

Office : First Floor, Mahakali Bhavan,
Above Arpita Provision Store,
Opp. Trade Centre, Gurukul Road,
Memnagar, Ahmedabad.

Ref. No.

Date :

SEARCH REPORT ON TITLE

To,

- (1) Vasudevbhai Kedarmal
(2) Piyushbhai Vasudevbhai
Ahmedabad

Re :-

In the matter of investigation of title of Non-Agricultural land bearing **Block No. 17 B** admeasuring about **10118 sq. mtrs.** included in T.P. Scheme no. 36 and given **Final Plot No. 17 B** admeasuring about **6071** situate, lying and being at Mouje - **CHHARODI** Taluka - **GHATLODIA** District - **AHMEDABAD** prima facie belongs to (1) **VASUDEVBHAI KEDARMAL** and (2) **PIYUSHBHAI VASUDEVBHAI...**



- (1) As per your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about 30 years from the certain papers of the said land before us by you from the revenue records maintained by Talati of mouje Chharodi till 19-06-2015 and from Sub-registrar record till 19-06-2015 in reference of it I have issued a public notice in daily Gujarati news paper "Gujarat Samachar" on 28-09-2014 for your title of and invited any claims, rights or objection of any type of any person, institute etc from public at large with documentary evidence but I have not received any objection from any one in the said matter which carry weightage or with documentary evidence.
- (A) During the investigation of your title over the said land I have found that :-
- (1) The said land bearing Block no. 17 belonged to Shri Varvaji Raghaji prior to the year 1949 as per revenue record.
- (2) Thereafter Varvaji Raghaji died without making any will. Therefore his name was



ADVOCATE

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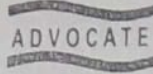
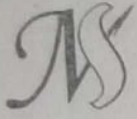
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.. 2 ..

Date :

deleted and the name of Bai Ugri W/o. Varvaji Raghaji was entered as natural gaurdion of minor Bhalaji Varvaji and minor Kacharaji Varvaji wide mutation entry no. 365 dated on 24-03-1949.

- (3) Thereafter, as the said land was mortgaged to one Ahmedabhai Jivabhai, Bai Ugri W/o. Varvaji Raghaji got the mortgage cancelled by an oral agreement dated. 10-02-1948. An entry to that effect was made in mutation registerd at serial no. 366 on 24-03-1949.
- (4) Thereafter the land bearing old survey no. 7/1 (part of the said land) was declared a fragement under the provision of The Prevantion Fragmentation and Concolidation of Agricultural Land Act. An entry to that effect was made in mutation registerd at serial no. 394 on 28-10-1952.
- (5) Thereafter the name of Javansang Amarsang was entered as a protected tenant of the land bearing old survey no. 7/1 (part of the said land). An entry to that effect was made in mutation registerd at serial no. 395 on 16-11-1952.
- (6) Thereafter concolidation scheme was introduce for Chharodi village and the land bearing survey no. 7/1, 7/2, 7/3 and 6/1 were given block no.17. An entry to that effect was made in mutation registerd at serial no. 546 on 05-08-1963.
- (7) Thereafter Bhalaji Varvaji died on 10-10-1975 without making any will. Therefore his name was deleted and name of Chandaben W/o. Bhajaji herself and as a natural mother minors (1) Parabatji Bhalaji (2) Vajaji Bhalaji (3) Dineshji Bhalaji (4) Navarji Bhalaji (5) Nanji Bhalaji and (6) Bhikhiben Bhalaji was entered as his legal heirs as per Hindu Law wide mutation entry no. 614 on. 11-12-1975.
- (8) Thereafter an entry regarding variation in the concolidation scheme was made at serial no. 976 on 30-05-1996 on strenth of KGP and Durasti Patrak issued by The conserd concolidation officer but the said entry was cancelled on 06-07-1996.



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.. 3 ..

Date :

- (9) Thereafter an entry regarding variation in the concolidation scheme was made at serial no. 1079 on 24-04-1998 on strenth of KGP and DurastiPatrak issued by The conserd concolidation officer and the land bearing old survey no. 7/1,7/2,7/3paiki and 6/1 were concolidated and given block no. 17 b admeasuring 10118 sq.mtrs including therein pot kharaba of 101 sq.mtrs.
- (10) Thereafter Kachraji Varvaji himself and as The Karta and Manager of H.U.F sold and conveyed the land admeasuring 5059 sq.mtrs out of total 10118 sq.mtrs to Anandiben Kedarmal and Piyushbhai Vasudevbbhai by registerd sale deed no. 7663 dated 18-10-2005. An entry to that effect was made in mutation registerd at serial no. 1461 on 22-10-2005 but the said entry was cancelled.
- (11) Thereafter (1) Parbatji Bhalaji (2) Vajaji Bhalaji (3) Dineshji Bhalaji (4) Natavarji Bhalaji (5) Nanji Bhalaji and (6) Chandaben w/o. Bhalaji Varvaji and (7) Bhikhiben Bhalaji sold and conveyed the land admeasuring 5059 sq.mtrs out of total 10118 sq.mtrs to (1) Anandiben Kedarmal (2) Piyushbhai Vasudevbbhai and (3) Vasudevbbhai Kedarmal by registerd sale deed no. 7920 dated 24-10-2005. Kachraji Varvaji, Gopalji Varvaji and Maheshji Kacharaji put their signatures in the said sale deed as confirming parties. An entry to that effect was made in mutation registerd at serial no. 1462 on 27-10-2005.
- (12) Thereafter again an entry was made in mutation register at seriol no. 1463 on 27-10-2005 on the strenth of the sale deed dated 18-10-2005. The said entry was certified on the strenth of confirming registerd deed no. 7915 executed by (1) Parbatji Bhalaji (2) Vajaji Bhalaji (3) Dineshji Bhalaji (4) Natavarji Bhalaji (5) Nanji Bhalaji and (6) Chandaben w/o. Bhalaji Varvaji and (7) Bhikhiben Bhalaji.
- (13) Thereafter the comouterized record of the said land was ractified by the order of Mamlatdar, Dac croi dated 20-08-2008. An entry to that effect was made in mutation registerd at serial no. 1881 on 31-08-2008.

