

**TITLE REPORT
&
TITLE CERTIFICATE**

**MOJE: MUTHIYA
TAL. ASARWA,
DIST. AHMEDABAD
BLOCK NO. 63/B**

RAJNIKANT N. RAVAL
ADVOCATE

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

Date : 09-04-2021



REPORT ON TITLE

Re:- Non-Agricultural land bearing Final Plot No.32/2 containing by admeasurements 2974 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in liue of Block No.63/B (old Srv no. 63/5) admeasuring 4957 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 Revabhai Sendhabhai Bharvad.

Dear sir,

Persuant to the instruction given by Revabhai Sendhabhai Bharvad necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 2021002005635, Application no. 4834, date: 05-03-2021, Receipt no. 2021006016079, Application no. 6925, date: 09-04-2021, Receipt no. 2021313002302, Application no. 1332, date: 09-04-2021 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

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numbers has been given and survey no. 63/4 & 63/5 has been allotted the block no. 63 as per gazzate dated 16-03-1961. and Mohanji Dhabaji became owner of Block No. 63.

As per Entry No. 1215, Dt. 06/07/1966

Mohanji Dhabaji expired on 26/04/1966 and therefore name of his legal heirs viz. (1) Shakaraji Mohanji, (2) Kanaji Mohanji, (3) Masangji Mohanji, (4) Dhuliben Mohanji, (5) Sankuben widow of Mohanji Dhabaji have been entered in revenue record.

As per Entry No. 1719, Dt. 15/04/1997

Sankuben widow of Mohanji Dhabaji expired and therefore her name was removed from the revenue records.

As per Entry No. 1757, Dt. 24/08/1998

As per order of Deputy Integration-3 officer proposed correction variation was made and as per order of D.I.L.R Ahmedabad by order no. K.J.P./SR-12/93/94, dated 29-10-1993 & durasti Patrak no. 21 the said land bearing block no. 63 has been divided into two parts i.e. Block no. 63/A comes in part of Shakaraji Mohanji, Kanaji Mohanji, Masangji Mohanji and Dhuliben Mohanji and Block no. 63/B comes in part of Gabhaji Fakirji.

As per Entry No. 1763, Dt. 02/01/1999

Gabhaji Fakirji expired on 12/10/1996 and his wife Cheharben Gabhaji

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also expired on 28/03/1991 and therefore name of their legal heirs viz. (1) Sendhaji Gabhaji Thakor, (2) Baldevji Gabhaji Thakor have been entered in revenue record.

As per Entry No. 2147, Dt. 06/08/2009

Sendhaji Gabhaji Thakor expired on 19/06/2009 and therefore name of his legal heirs viz. Savitaben widow of Sendhaji Gabhaji Thakor, Daxaben Sendhaji Thakor, Minor Vijay Sendhaji Thakor, Minor Ashaben Sendhaji Thakor represened through its natural guardian Savitaben widow of Sendhaji Gabhaji Thakor have been entered in revenue record.

As per Entry No. 2240, Dt. 06/08/2010

That the said land was converted to Old Condition land from New Condition land as per order of Deputy Collector, Viramgam Prant, Ahmedabad vide order no. Land/NewTenure/Muthiya/SR no.361/10, dated 06/07/2010.

As per Entry No. 2251, Dt. 31/08/2010

Sale deed has been executed by (1) Baldevji Gabhaji Thakor, (2) Savitaben widow of Sendhaji Gabhaji Thakor her self and as legal gaurdian of Minor Daxaben Sendhaji Thakor, Minor Vijay Sendhaji Thakor, Minor Ashaben Sendhaji Thakor in favour of Revebhai Sendhabhai Bharvad conveying Survey no. 63/B i.e. 4957 sq. Mtrs. and as per T.P. 71, F.P. no. 32/2 admeasurements 2974 sq.mtrs Land Paiki 2428 Sq. Mtrs. Land on Dtd. 12/07/2010 vide Reg. Sale Deed No.6869.

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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. 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. 3091, Dt. 29/10/2018

Premium for non agriculture purpose was paid for the Land bearing F.P. No.32/2 of T.P.S. No 71, admeasuring 2428 Sq.Mtrs. Land (land given in liue of Block No.63B (Old Survey no.63/5 admeasuring 4957 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. CB/N.C./Premium/Muthiya/Srv.No./Block no.63B/SR-211/2017, Dtd. 12/10/2018.

As per Entry No. 3092, Dt. 29/10/2018

Premium for non agriculture purpose was paid for the Land bearing F.P. No.32/2 of T.P.S. No 71, admeasuring 546 Sq.Mtrs. Land (land given in liue of Block No.63B (Old Survey no.63/5 admeasuring 4957 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. CB/N.C./Premium/Muthiya/Srv.No./Block no.63/B/SR-144/2018, Dtd. 12/10/2018.

As per Entry No. 3173, Dt. 28/05/2019



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Residencial N.A. use Permission granted for the Land bearing F.P. No.32/2 of T.P.S. No 71, admeasuring 2974 Sq.Mtrs. Land (land given in liue of Block No.63-B (Old Survey no.63/5 admeasuring 4957 sq.mtrs.) as per order issued by District Collector, Ahmedabad vide his office order No. CB/N.A./AHMEDABAD/Muthiya/63/B/998914/2019, Dtd. 05/02/2019.

