

TITLE REPORT

To,

Krishna Developers, A Partnership Firm

Add. Survey No. 13/3, Opp. Sankalp High School,

Near Hindva Builder, Nikol, Ahmedabad.

SUBJECT : In the matter of investigation of title to the Non Agricultural Land admeasuring 1336 square meters of Final Plot No. 3 of T. P. scheme No. 111 of City Survey No. NA13/3/P2 of City Survey Ward- Nikol (Non Agriculture) situated at Mouje Nikol, Taluka Asarwa, Registration District of Ahmedabad and Sub District of Ahmedabad – 12 (Nikol).

1. I have investigated title to the non Agricultural Land admeasuring 1336 square meters of Final Plot No. 3 of T. P. scheme No. 111 of City Survey No. NA13/3/P2 (Herein after referred as said land) is belonging to **Krishna Developers, A Partnership Firm.**
2. As a part of investigation of title of the said land, I have published a public notice appeared in the daily Newspaper "GUJARAT SAMACHAR" on 11.01.2025, for inviting claim, objection, obligation, charges or lien in, on



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or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

3. I have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.
4. I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.
5. Devolution of Title under Investigation of the said land
 - 5.1. It appears that on or around the year 1956 the land bearing Revenue Survey No. Survey No. 13/3 admeasuring Acre. 0-22 Guntha was belonged to (1) Aalambhai Valabhai, (2) Aasambhai Valabhai and (3) Kasambhai Valabhai.



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5.2. Further, the Government in the Revenue Department, issued resolution bearing No. AM – 2170. M.J.AM.1061-56099 – LS – 1 dated 14.06.1966 and took decision to acquire the land bearing Survey No. 1 to 538 i.e. all survey numbers of Mouje : Nikol for industrial zone and hence, the said decision was published in Gazette in Government of Gujarat but subsequently the Government in the Revenue Department issued resolution bearing No. AM.2170.M.J.AM.1061 – 56099.LA1 dated 14.06.1966 and final notification under section 6 of the Land Acquisition Act was not issued meaning thereby notification for acquisition was cancelled and in pursuance of the said decision, Mamlatdar passed order bearing No. LND dated 26.12.1966 and the said effect was entered in revenue record of the said land by mutation entry no. 851 dated 05.01.1967.

5.3. Further, the said land was declared as “Fragment Land” in accordance with provision of Sections-5 and 6 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947 and the said effect was entered in revenue record of the said land by mutation entry no. 1556 dated 26.09.1977.

5.4. Further, Aalambhai Valabhai was died on 05.02.1972 intestate and his undivided proportionate share in the said land came to be owned and possessed by his legal heirs namely (1) Hasanbhai Aalambhai, (2) Jamalbhai Aalambhai, (3) Jubiben Aalambhai, (4) Saberaben Aalambhai and (5) Fatamaben Wd/o. Aalambhai Valabhai and hence, their names were brought on the revenue



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record upon succession right and the said effect was entered in revenue record of the said land by mutation entry no. 1750 dated 17.07.1981.

5.5. Further, (1) Jubiben Alias Jubedaben Aalambhai and (2) Saberaben Aalambhai had voluntarily waived and relinquished their right, title, claim and share in the land bearing Survey No. 13/3 in favour of (1) Hasanbhai Aalambhai and (2) Jamalbhai Aalambhai and hence, their name were deleted from the revenue record and the said effect was entered in revenue record of the said land by mutation entry no. 1751 dated 18.07.1981.

5.6. Further, (1) Aasambhai Valabhai, (2) Kasambhai Valabhai, (3) Fatamaben Aalambhai, (4) Hasanbhai Aalambhai and (5) Jamalbhai Aalambhai had made a family and as per the said partition the land bearing Survey No. 13/3 admeasuring Acre. 0-22 Guntha was came to be in the share of (1) Aasambhai Valabhai and (2) Kasambhai Valabhai and the said effect was entered in revenue record of the said land by mutation entry no. 1880 dated 22.03.1984.

5.7. Further, Aasambhai Valabhai was died on 07.10.1999 intestate and his undivided proportionate share in the said land came to be owned and possessed by his legal heirs namely (1) Mansuri Aminaben Aasambhai, (2) Mansuri Abdulbhai Aasambhai, (3) Mansuri Isabbhai Aasambhai, (4) Mansuri Hamidaben Aasambhai and (5) Mansuri Kusumben Aasambhai and hence, their names were brought on the revenue record upon succession right and



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the said effect was entered in revenue record of the said land by mutation entry no. 2960 dated 17.02.2000.

5.8. Further, (1) Hamidaben D/o. Aasambhai Valabhai and (2) Kusumben D/o. Aasambhai Valabhai had voluntarily waived and relinquished their right, title, claim and share in the land bearing Survey No. 13/3 in favour of co-owners and hence, their name were deleted from the revenue record and the said effect was entered in revenue record of the said land by mutation entry no. 3001 dated 29.07.2000.

