

RATILAL L. VAGHASIA
ADVOCATE & NOTARY

DEVKARAN L. VAGHASIA
ADVOCATE

KASHMIRA R. VAGHASIA
ADVOCATE & NOTARY

ATUL C. GHADIA
ADVOCATE

DHRUV D. VAGHASIA
ADVOCATE



VAGHASIA & CO.

ADVOCATE, NOTARY & TAX CONSULTANT

36-A, Sanidhya Complex, Opp. Sanyas Ashram,
Nehru Bridge, Ashram Road, Ahmedabad-380 009.
Tel.: (O) 26586040, 26586096 (R) 26870261
Fax: 079-26581895 Email: vaghasiaandco@yahoo.com

:: TITLE CERTIFICATE ::

Re: Property Non-Agricultural Land, bearing (I) Survey No. 142 (Old Survey No.149), admeasuring 32,126 sq. mtrs., of which Akar is Rs. 2569.85 Paise, having account no. 270, which has been allotted the Final Plot No. 6, admeasuring 18,575 sq. mtrs. in the Town Planning Scheme No. 95 and (II) Survey No. 146 (Old Survey No. 153), admeasuring 5,969 sq. mtrs., of which Akar is Rs. 7.00 Paise, having account no. 302, which has been allotted the Final Plot No. 50, admeasuring 3581 sq. mtrs. total admeasuring 22,156 sq. mtrs., in the Town Planning Scheme No. 95, situate lying and being at Village GERATPUR, Taluka DASKROI, in the Registration Sub-District AHMEDABAD-11 (ASLALI) and District AHMEDABAD, belonging to **M/s. Krishna Associates, a Partnership Firm.**



THIS IS TO CERTIFY THAT I have investigated the title and verified all the relevant documents and taken 30 years of searches from the revenue records of the aforesaid property belonging to M/s. Krishna Associates, a Partnership Firm as a owner situated lying and being at Mouje Village Geratpur, of Taluka Daskroi and District Ahmedabad, which is more particularly described in the schedule hereunder written. I have also published a public notice in a local newspaper "Gujarat Samachar" dated: 20.07.2019, inviting claims, if any, against which no claim other than stated in the title report has been registered so far. And from that I found the titles of said property are clear and marketable and also free from reasonable doubts and encumbrances,

SUBJECT TO: (1) Usual Declaration, (2) Mutation Entry No. 2312, dated: 24.07.2019 is pending for certification.

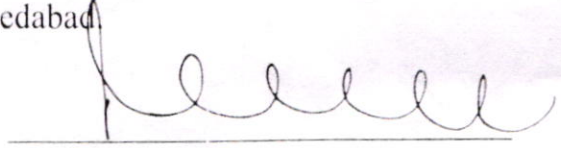
:: THE SCHEDULE ABOVE REFERRED TO ::

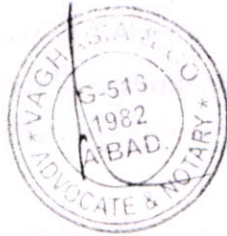
All that piece and parcel of Property Non-Agricultural Land, bearing (I) Survey No. 142 (Old Survey No.149), admeasuring 32,126 sq. mtrs., of which Akar is Rs. 2569.85 Paise, having account no. 270, which has been allotted the Final Plot No. 6

admeasuring 18,575 sq. mtrs. in the Town Planning Scheme No. 95 and (II) Survey No. 146 (Old Survey No. 153), admeasuring 5,969 sq. mtrs., of which Akar is Rs. 7.00 Paise, having account no. 302, which has been allotted the Final Plot No. 50, admeasuring 3581 sq. mtrs. total admeasuring 22,156 sq. mtrs., in the Town Planning Scheme No. 95, situate lying and being at Village GERATPUR, Taluka DASKROI, in the Registration Sub-District AHMEDABAD-11 (ASLALI) and District AHMEDABAD and circumscribed as follows:-

- On or towards East : Sim of Badodara Village.
- On or towards West : 18 Mts. T.P. Road.
- On or towards North : 45 Mts. T.P. Road and Sim of Hathijan Village.
- On or towards South : Final Plot No. 159 and Garden.

