



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

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. 983/2020

Date : 10 JUN 2021

To,

Kirti Infra

A Partnership Firm

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Block/Survey No. 477/B** containing by admeasuments **1-58-84 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 72, F.P. No. 12/2** admeasuring **9531 Sq.Mtrs.** paiki S.P. No. (12/2)1 admeasuring **4279 Sq.Mtrs.** Situate, lying and being at Hathijan Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad - 11 (Aslali) is belonging to **Kirti Infra, A Partnership Firm.**

As per the instructions given by said land loards 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



Mo. +91 99 25 387638

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

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 allpicable to the land of village Hathijan under the Prevention of Fragmentation and Consilidation of Holding Act. Accordingly land of Survey no. 152,153,154/2 and 157/2+3 were amalgamated and given Block No. 477 and area was determined at Hectare Are Sq.Mtrs. 3-68-26 and Kalusing Bhijaji was held to be the occupier of the said land.

2.... Thereafter, the owner and occupier of the said land i.e. Kalusing Bhijaji died on 03/02/1987 intestate leaving behind him his heirs Kamlaben widow of Kalusing Bhojajji herself and as a Guardian of Minor Khumansing Kalusing and Minor Shobhaben Kalusing and Minor Bahadursing Kalusing and Leelaben Kalusing, Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 3323, dated 07/05/1987.

3.... Thereafter, as per order issued by Mamlatdar, Dascroi vide order No. Jamin/Con.Tax/Vashi-3374, Dtd. 07/02/1987 the note as "Conversation tax will be taken the time of use other then agriculture" has been entered in the other



Mo. +91 99 25 387638

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

right column of the subject land and entry to that effects was mutated in the mutation register vide entry No. 3338, dated 02/11/1987.

4.... Thereafter, the loan of Hathijan Seva Sahakari Madali Ltd. 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. 3549, dated 05/10/1993.

5.... Thereafter, the owners of the said land i.e. Nanubhai Bharabhai Bharwad P.O.A. Holder of Kamlaben widow of Kalusing Bhojajji, Khumansing Kalusing, Shobhaben Kalusing, Bahadursing Kalusing and Leelaben Kalusing has soldout the land of **Block/Survey No. 477** containing by admeasurments 36826 Sq.Mtrs. paiki **15884 Sq. Mtrs. (Old Survey No. 154/2 & 157/2+3)** to Subhashbhai Prahladbhai Patel and Vallabhbhai Prahladbhai Patel by execiting a Reg. Sale deed No. 3304, Dtd. 04/04/2008 and entry to that effects was mutated in the mutation register vide entry No.5180, Dtd. 11/11/2011.

This entry has been rejected by the competent authority.

6.... Thereafter, the government of gujarat 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. PFR/102011/275/L/1. The effect of this mutation has been given in village form no. 6 by mutation entry no. 5291 dated 03/05/2012 and the village Hathijan is included in the new taluka Ahmedabad city east.



Mo. +91 99 25 387638

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

7....

Thereafter, the co-owner and co-occupier of the said land i.e. Khumansing Kalusing, Shobhaben Kalusing and Bahadursing Kalusing attain a age of meajority hence the name of Kamlaben widow of kalusing Bhojaji has been deleted as Guardian and entry to that effects was mutated in the mutation register vide entry No. 4995, dated 02/02/2011.

8....

Thereafter, the owners of the said land i.e. Nanubhai Bharabhai Bharwad P.O.A. Holder of Kamlaben widow of Kalusing Bhojajji, Khumansing Kalusing, Shobhaben Kalusing, Bahadursing Kalusing and Leelaben Kalusing has soldout the land of **Block/Survey No. 477** containing by admeasurments 36826 Sq.Mtrs. paiki **15884 Sq. Mtrs. (Old Survey No. 154/2 & 157/2+3)** to Subhashbhai Prahladbhai Patel and Vallabhbhai Prahladbhai Patel by execiting a Reg. Sale deed No. 3304, Dtd. 04/04/2008 and entry to that effects was mutated in the mutation register vide entry No.5180, Dtd. 11/11/2011.

This entry has been rejected by the competent authority.

9....

Thereafter, the goverment of gujarat 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. PFR/102011/275/L/1. The effect of this mutation has been given in village form no. 6 by mutation entry no. 5291 dated 03/05/2012 and the village Hathijan is included in the new taluka Ahmedabad city east.



Mo. +91 99 25 387638

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

10.... Thereafter, the owners of the said land i.e. Kamlaben widow of Kalusing Bhojajji , Khumansing Kalusing , Shobhaben Kalusing, Bahadursing Kalusing and Leelaben Kalusing has soldout the land of **Block/Survey No. 477** containing by admeasurments 36826 Sq.Mtrs. paiki **15884 Sq. Mtrs. (Old Survey No. 154/2 & 157/2+3)** to Subhashbhai Prahladbhai Patel and Vallabhbbhai Prahladbhai Patel by execiting a Reg. Sale deed No. 3304, Dtd. 04/04/2008 and entry to that effects was mutated in the mutation register vide entry No.5390, Dtd. 22/10/2012.