5.9. Further, Kasambhai Valabhai Mansuri was died on 23.04.1992 intestate and his undivided proportionate share in the said land came to be owned and possessed by his legal heirs namely (1) Usmanbhai Kasambhai Mansuri, (2) Umarbhai Kasambhai Mansuri, (3) Daudbhai Kasambhai Mansuri, (4) Hamidbhai Kasambhai Mansuri, (5) Rajiyaben Kasambhai Mansuri and (6) Aasuben Wd/o. Kasambhai Valabhai and hence, their names were brought on the revenue record upon succession right and the said effect was entered in revenue record of the said land by mutation entry no. 3086 dated 20.07.2001.

5.10. Further, Rajiyaben D/o. Kasambhai Valabhai Mansuri had voluntarily waived and relinquished their right, title, claim and share in the land bearing Survey No. 13/3 in favour of co-owners and hence, her name was deleted from the revenue record and the said effect was entered in revenue record of the said land by mutation entry no. 3100 dated 05.10.2001.



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- 5.11. Further, as per the order of City Mamlatdar, Ahmedabad vide its order No. RTS / Sudharo / Kshatiyaadi / SR – No. 1076 / 08 dated 22.09.2008 rectification the errors and mistakes in the process of Promulgation of computerized record from manuscript and the said effect was entered in revenue record of the said land by mutation entry no. 2072 dated 04.10.1962.
- 5.12. Further, by Resolution No. PFR / 102011 / 275 / L / 1dated 17.03.2012, reconstitution of Ahmedabad City and Dascroi Taluka of Ahmedabad District and two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Nikol Village was covered within the Taluka boundaries of Ahmedabad City (East) and the said effect was entered in revenue record of the said land by mutation entry no. 8261 dated 03.05.2012.
- 5.13. Further, the said land bearing Survey No. 13/3 admeasuring 2226 sq. mts., was included in Town Planning Scheme No. 111 and allotted Final Plot No. 3 land admeasuring 1336 sq. mts. and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.
- 5.14. Further, Aasuben Wd/o. Kasambhai Valabhai was died on 02.06.2007 intestate and her undivided proportionate share in the said land came to be owned and possessed by his legal heirs namely (1) Usmanbhai Kasambhai, (2) Umarbhai Kasambhai, (3) Daudbhai Kasambhai, (4) Hamidbhai Kasambhai and (5)



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Rajiyaben Kasambhai and hence, their names were brought on the revenue record upon succession right and the said effect was entered in revenue record of the said land by mutation entry no. 11194 dated 11.03.2016.

5.15. Further, Aminaben Wd/o. Aasanbhai Valabhai had voluntarily waived and relinquished their right, title, claim and share in the land bearing Survey No. 13/3 admeasuring 2226 sq. mts. Paiki 371 sq. mts. in favour of (1) Abdulbhai Aasambhai and (2) Isabbhai Aasambhai by way of registered Deed of Release of rights, which was duly registered in the Office of the Sub – Registrar of Assurances at Ahmedabad, under serial no. 577 dated 08.03.2016 and hence, her name was deleted from the revenue record and the said effect was entered in revenue record of the said land by mutation entry no. 11199 dated 18.03.2016.

5.16. Further, Rajiyaben Kasambhai W/o. Mansuri Gafurbhai had voluntarily waived and relinquished their right, title, claim and share in the land bearing Survey No. 13/3 admeasuring 2226 sq. mts. Paiki 222.60 sq. mts. in favour of (1) Usmanbhai Kasambhai, (2) Umarbhai Kasambhai, (3) Daudbhai Kasambhai and (4) Hamidbhai Kasambhai, by way of registered Deed of Release of rights, which was duly registered in the Office of the Sub – Registrar of Assurances at Ahmedabad, under serial no. 1514 dated 30.06.2016 and hence, her name was deleted from the revenue record and the said effect was entered in



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revenue record of the said land by mutation entry no. 11404 dated 02.07.2016.

5.17. Further, Umarbhai Kasambhai was died on 09.08.2021 intestate and her undivided proportionate share in the said land came to be owned and possessed by his legal heirs namely (1) Fatamaben Umarbhai Mansuri, (2) Javedbhai Umarbhai Mansuri, (3) Imran Umarbhai Mansuri and (4) Salmaben Umarbhai Mansuri and hence, their names were brought on the revenue record upon succession right and the said effect was entered in revenue record of the said land by mutation entry no. 16540 dated 19.11.2022.

5.18. Further, as per the order of the Mamlatdar, Asarwa, vide its order no. IORA / 5 / 0714 / 2023, dated 08.02.2023, the name of (1) Usmanbhai Kasambhai, (2) Umarbhai Kasambhai, (3) Daudbhai Kasambhai and (4) Hamidbhai Kasambhai were entered by mistake in the revenue record of the said land bearing Survey No. 13/3 and therefore, Duplicate name of the (1) Usmanbhai Kasambhai, (2) Umarbhai Kasambhai, (3) Daudbhai Kasambhai and (4) Hamidbhai Kasambhai was deleted from the Survey No. 13/3 and the effect of said mutation entry from the land bearing Survey No. 13/3 and the said effect was entered in revenue record of the said land by mutation entry no. 16755 dated 08.02.2023.