Dated this 31st day of July of 2019 at Ahmedabad.


(Ratilal L. Vagharia, Advocate & Notary)



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:: TITLE REPORT ::



Re: Property Non-Agricultural Land, bearing (I) Survey No. 142 (Old Survey No.149), admeasuring 32,126 sq. mtrs., of which Akar is Rs. 2569.85 Paise, having account no. 270, which has been allotted the Final Plot No. 6, admeasuring 18,575 sq. mtrs. in the Town Planning Scheme No. 95 and (II) Survey No. 146 (Old Survey No. 153), admeasuring 5,969 sq. mtrs., of which Akar is Rs. 7.00 Paise, having account no. 302, which has been allotted the Final Plot No. 50, admeasuring 3581 sq. mtrs. total admeasuring 22,156 sq. mtrs., in the Town Planning Scheme No. 95, situate lying and being at Village GERATPUR, Taluka DASKROI, in the Registration Sub-District AHMEDABAD-11 (ASLALI) and District AHMEDABAD, belonging to **M/s. Krishna Associates, a Partnership Firm.**

That I have verified the title of the aforesaid property belonging to M/s. Krishna Associates, a Partnership Firm, by perusing the documents submitted before me and by taking necessary available searches for last 30 years from the government records and accordingly the title report of the said property is as under:--

Re-Survey No. 142 (Old Block No. 149)

1.. The land revenue of land bearing Block No. 149 was possessed by Manubhai Somchand Rana, Navinchandra Somchand Rana, Gulabchand Somchand Rana and Chandrakant Somchand Rana, prior to the year 1980.

2.. The said land bearing Block No. 149 has been permitted for non-agricultural use of residential purpose, vide order no. T.P./JAMAN/G.P.S.R.17V.461, dated: 08.02.1980 of the District Development Officer, Ahmedabad. The said entry had been entered into the record of rights by mutation entry no. 1155, dated: 15.02.1980.



3.. Thereafter, the Ahmedabad Mahanagarpalika has extended the Town Limits, so the Survey Nos. or Block Nos. entered in extended Town Limits will have to pay Conversion Tax for change in the use of land for Non-Agricultural purpose under and by virtue of Provisions of Section 66 of Land Revenue Act and by order of the Mamlatdar, Daskori dated: 07.02.1987, vide his Order No. Jamin/ Conversion/ Vashi/ 3774 entered the Conversion Tax Entry in the Village form Number 7/12 in other rights. The said entry had been entered into the record of rights by mutation entry no. 1361, dated: 17.07.1987.

4.. Thereafter said Navinchandra Somchand Rana expired on 29.04.1996 and therefore names of his legal successors Anandiben, wd/o. Navinchandra Somchand Rana, Binita Navinchandra Rana, Mona Navinchandra Rana, Pauravi Navinchandra Rana and Minor Jinal Navinchandra Rana were entered as successors in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 1471, dated: 03.07.1996.

5.. Thereafter said Anandiben, wd/o. Navinchandra Somchand Rana acting for self and as a POA holder of Chandrakant Somchand Rana, Manubhai Somchand Rana, Gulabchand Somchand Rana, Binita Navinchandra Rana, Mona Navinchandra Rana, Pauravi Navinchandra Rana and Minor Jinal Navinchandra Rana have sold and conveyed the said land to Alkeshbhai Gulabchand Agrawal, by sale deed, dated: 07.12.1999 and same was registered before the Sub-registrar of Assurances, Ahmedabad -5 (Narol), vide registration no. 3996 on the same date. The said entry had been entered into the record of rights by mutation entry no. 1583, dated: 16.07.2001.

