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REPORT ON TITLE

Date : 17/03/2025

Re. : IN THE MATTER OF INVESTIGATION OF TITLE TO THE non-agricultural land bearing Block No. 727 (Old Survey No. 587/6 Paiki, 587/7 Paiki) admeasuring 5261 sq. mtrs. and Final Plot No. 182 admeasuring 3157 sq. mtrs. of T. P. Scheme No. 03 (Ghuma) of Mouje Ghuma of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-9 (Bopal) belonging to Swastik Buildcon, a Partnership Firm having its registered office at Survey No. 726, Beside Samay Shine, Ghuma, Ahmedabad.

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That we have caused necessary searches to be taken with the available Revenue Records and Sub-Registry Records for a period of last more than 30 (Thirty) Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That, the then Agriculture Land bearing [I] Old Survey No. 587/6 admeasuring Acre-1, Gutha-10 of Mouje Ghuma was belonging to Khodabhai Punjabhai while [II] land bearing Old Survey No. 587/7 admeasuring Acre-0, Gutha-23 of Mouje Ghuma was belonging to Lalji Maharaj Dharmada Trust through its Administrator Shankarbhai Mohanbhai and Khodabhai Punjabhai.
2. That, as such Becharbhai Joitabhai was cultivated the said land bearing Old Survey No. 587/7 admeasuring Acre-0, Gutha-23 and thereupon his name was entered in the revenue records as a protected tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1567, dated- 11/04/1948, which was duly certified by the concerned revenue authority.





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3. That, as such the said land bearing Old Survey No. 587/7 admeasuring Acre-0, Gutha-23 was belonging to Lalji Maharaj Dharmada Trust, hence on the basis of application of Trustees of the said Lalji Maharaj Dharmada Trust under the provision of Section-88 (B) of the Bombay Tenancy And Agricultural Lands Act, 1948, said land bearing Old Survey No. 587/7 admeasuring Acre-0, Gutha-23 exempted from provision of the Bombay Tenancy And Agricultural Lands Act, 1948 vide Order bearing No. TNC 88 dated- 02/02/1959 passed by the Prant Officer. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2382, dated- 28/06/1959, which was duly certified by the concerned revenue authority.
4. That thereafter, on implementation of amalgamation scheme, said land bearing Old Survey Nos. 587/6 paiki and 587/7 given a Block No. 727 admeasuring 5261 sq. mtrs. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2901 dated- 01/04/1969, which was duly certified by the revenue authority concerned.
5. That thereafter, said Khodabhai Punjabhai went to the unknown place without any information even to his legal heirs and accordingly a Public Notice regarding the same was published in the daily Gujarat Newspaper 'Gujarat Samachar' on 22/11/1974 and thereafter due to reason being no information of his existence, names of his legal heirs (i) Ambalal Khodidas (ii) Ratilal Khodidas (iii) Arvind Khodidas and (iv) Jamnaben W/o. Khodidas Punjabhai were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3087, dated- 08/01/1977, which was duly certified by the concerned revenue authority.
6. That thereafter, as per partition took place between (i) Ambalal Khodidas (ii) Ratilal Khodidas (iii) Arvind Khodidas and (iv) Jamnaben W/o. Khodidas Punjabhai with respect to the said land, said land bearing Block No. 727 admeasuring 5261 sq. mtrs. of Mouje Ghuma derived to Ratilal Khodidas as an absolute owner and possessor thereof. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3578, dated- 22/02/1983, which was duly certified by the concerned revenue authority.





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7. That thereafter, on the basis of application of Ratilal Khodidas, names of his legal heirs (i) Vimlaben Ratilal and (ii) Dilipkumar Ratilal entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 5310, dated- 09/12/1994, which was duly certified by the concerned revenue authority.
8. That thereafter, on the basis of application of Dilipkumar Ratilal, names of his legal heirs (i) Pinkiben Dilipkumar and (ii) Rushikumar Dilipkumar entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 10601, dated- 28/03/2017, which was duly certified by the concerned revenue authority.
9. That, as such the said land bearing Block No. 727 admeasuring 5261 sq. mtrs. of Mouje Ghuma derived to Ratilal Khodidas as an absolute owner and possessor upon family partition took place between legal heirs of Khodidas Punjabhai, however that time remaining legal heirs of Khodidas Punjabhai namely (i) Manjulaben D/o. Khodidas and W/o. Ramanbhai Patel (ii) Premilaben D/o. Khodidas and W/o. Rajendrakumar Patel (iii) Shardaben D/o. Khodidas and W/o. Kalidas Patel and (iv) Sushilaben D/o. Khodidas and W/o. Babubhai Patel were not joined in the aforesaid partition, therefore for clearance of title to the said land, said [i] Manjulaben D/o. Khodidas and W/o. Ramanbhai Patel [ii] Premilaben D/o. Khodidas and W/o. Rajendrakumar Patel [iii] Shardaben D/o. Khodidas and W/o. Kalidas Patel and [iv] Late Sushilaben D/o. Khodidas and W/o. Babubhai Patel through her legal heirs namely (i) Umeshbhai Babubhai Patel and (ii) Rajeshkumar Babubhai Patel executed a respective Deed of Confirmation regarding the same, which were duly registered with the Sub-Registrar Ahmedabad-14 (Dascroi) under Sr. No. 253 and 1811 on 12/01/2022 and 30/03/2022 and they have confirmed the aforesaid Mutation Entry No. 3087 and 3578 entered in the revenue records with respect to the said land.
10. That thereafter, said land bearing Block No. 727 admeasuring 5261 sq. mtrs. of Mouje Ghuma covered under the Town Planning Scheme No. 03 (Ghuma)



and thereupon Final Plot No. 182 admeasuring 3157 sq. mtrs. allotted therein.