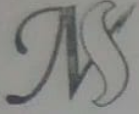


Ref. No.

.. 4 ..

Date :

- (14) Thereafter Anandiben Kedarmal, one of the co-holders of the said land died on 23-03-2008. Therefore her name was deleted and the names of (1) Mimiben Kedarmal (2) Shantiben Kedarmal (3) Mohiniben Kedarmal (4) Sohiniben Kedarmal (5) Lilaben Kedarmal (6) Girjaben Kedarmal (7) Savitriben Kedarmal (8) Gopiben Kedarmal (9) Vasudev Kedarmal (10) Manubhai Kedarmal and (11) Rameshchandra Kedarmal were entered as her legal heirs wide mutation entry no. 2159 dated 29-10-2010.
- (15) Thereafter Jiviben and Vinaben both Daughters of Kacharaji Varvaji executed the confirming registered deed no. 23355 dated. 22-12-2010 in your favour.
- (16) Thereafter on the strength of will executed by late Anandiben Kedarmal an entry was made in mutation registered at serial no. 2160 on 29-10-2010 but the said entry was cancelled on 30-06-2011.
- (17) Thereafter Deputy Collector, Dascroi Prant, Ahmedabad wide his order dated 09-01-2012 in appeal case no. 502/2011 cancelled the order about mutation entry no. 2160 and ordered the said mutation entry no. 2160 to be certified. An entry to that effect was made in mutation registered on 12-01-2012 at Serial No.2288.
- (18) Thereafter the Chharodi village was included in Ahmedabad City Taluka (West). An entry to that effect was made in mutation registered at serial no. 2325 on 03-05-2012.
- (19) Thereafter an entry regarding acquisition of land from the said land for road was made in mutation registered at serial no. 2371 on 27-09-2012 on the strength of award dated 22-03-1995.
- (20) Thereafter, as the said land was included in T.P.Scheme no. 36 and given Final Plot no. 17B admeasuring 6071 sq.mtrs and the said land was converted in to Non-Agriculture for residential purpose by the order dated 21-08-2012 from The



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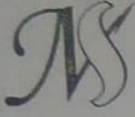
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Date :

Collector, Ahmedabad. An entry to that effect was made in mutation registered at serial no. 2448 on 28-05-2013.



- (21) Thereafter encumbrance of co-operative society was removed on the strength of certificate dated 07-04-2015 issued by Registrar Co-operative Society (City) Ahmedabad. An entry to that effect was made in mutation registered at serial no. 2621 on 10-04-2015.
- (22) Thereafter you exhibited Development Agreement for the said land on 29-07-2014 with Krupa Associates, a partnership firm through its partners namely (1) Vipulbhai Rameshchandra Agrwal (2) Rameshchandra Kedarmal Agrwal (3) Kaushikbhai Raichand Patel (4) Bharatbhai Raichand Patel (5) Meet Kaushikbhai Patel (6) Falgunbhai Rasiklal Mehta and (7) Jignaben Tusharbhai Mehta.
- (2) That by Declaration on 17-06-2015 made on Oath by you duly attested by a Notary Public of Ahmedabad has inter-alia declared therein that the said property thereon is your absolute property and no other person body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged, assigned, leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
- (3) Therefore I opion that your title over the said land is clear marketable and free of any encumbrance subject to.
- (i) Fulfillment of The Provision of The Bombay Tenancy and Agriculture Lands Act, The Bombay Fragmentation and consolidation of holdings act, or any other act, Town Planning Act, Rule / notification, gazette etc. in force from time to time.
- (ii) varified and perused and production of all relevant and necessary Original Papers, Documents, Orders, Deeds, revenue record (s), Sale Deed (s), mutation entries etc of the said land.



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.. 6 ..

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- (iii) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority etc. including N.A. Order, Approved Plan.
- (iv) Terms and condition of the Development Agreement dated 29-07-2014 be fulfilled.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of In the matter of investigation of title to the Non-Agricultural land bearing **Block No. 17 B** admeasuring about **10118 sq. mtrs.** included in T.P.Scheme no. 36 and given **Final Plot No. 17 B** admeasuring about **6071** situate, lying and being at Mouje - **CHHARODI Taluka - GHATLODIA District - AHMEDABAD** in the state of Gujarat...

AT AHMEDABAD DATED THIS 19th DAY OF June 2015



Manoj K. Sindhav
Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) Fulfillment of all provision (s) of the act (s), rule (s) which may apply.
- (3) In case.... if any deed (s) / writing (s) etc. executed through 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.
- (4) This Title Opinion is based only on search of Revenue and Sub Registrar Records.
- (5) This opinion is given / issued only to (1) Vasudevabhai Kedarmal (2) Piyushbhai Vasudevabhai so no other party shall utilize it or rely without concerning us as well as without our written permission.