6.. Thereafter said Alkeshbhai Gulabchand Agrawal has sold and conveyed the said land to Amarjitkaur Tejpal Singh Gurudatt, by sale deed, dated: 28.12.2007 and same was registered before the Sub-registrar of Assurances, Ahmedabad -5 (Narol), vide registration no. 8029 on the same date. The said entry had been entered into the record of rights by mutation entry no. 1713, dated: 04.01.2008.

7.. Thereafter, rectification in errors and mistakes in the revenue records was carried out as per the Order of Mamlatdar, Daskori vide its Order bearing No. RTS/ Record Pro-mulgation/ 08, dated: July, 2008 for rectification in Computerisation of revenue records i.e. Village Form No. 7 and 12 of the said land in question along with other lands. The said entry had been entered into the record of rights by mutation entry no. 1758, dated:

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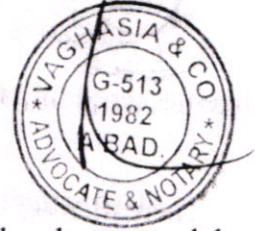
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:: 3 ::

04.09.2008.

8.. Thereafter said Amarjitkaur Tejpalsingh Gurudatt has sold and conveyed the said land to Kishorbhai Parsottambhai Patel, by sale deed, dated: 06.01.2011 and same was registered before the Sub-registrar of Assurances, Ahmedabad -5 (Narol), vide registration no. 287 on the same date. The said entry had been entered into the record of rights by mutation entry no. 1870, dated: 17.01.2011.

9.. The said land has been covered under the Town Planning Scheme No. 95 and allotted the Final Plot No. 6, admeasuring 18,575 sq. mtrs.

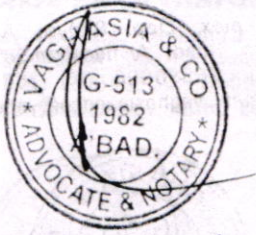
10.. Thereafter by order of the Supt. of Land Records Office, Ahmedabad vide Order No. resurvey/ dso/ daskroi/ geratpur/ vashi/ 2015, dated: 02.03.2015 and accordingly the said land bearing Block No. 149 was given Re Survey/ Block No. 142 and entered in the Village Form No. 7 and 12. The said entry had been entered into the record of rights by mutation entry no. 2082, dated: 04.03.2015.

Re-Survey No. 146 (Old Block No. 153)

1.. The land revenue of land bearing Block No. 146 was possessed by Joitabhai Jivabhai Patel, Chandubhai Jivabhai Patel, Chimanbhai Jivabhai Patel, prior to the year 1980. The said entry had been entered into the record of rights by mutation entry no. 1166, dated: 23.12.1980.

2.. Thereafter said Chimanbhai Jivabhai Patel and Joitabhai Jivabhai Patel have released their rights in favour of Chandubhai Jivabhai Patel and therefore their names have been deleted from the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 1235, dated: 21.04.1983.

3.. Thereafter, the Ahmedabad Mahanagarpalika has extended the Town Limits, so the Survey Nos. or Block Nos. entered in extended Town Limits will have to pay Conversion Tax for change in the use of land for Non-Agricultural purpose under and by virtue of Provisions of Section 66 of Land Revenue Act and by order of the Mamlatdar, Dascroi dated: 07.02.1987 vide his Order No. Jamin/ Conversion/ Vashi/ 3774 entered the Conversion Tax Entry in the Village form Number 7/12 in other rights. The said entry had



:: 4 ::

been entered into the record of rights by mutation entry no. 1361, dated: 17.07.1987.