As per Entry No. 3192, Dt. 06/07/2019 (Rejected)

Sale deed has been executed by Revabhai Sendhabhai Bharvad Power of attorney Holder of (1) Baldevji Gabhaji Thakor, (2) Savitaben widow of Sendhaji Gabhaji Thakor her self and as legal gaurdian of Minor Vijay Sendhaji Thakor and Minor Ashaben Sendhaji Thakor, Dakshaben Sendhaji in favour of Revebhai Sendhabhai Bharvad conveying Block no. 63-B i.e. 4957 sq. Mtrs. and as per T.P. 71, F.P. no. 32/2 admeasurements 2974 sq.mtrs Land Paiki 546 Sq. Mtrs. Land on Dtd. 02/03/2019 vide Reg. Sale Deed No. 3976 but This entry was rejected by Revenue Authority.

As per Entry No. 3318, Dt. 15/07/2020

As per order of Deputy Collector (East), Ahmedabad vide Order No. RTS/Appeal/C.No.289/19, Dtd. 06/07/2020 the order No. RTS/Muthiya/Sale Entry No. 3192/C.No.23/2019 was cancelled and the entry No. 3192 was certified.

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

That Baldevji Gabhaji Thakor, Saviben Aka Savitaben widow of

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Sendhaji Gabhaji her self and as legal gaurdian of Minor Dakshaben Sendhaji Thakor, minor Vijaybhai Sendhaji Thakor and Minor Ashaben Sendhaji Thakor has executed an irrevocable power of attorney in favour of Revabhai Sendhabhai Bharvad for the Block no. 63-B i.e. 4957 sq. Mtrs. and as per T.P. 71, F.P. no. 32/2 admeasurements 2974 sq.mtrs Land Paiki 506 Sq. Mtrs. Land on Dtd. 12/07/2010 vide Reg. Sale Deed No. 6870. Then after Saviben widow of Sendhaji Gabhaji, Dakshaben Sendhaji w/o. Satishbhai, Vijaybehi Sendhaji, Ashaben Sendhaji w/o. Anandkumar and legal heirs of late Baldevji Gabhaji (1) Minaben widow of Baldevji Gabhaji her self and as legal gaurdian of Minor Jayeshbhai Baldevji, (2) Vijaybhai Baldevji executed the deed of Kabulat in favour of Revabhai Sendhabhai Bharvad for the Block no. 63-B i.e. 4957 sq. Mtrs. and as per T.P. 71, F.P. no. 32/2 admeasurements 2974 sq.mtrs Land Paiki 546 Sq. Mtrs. Land on Dtd. 04/02/2020 vide Reg. Sale Deed No. 2283.

That one agreement to sale was register in the office of Sub-Registrar Ahmedabad-6(Naroda) vide Sr. no. 3571, Dtd. 02-09-2005 by Selarbhai Matrabhai Bashiyan P.O.A. Holder of Sendhaji Gabhaji, Baldevji Gabhaji in favour of Bhagvatsinh Bhavsinhji Gohil for the said Block No. 63-B admeasurements 4957 sq.mtrs Land thenafter one agreement of Transfer of Rights and Power of attorney was noterised in the book of Notary Public Mr. M.N.Chavda by Sr. No. 22/23, Dtd. 04-05-2019 by Bhagvatsinh Bhavsinhji Gohil in favour of Rajendrabhai Natvarbhai Patel for the Block No. 63-B admeasurements 4957 sq.mtrs Land and thenafter Deed Of Kabulat

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was register in the office of Sub-Registrar Ahmedabad-6(Naroda) vide Sr. no. 1588, Dtd. 24-01-2020 by Rajendrabhai Natvarbhai Patel himself and as P.O.A. Holder of Bhagvatsinh Bhavsinhji Gohil in favour of Revabhai Sendhabhai Bharvad for the said Final Plot No.32/2 containing by admeasurements 2974 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in liue of Block No.63/B (old Srv no. 63/5) admeasuring 4957 sq.mtrs.).

That one Notice of the lease Pendancy was register in the office of Sub-Registrar Ahmedabad-6(Naroda) vide Sr. no. 2019, Dtd. 29-08-2018 by Bhavanbhai Surabhai Bharvad and as per Notice Bhavanbhai Surabhai Bharvad filed SPCS No. 603/2010 in the court of Principal Senior Civil Judge, Ahmedabad (Rural) which was withdrawal on dt: 04-03-2021.

As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "**DIVYA BHASKAR**" on date: 08-02-2021 & Date: 31-03-2021 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received any objection/claim in response thereto.

In view of what is stated above, as per my opinion and hereby state that the title to Revabhai Sendhabhai Bharvad over Non-Agricultural land bearing Final Plot No.32/2 containing by admeasurements 2974 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in liue of Block No.63/B (old Srv no. 63/5) admeasuring 4957 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 market-

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able and free from any charge or encumbrances and also free from reasonable doubt subject to Declaration or Indemnity Bond was required of Bhavanbhai Surabhai Bharvad regarding Notice reg. Before Sub Reg.-6(Naroda) vide Sr.no. 2019, Dated 23-08-2018.

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 Dated: 05-02-2019
- (iii) copy of Sale Deeds, Kabulat Deeds, POA Deed.
- (iii) Copy of Public Notice in Divya Bhaskar News Paper.

Place : Ahmedabad.

Date : 09-04-2021



Rajnikant N. Raval

Advocate

RAJNIKANT N. RAVAL
ADVOCATE

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

Date : 09-04-2021

TITLE CERTIFICATE

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.32/2 containing by admeasurements 2974 sq.mtrs. Land of draft Town Planning Scheme No.71 (land given in liue of Block No.63/B (old Srv no. 63/5) admeasuring 4957 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 Revabhai Sendhabhai Bharvad is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad



A handwritten signature in blue ink, consisting of stylized loops and strokes, positioned above a horizontal dashed line.

Rajnikant N. Raval

Advocate