



Date : 16-07-2016

TITLE SEARCH REPORT

Reg: Investigation of the titles of the agricultural land bearing Block No.427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. of Village Shilaj, Taluka Ghatlodiya, District Ahmedabad

Owners: (1) Pasabhai Prahladbhai Patel
 (2) Harshadbhai Naranbhai Patel
 (3) Mahendrabhai Pasabhai Patel
 (4) Arvindbhai Pasabhai Patel

In pursuance to the request of Pasabhai Prahladbhai Patel one of the owners of the land of Block No.427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. of Village Shilaj, Ahmedabad, I have investigated the titles of the said land and my findings to its are as under:

(1) Land of Block No. 427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. is an old tenure agriculture land.

(2) Said land was under the joint ownership of Prahladbhai Jesangbhai and Babulal Jijidas. There was oral family partition amongst Prahladbhai Jesangbhai and Babulal Jijidas and therefore Mutation Entry No.3305 dtd. 22-11-46 was made in revenue record



(2)

Jesangbhai and the said entry was certified by revenue authority on dtd. 29-3-47.

(3) All the land of Village Shilaj are given Block Numbers on implementation of consolidated scheme and necessary entry was made in revenue record to that effect.

(4) Prahladbhai Jesangbhai died on dtd. 16-10-70 and therefore by Mutation Entry No. 5046 dtd. 17-6-75, names of Naranbhai Prahladbhai, Parsottambhai Prahladbhai, Sativaben Prahladbhai, Hiraben Prahladbhai, Kailasben Prahladbhai and Bai Shanta widow of Prahladbhai Jesangbhai were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on dtd. 8-10-75.

(5) Sativaben Prahladbhai, Hiraben Prahladbhai and Kailasben Prahladbhai have released their rights from the said land in favour of other co-owners and therefore their names were deleted from revenue record by Mutation Entry No. 5413 dtd. 28-11-80 and same was certified by revenue authority on dtd. 8-1-81.

(6) Naranbhai Prahladbhai died on dtd. 22-4-97 and therefore names of Lilaben widow of Naranbhai Prahladbhai, Kokilaben Naranbhai, Harshadbhai Naranbhai, Rajendrakumar Naranbhai and Hitendrakumar Naranbhai were entered in the revenue

(3)

(7) Bai Shanta widow of Prahladbhai Jesangbhai was died on dtd.8-4-04 and therefore her name was deleted from revenue record by Mutation Entry No.11380 dtd. 6-5-11.

(8) On varification of the Sub-Registry record, I have found that Rajendrakumar Naranbhai Patel has executed registered agreement for sale in favour of Ranjitbhai Babarbhai Desai on dtd.24-9-08 bearing Reg. No.11787 and same has been cancelled by executing cancellation agreement on dtd.3-12-14 bearing Reg. No.2318.

(9) Lilaben widow of Naranbhai Prahladbhai, Kokilaben Naranbhai, Rajendrakumar Naranbhai and Hitendrakumar Naranbhai have waived their right from the said land in favour of Harshadbhai Naranbhai by executing registered release deed dtd.17-6-15 and same was registered with Sub-Registrar, Ahmedabad-13 (City) at Sr. No.1276 and Mutation Entry No.12565 dtd.20-6-15 was made in revenue record on the basis of said registered release deed and same was certified by revenue authority on dtd.18-12-15.



(10) Names of Mahendrabhai Pasabhai and Arvindbhai Pasabhai were entered as co-owners of the said land by Mutation Entry No.12769 dtd.31-12-15 and said entry was certified on dtd.14-3-16.

(11) Said land of Survey No.427 has given Final Plot

(4)

(12) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.12-3-16 and I have not received any objection and/or claim in response thereto.

(13) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(13) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts and subject to usual declaration and above discussion.

Place: Ahmedabad

Date : 16-07-2016



Irfan I. Bengali
B.Sc., LL.B., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the agricultural land bearing Block/Survey No.427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. of Village Shilaj, Taluka Ghatlodiya, District Ahmedabad.



Date : 16-07-2016

TITLE CLEARANCE CERTIFICATE

Reg: Investigation of the titles of the
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Owners: (1) Pasabhai Prahladbhai Patel
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In pursuance to the request of Pasabhai Prahladbhai Patel one of the owners of the land of Block No.427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. of Village Shilaj, Ahmedabad, I have investigated the titles of the above piece of land. Our search cleark has taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any reasonable doubts and subject to usual declaration and above discussion.



Place: Ahmedabad




(2)

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the agricultural land bearing Block/Survey No.427, Khata No.1770 admeasuring 0-18-72 Hect.Are.Sq.Mtrs. of Village Shilaj, Taluka Ghatlodiya, District Ahmedabad.

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