- 4.. Thereafter loan taken from The Devdi Vividh Karyakari Seva Sahakari Mandli Limited has been repaid fully and therefore charge noted earlier was removed from the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 1475, dated: 11.07.1996.
- 5.. Thereafter for the part of the land of Chandubhai Jivabhai Patel, the names of co-owners Dharmishtaben, d/o. Chandubhai Patel and w/o. Rajendrabhai Jayantilal Patel and Nayanben, d/o. Chandubhai Patel and w/o. Laljibhai Kantibhai Patel have been added in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 1743, dated: 14.05.2008.
- 6.. Thereafter said Chandubhai Jivabhai Patel expired on 19.11.2011 and Hiraben Chandubhai Patel also expired on 24.04.1999 and therefore names of their legal successors Dharmishtaben, d/o. Chandubhai Patel and w/o. Rajendrabhai Jayantilal Patel and Nayanben, d/o. Chandubhai Patel and w/o. Laljibhai Kantibhai Patel were entered as successors in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 1942, dated: 18.06.2012.
- 7.. Thereafter said Dharmishtaben, d/o. Chandubhai Patel and w/o. Rajendrabhai Jayantilal Patel and Nayanben, d/o. Chandubhai Patel and w/o. Laljibhai Kantibhai Patel have sold and conveyed the said land to Kishorbhai Parsottambhai Patel, by sale deed, dated: 01.10.2012 and same was registered before the Sub-registrar of Assurances, Ahmedabad -11 (Aslali), vide registration no. 1892 on the same date. The said entry had been entered into the record of rights by mutation entry no. 1956 dated: 01.10.2012.
- 8.. The said land has been covered under the Town Planning Scheme No. 95 and allotted the Final Plot No. 50, admeasuring 5,969 sq. mtrs.
- 9.. The said land paiki admeasuring 3581 sq. mtrs. has been permitted for non-agricultural use of residential purpose, vide order no. CB/LND-2/N.S./S.R.79/2014, dated: 24.03.2013 of the District Collector, Ahmedabad. The said entry had been entered into the record of rights by mutation entry no. 2035, dated: 31.03.2014.

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10.. Thereafter by order of the Supt. of Land Records Office, Ahmedabad vide Order No. resurvey/ dso/ daskroi/ geratpur/ vashi/ 2015, dated: 02.03.2015 and accordingly the said land bearing Block No. 153 was given Re Survey/ Block No. 146 and entered in the Village Form No. 7 and 12. The said entry had been entered into the record of rights by mutation entry no. 2082, dated: 04.03.2015.

Common History of Re-Survey No. 142 (Old Block No. 149) and Re-Survey No. 146 (Old Block No. 153):

1.. Thereafter said Kishorbhai Parsottambhai Patel has sold and conveyed the said land to M/s. Krishna Associates, a Partnership Firm., by sale deed, dated: 17.07.2019 and same was registered before the Sub-registrar of Assurances, Ahmedabad -11 (Aslali), vide registration no. 8976 on the same date. The said entry had been entered into the record of rights by mutation entry no. 2312, dated: 24.07.2019, which is pending for certification.

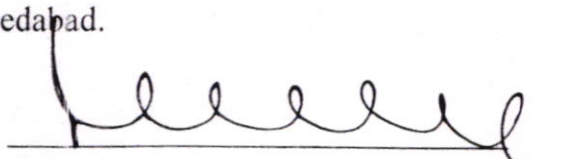
2.. The said land bearing Re-Survey No. 146 (Old Block No. 153) paiki admeasuring 1600 sq. mtrs. has been permitted for non-agricultural use of multi purpose, vide order no. CB/ NA/ Ahmedabad/ Geratpur/ 146/ 1004732/ 2019, dated: 28.03.2019 of the District Collector, Ahmedabad.

Thus the said M/s. Krishna Associates, a Partnership Firm becomes the absolute owner and holder of the abovesaid property and in pursuance to this report today, I have issued the title certificate of the said property to him

This report on title and said certificate is issued on the base of searches taken from revenue records and available records of the Sub-registrar (Index -II) only.

Dated this 31st day of July of 2019 at Ahmedabad.




(Ratilal L. Vaghasia, Advocate & Notary)