11. That thereafter, said (i) Ratilal Khodidas (ii) Vimlaben Ratilal (iii) Dilipkumar Ratilal (iv) Pinkiben Dilipkumar and (v) Rushikumar Dilipkumar sold and conveyed the said land bearing Block/Survey No. 727 (Old Survey No. 587/6 Paiki, 587/7 Paiki) admeasuring 5261 sq. mtrs. and Final Plot No. 182 admeasuring 3157 sq. mtrs. of T. P. Scheme No. 03 (Ghuma) of Mouje Ghuma to (i) Alpeshbhai Vishnubhai Patel (ii) Patel Jagdishkumar Bhogilal (iii) Rajeshbhai Nagarbhai Patel (iv) Pareshkumar Kirankumar Patel (v) Patel Ketanbhai Kiranbhai and (vi) Patel Vadilal Bhogilal by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad-13 (City) under Sr. No. 6004 dated- 15/11/2022. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 13059, dated- 30/12/2022, which was duly certified by the revenue authority concerned.
12. That thereafter, said land bearing Block/Survey No. 727 (Old Survey No. 587/6 Paiki, 587/7 Paiki) admeasuring 5261 sq. mtrs. and Final Plot No. 182 admeasuring 3157 sq. mtrs. of T. P. Scheme No. 03 (Ghuma) of Mouje Ghuma converted into non-agricultural land for multipurpose as per Order bearing No. 6629 / 07 / 17 / 062 / 2023 dated- 05/04/2023 issued by District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 13417, dated- 13/06/2023, which was duly certified by the revenue authority concerned.
13. That thereafter, said (i) Alpeshbhai Vishnubhai Patel (ii) Patel Jagdishkumar Bhogilal (iii) Rajeshbhai Nagarbhai Patel (iv) Pareshkumar Kirankumar Patel (v) Patel Ketanbhai Kiranbhai and (vi) Patel Vadilal Bhogilal sold and conveyed the said land bearing Block/Survey No. 727 (Old Survey No. 587/6 Paiki, 587/7 Paiki) admeasuring 5261 sq. mtrs. and Final Plot No. 182 admeasuring 3157 sq. mtrs. of T. P. Scheme No. 03 (Ghuma) of Mouje Ghuma to Swastik Buildcon, a Partnership Firm by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad-9 (Bopal) under Sr. No. 3083 dated- 17/02/2025. The entry to that effect was also entered in the



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revenue records vide Mutation Entry No. 14210, dated- 05/03/2025, which is yet to be certified by the revenue authority concerned.

That, upon instructions of aforesaid party, we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on 20/02/2025 inter alia invited claims & objections from the public in general and in response thereto, we have not received any objection in respect thereof.

That, said Swastik Buildcon, a Partnership Firm through its Authorized Partners (i) Mohil Nileshbhai Patel and (ii) Pareshkumar Kirankumar Patel executed a Declaration, which was duly notarized before notary public at Ahmedabad on 15/03/2025 declaring inter alia therein that the said land is free from all encumbrances and they have not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner.

That we have taken search from the Talati and Sub-Registrar's records for period of more than last 30 years and we have not found any charge or encumbrances on the said non-agricultural land and we hereby certified that the said land more particularly described in the schedule hereunder written belonging to aforesaid party is clear, marketable and free from all encumbrances subject to Mutation Entry No. 14210, dated- 05/03/2025 is being certified by the concerned revenue authority.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of non-agricultural land bearing Block No. 727 (Old Survey No. 587/6 Paiki, 587/7 Paiki) admeasuring 5261 sq. mtrs. and Final Plot No. 182 admeasuring 3157 sq. mtrs. of T. P. Scheme No. 03 (Ghuma) of Mouje Ghuma of Taluka Ghatlodia in the District of Ahmedabad and Registration Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows;





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Boundary of Block No. 727;

On or towards East :- Block No. 730 Paiki and 719 Paiki
On or towards West :- Block No. 726 Paiki and 721 Paiki
On or towards North :- Block No. 730
On or towards South:- Block No. 720 and 721 Paiki

Boundary of Final Plot No. 182;

On or towards East :- Reservation Plot
On or towards West :- 12 Mtr. T. P. Road
On or towards North :- 45 Mtr. T. P. Road
On or towards South:- Scheme known as 'Samay Shine'

HIREN RAVAL & ASSOCIATES
ADVOCATES



Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records as well as technical system of the Government.