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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.

Date :

22 NOV 2021

To,

Anay Infra

A Partnership firm

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey /Block No. 144 containing by admeasurments 9713 Sq. Mtrs. or thereabouts As per T.P.S. No. 241, Final Plot No. 106 admeasurments 5828 Sq.Mtrs. Situate, lying and being at Moje : Chiloda (Naroda) Taluka : Gandhinagar in the Registration District : Gandhinagar and Sub District of Gandhinagar is belonging to *Anay Infra, A Partnership firm.*

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 Gandhinagar for the last more then 35 years viz.1980 to 2021 (the registration record of some year of Sub-Registrar's Office is destroyed/



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torn out/Not present and hence it can not be inspected and its search is not 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 Raiji Ramaji has been appeared as occupier of the subject land prior the year 1951-52.

2.... Thereafter, the owner of the said land i.e. Raijiji Ramaji died on 29/09/1976 intestate leaving behind him his heirs (1) Masangji Raijiji (2) Minor Satuji Bhikhaji and (3) Jiwatben Wd/o. Bhikhaji Raijiji, 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. 1527, dated 01/05/1977.

3.... Thereafter, the co-owner of the subject land i.e. Masangji Raijiji declared died by Hon'ble Principal Sr. Civil Judge (S.D.) in the R.C.S.No. 183/09 Hence the name of his legal heirs Hiraben Marsangji alias Masangji, Manaji Marsangji alias Masangji, Prahladi Marsangji alias Masangji, Laxmanji Marsangji alias Masangji and Sursangji Marsangji alias Masangji have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that



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effects was mutated in the mutation register vide entry No. 3536, dated 23/12/2010.

4.... Thereafter, the co-owner of the subject land i.e. Masangji Raijiji declared lost/died from 26/09/1998 by Hon'ble Principal Sr. Civil Judge (S.D.) in the R.C.S.No. 183/09 on 21/04/2012 and entry to that effect was mutated in the mutation register vide entry No.3850 dated 02/07/2012.

5.... Thereafter, the co-owners and co-occupiers of the said land i.e. Satuji Bhikhaji and Jiwatben Wd/o. Bhikhaji Raijiji had released their rights, title and interest in favour of Hiraben Marsangji alias Masangji, Manaji Marsangji alias Masangji, Prahladi Marsangji alias Masangji, Laxmanji Marsangji alias Masangji and Sursangji Marsangji alias Masangji 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.3940, dated 14/12/2012.

6.... Thereafter, as per order passed by District Collector, Gandhinagar vide order No. CB/Ganot/Vashi 3538 to 3543/2013, Dtd. 01/05/2013 the land bearing Block/Survey No. 144 as per F.P. admeasuring 5828 Sq.Mtrs. declared Old Tenure for N.A. Use and entry to that effects was mutated in the mutation register vide entry No. 4024 dated 20/05/2013.

7.... Thereafter, as per order passed by District Collector, Gandhinagar vide order No. CB/Ganot/Vashi 219 to 226/2019, Dtd. 09/01/2019 the time limit



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for paying premium has been expanded for six months and entry to that effects was mutated in the mutation register vide entry No.5460 dated 25/01/2019.

8.... Thereafter, Said land loards i.e. **Hiraben Marsangji alias Masangji and others** had applied before the Collector Gandhinagar to convert the agricultural land of **Block/ Survey No.144 , T.P.S. No. 241, F.P. No. 106** admeasuring **5828 Sq.Mtrs.** for Multi-purpose. The Collector had allowed the application vide its order No. CB/NA/Gandhinagar/Chiloda (Naroda)/144/1003919/2019, Dtd. 19/03/2019 and entry to that effect was mutated in the mutation register vide entry No. 5514, dated 03/04/2019.

9.... Thereafter, the owner of the said land i.e. Hiraben Marsangji alias Masangji, Manaji Marsangji alias Masangji, Prahladi Marsangji alias Masangji, Laxmanji Marsangji alias Masangji and Sursangji Marsangji alias Masangji has soldout the land bearing **Block/ Survey No.144 , T.P.S. No. 241, F.P. No. 106** admeasuring **5828 Sq.Mtrs.** to Shivali Reality LLP by executing a Reg. Sale Deed No. 20672, Dtd. 19/08/2019 and entry to that effects was mutated in the mutation register vide entry No. 5630, Dtd. 21/08/2019.

10.... Thereafter, the owner of the said land i.e. Shivali Reality LLP has soldout the land bearing **Block/ Survey No.144 , T.P.S. No. 241, F.P. No. 106** admeasuring **5828 Sq.Mtrs.** to *Anay Infra* by executing a Reg. Sale Deed No. 26226, Dtd. 19/08/2021 and entry to that effects was mutated in the mutation register vide entry No. 6088, Dtd. 19/08/2021.



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11... 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 /Block No. 144** containing by admeasurments **9713 Sq. Mtrs.** or thereabouts As per **T.P.S. No. 241, Final Plot No. 106** admeasurments **5828 Sq.Mtrs.** Situate, lying and being at Moje : Chiloda (Naroda) Taluka : Gandhinagar in the Registration District : Gandhinagar and Sub District of Gandhinagar 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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THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing Survey /Block No. 144 containing by admeasurments 9713 Sq. Mtrs. or thereabouts As per T.P.S. No. 241, Final Plot No. 106 admeasurments 5828 Sq.Mtrs. Situate, lying and being at Moje : Chiloda (Naroda) Taluka : Gandhinagar in the Registration District : Gandhinagar and Sub District of Gandhinagar.

Date : 22 NOV 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 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.