639 Sq.Mtrs. has been consolidated and New Survey No. 474 admeasuring 42391 Sq.Mtrs. has been given to them and entry to that effect was mutated in the mutation register vide entry No. 19921, dated 29/08/2017.

17..... Thereafter, said survey No. 474 admeasuring 42391 Sq.Mtrs. covered under T.P.S. No. 58 and F.P. No. 13 admeasuring 31779 Sq. Mtrs. has been given to it.

18..... Thereafter, Said land loards i.e. **Babubhai Somabhai Patel and others** had applied before the Collector Ahmedabad, to convert the agricultural land of Survey No. 474, T.P.S. No.58, F.P. No. 13 admeasuring 28779 Sq.Mtrs. for residential purpose and 3000 Sq.Mtrs. for commercial purpose Total **31779 Sq.Mtrs..** The Collector had allowed the application vide its order No.CB/Land-2/NA/S.R.No.437/2011, Dtd. 23/09/2011 and entry to that effect was mutated in the mutation register vide entry No. 19954, dated 20/09/2017.

19.... Thereafter, As per Rajachitthi No. 00090/071117/0013/M2 has been given by AMC in Case No. LTS/SZ/071117/CGDCR/A0013/M2 on 06/01/2018



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the land bearing F.P. No. 13 (Old Survey No. 474 and 480) admeasuring 31779 Sq.Mtrs. has been devided in four Sub Plots as under...

Sub Plot No.	Area (Sq.Mtrs.)
1	13401
2	7572
3	7242
4	3564

20.... Thereafter, the co-owners of the said land i.e. Mayurbhai Babubhai Patel and Sujalbhai Rajeshbhai Patel has soldout the land of her share i.e. Survey No. Survey No. 474 containing by admeasuments 42391 Sq. Mtrs. or thereabouts, As per T.P.S. No. 58, Final Plot No. 13, Sub Plot No. 4 admeasuments 3564 Sq. Mtrs. to the Shree Hari Corporation through its acting partner Mr. Dipalkumar Bhaskarbai Joshi by execiting a Reg. Sale deed No. 5715, Dtd. 19/04/2018 and entry to that effects was mutated in the mutation register vide entry No. 20212, Dtd. 02/05/2018.

21.... Thereafter, as per order passed by D.I.L.R., Ahmedabad vide order No. DSO/DRK/S.R.No.1071/17-18, Dtd. 11/06/2018 the land bearing Survey No. 474 admeasuring 21752 Sq.Mtrs. and Survey No. 480 admeasuring 20639 Sq.Mtrs. has been consolidated and New Survey No. 474 admeasuring 42391 Sq.Mtrs. has been given to them and entry to that effect was mutated in the mutation register vide entry No. 20258, dated 11/06/2018.



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22.... Thereafter, as per order issued by DILR, Ahmedabad vide order No. DSO/D.R.K./S.R.1048/17-18 and Pu.Patrak No. 89, Dtd. 14/06/2018 has been issued and the land bearing Survey No.474 has been divided into four Survey Nos. as mentioned under...

Survey No.	Area	Occupior	S.P. No.	Area
474/1	17876 Sq.Mtrs.	Sainath Buildcon A Partnership Firm Through its acting partner Mr. Chaturbhai Babubhai Patel	1	13401 Sq.Mtrs.
474/2	10100 Sq.Mtrs	Mayurbhai Babubhai Patel Sujalbhai Rajeshbhai Patel	2	7572 Sq.Mtrs.
474/3	9660 Sq.Mtrs.	Barsana Developers A Partnership Firm Through its acting partner Mr. Hiren Bipinbhai Chandarana	3	7242 Sq.Mtrs.
474/4	4755 Sq.Mtrs.	Shree Hari Corporation A Partnership Firm Through its acting partner Mr. Dipalkumar Bhaskarbhai Joshi	4	3564 Sq.Mtrs.

Entry to said order was mutated in the mutation register vide entry No. 20264, dated 14/06/2018.



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23.... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **22/01/2020** 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.

24... 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 No. 474/4** containing by admeasurments **4755 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 58, Final Plot No. 13, Sub Plot No. 4** admeasurments **3564 Sq. Mtrs.** Situate, lying and being at Moje : Vatva, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali) 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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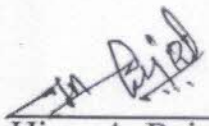
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THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing **Survey No. 474/4** containing by admeasurments **4755 Sq. Mtrs.** or thereabouts , As per **T.P.S. No. 58, Final Plot No. 13, Sub Plot No. 4** admeasurments **3564 Sq. Mtrs.** Situate, lying and being at Moje : Vatva, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-11 (Aslali).

Date : **17 FEB 2020**


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.
- (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 heritage 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.
- (5) Mutation Entry Nos. 20213 and 20214 does not related to the subject land.