11.... Thereafter, Deed of Confirmation has been executed on 19/03/2016 vide Sr. No. 710 by Legal heirs of Late Revabhai Karshanbhai i.e. Maganbhai Revabhai Prajapati, Bababhai Revabhai Prajapati, Mohanbhai Revabhai Prajapati, Isjwarbhai Revabhai Prajapati, Puriben Revabhai Prajapati, Rukhiben Revabhai Prajapati, Gangaben Revabhai Prajapati, Maheshbhai Revabhai Prajapati, Maheshbhai Kachrabhai Prajapati, Menaben widow of Kachrabhai Revabhai Prajapati, Kamleshbhai Kachrabhai Prajapati, Bharatbhai Kachrabhai Prajapati, Jitendrabhai Kachrabhai Prajapati and Ramilaben Kachrabhai Prajapati and they were confirmed the Reg. Sale deed No. 3304, Dtd. 04/04/2008 which was executed in favour of Subhashbhai Prahladbhai Patel and Vallabhbbhai Prahladbhai Patel.

12.... Thereafter, the owners of the said land i.e. Subhashbhai Prahladbhai Patel and Vallabhbbhai Prahladbhai Patel has soldout the land of **Block/Survey**



Mo. +91 99 25 387638

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

No. 477 containing by admeasurments 36826 Sq.Mtrs. paiki **15884 Sq. Mtrs.** to (1) Bhanubhai Shambhubhai Patel (45 % Share) (2) Parshottambhai Chhaganbhai Koladiya (5 % Share) (3) Dilipbhai Dhanjibhai Kothia (50 % Share) by executing a Reg. Sale deed No. 885, Dtd. 11/04/2016 and entry to that effects was mutated in the mutation register vide entry No. 5983, Dtd. 11/04/2016.

13.... Thereafter, as per KJP Durasti Ptrak No. 69 issued under the order issued by DILR, Ahmedabad vide order No. DSO/SR No. 230/15-16, Dtd. 17/10/2017 the land bearing Block/Survey No. 477 has been devided as under...

Block/Survey No.	Area	Occupior
477/A	20942 Sq.Mtrs.	Kamlaben widow of Kalusing Bhojaji Leelaben Kalusing Khumansing Kalusing Shobhnaben Kalusing Bahadursinh Kalusing
477/B	15884 Sq.Mtrs.	Bhanubhai Shambhubhai Patel Parshottambhai Chhaganbhai Koladiya Dilipbhai Dhanjibhai Kothia

Entry to that effects was mutated in the mutation register vide entry No. 6253, Dtd. 03/11/2007.



Mo. +91 99 25 387638

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

14.... Thereafter, Said land loard i.e. Dilipbhai Dhanjibhai Kothia and **other** had applied befor the Collector Ahmedabad, to convert the agricultural land of Block/Survey No. 477/B, T.P.S. No.72, F.P. 12/2 admeasuring **9531 Sq.Mtrs.** for residential purpose. The Collector had allowed the application vide its order No. CB/Jamin-3/N.A./Hathijan/S.R.146/17, Dtd. 14/09/2017 and entry to that effect was mutated in the mutation register vide entry No. 6266 dated 06/12/2017.

15.... Thereafter, Said land loard i.e. **Bhanubhai Shambhubhai Patel and other** had applied befor the Collector Ahmedabad, to convert the Residential N.A. land of Block/Survey No. 477/B, T.P.S. No.72, F.P. 12/2 admeasuring **9531 Sq.Mtrs.** paiki **500 Sq.Mtrs.** for Commercial purpose. The Collector had allowed the application vide its order No. 791/07/16/032/2021, Dtd. 01/04/2021 and entry to that effect was mutated in the mutation register vide entry No.6908, dated 01/04/2021.

16.... Thereafter, the owners of the said land i.e. (1) Bhanubhai Shambhubhai Patel (45 % Share) (2) Parshottambhai Chhaganbhai Koladiya (5 % Share) (3) Dilipbhai Dhanjibhai Kothia (50 % Share) has soldout the land of **Block/Survey No. 477/B** containing by admeasurments **15884 Sq. Mtrs.** as per T.P.S. No.72, F.P. 12/2 admeasuring **9531 Sq.Mtrs.** to Kirti Infra, A Partnership Firm by execiting a Reg. Sale deed No. 6222, Dtd. 01/04/2021 and entry to that effects was mutated in the mutation register vide entry No. 6916, Dtd. 07/04/2021.



Mo. +91 99 25 387638

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

17....

As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **30/09/2020** 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.

18....

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 **Block/Survey No. 477/B** containing by admeasuments **1-58-84 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 72, F.P. No. 12/2** admeasuring **9531 Sq.Mtrs.** paiki S.P. No. (12/2)1 admeasuring **4279 Sq.Mtrs.** Situate, lying and being at Hathijan 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.



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

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

- (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 **Block/Survey No. 477/B** containing by admeasurments **1-58-84 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. 72, F.P. No. 12/2** admeasuring **9531 Sq.Mtrs.** paiki S.P. No. (12/2)1 admeasuring **4279 Sq.Mtrs.** Situate, lying and being at Moje : Hathijan Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad - 11 (Aslali)

Date : **10 JUN 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 owners.



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



- (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 make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only.
- (5) This Title certificate does not certify against any potential, but unrecorded liens, charges or any state of facts.
- (6) I have issued this report to only my clients.
- (7) Mutation Entry Nos. 5377 does not related to the subject land