5.19. Further, (1) Hamidbhai Kasambhai, (2) Usmanbhai Kasambhai, (3) Daudbhai Kasambhai, (4) Abdulbhai Asambhai, (5) Isabbhai

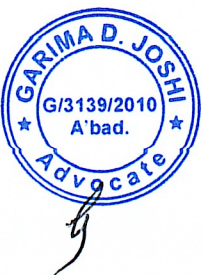


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Asambhai, (6) Fatmaben Umarbhai Mansuri, (7) Javedbhai Umarbhai Mansuri, (8) Imran Umarbhai Mansuri and (9) Salmaben Umarbhai Mansuri have sold and conveyed the said Agricultural land bearing Revenue Survey No. 13/3 admeasuring 2226 sq. mts. which was included in T. P. Scheme No. 111 and allotted Final Plot No. 3 admeasuring 1336 sq. mts. to Savaliya Hirenkumar Jayantilal by way of Sale Deed which was duly registered in the Office of Assurance Sub-Registrar at Ahmedabad, under Serial No. 1428 dated 18.04.2023 and the said effect was entered in revenue record of the said land by mutation entry no. 16950 dated 18.04.2023.

5.20. Further, the said land bearing Revenue Survey No. 13/3 admeasuring 2226 sq. mts. which was included in T. P. Scheme No. 111 and allotted Final Plot No. 3 admeasuring 1336 sq. mts. was converted into Non Agriculture Use by order of the District Collector Ahmedabad vide its order No. 8954/07/14/004/2023 dated 05.08.2023 and the said effect was entered in revenue record of the said land by mutation entry no. 17263 dated 05.08.2023.

5.21. Further, on Non Agriculture Permission granted by the district Collector, Ahmedabad the village form no. 7/12 of the said land was closed and the said land was included into City survey record vide its City Survey No. NA/13/3/P2, T. P. Scheme No. 111, Final Plot No. 3 land admeasuring 1336 sq. mts. of City survey ward-Nikol (Non Agriculture).



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5.22. Further, Savaliya Hirenkumar Jayantilal have sold and conveyed the said Non Agricultural Land admeasuring 1336 square meters of Final Plot No. 3 of T. P. scheme No. 111 of City Survey No. NA13/3/P2 to **KRISHNA DEVELOPERS, A Partnership Firm** by way of Sale Deed which was duly registered in the Office of Assurance Sub-Registrar at Ahmedabad, under Serial No. 20594 dated 26.09.2024 and the said effect was entered in City Survey record of the said land by mutation entry no. 23 dated 11.10.2024.

From the available revenue records, I found that **KRISHNA DEVELOPERS, A Partnership Firm** has become an absolute owner and possession holder of the above referred subject Non Agricultural Land admeasuring 1336 square meters of Final Plot No. 3 of T. P. scheme No. 111 of City Survey No. NA13/3/P2 of City Survey Ward- Nikol (Non Agriculture) situated at Mouje Nikol, Taluka Asarwa, Registration District of Ahmedabad and Sub District of Ahmedabad – 12 (Nikol) AND The said Title Certificate cum report is prepared on the basis of available revenue records and the said sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Sammatipatra will be made on oath by the aforesaid land Owners which was duly attested by Notary Public.,



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I hereby opinion that the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

- I. Usual Declaration-cum-Sammatipatra is being made on oath by the aforesaid land Owners.
- II. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.
- III. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

SCHEDULE

All that piece and parcel of the Non Agricultural Land admeasuring 1336 square meters of Final Plot No. 3 of T. P. scheme No. 111 of City Survey No. NA13/3/P2 of City Survey Ward- Nikol (Non Agriculture) situated at Mouje Nikol, Taluka Asarwa, Registration District of Ahmedabad and Sub District of Ahmedabad – 12 (Nikol) and bounded as per the Revenue Records.

DATE : 23.01.2025

PLACE : AHMEDABAD




GARIMA D. JOSHI
ADVOCATE

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REMARKS AND DISCLAIMER:

1. The registration records of the some years of Sub Registrar's office is destroyed/torn out/not present and also it's search is not available through my search clerk, while computerized search of so many years is not well maintained/prepared by the State Government Agency and hence may be some error therein and according to the report of the computerized search, I have issued present opinion on title clearance certificate.
2. I do not find any other charge or encumbrances subsisting as on date in the revenue records or the records of the Sub Registrar save and except the variation in the entries or records right and any other law, Rules applicable from time to time and further I am not verified original documents. I make every efforts to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This Title Certificate and Report opinion does not certify against any potential but unrecorded liens, charge or any state of facts.

