

Ref No : TCC/PVT/042/2016
Date : 31-08-2016

To

Ajitbhai Bachubhai Chauhan
Chiloda (Naroda) Gandhinagar.

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirteen years and have investigation of title to the aforesaid Non Agricultural land situate, lying and being at Mouje Village **CHILODA (NARODA)**, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar bearing Revenue Survey No.202/1 admeasuring 7891 Sq.Mtrs. being Final Plot No.125/1 of TP Scheme No.241 admeasuring 4736 Sq.Mtrs. or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **Ajitbhai Bachubhai Chauhan**.

Subject To :

- 1...Fulfillment of conditions laid down in NA Use permission.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/AUDA/AMC and provisions of Town Planning Scheme No.241.

SCHEDULE

Non Agricultural land bearing Revenue Survey No.202/1 admeasuring 7891 Sq.Mtrs. being Final Plot No.125/1 of TP Scheme No.241 admeasuring 4736 Sq.Mtrs. situated at Mouje Village **CHILODA (NARODA)**, Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar.

TITLE HISTORY

- 1...That, the land bearing Survey No.202/1 admeasuring Acre 1- Gunthas 38 originally belonged to Ataji Malaji since the year 1981. [Mutation entry No.728].
- 2...That, Ataji Malaji got entered the name of Raiben D/o.Atajai Malaji and Shantaben W/o.Ataji Malaji as co-owner of the said land. [Mutation entry No.1813 dt.13-12-89].
- 3...Thereafter, the land of Survey No.202/1 was released from provision of Prevention of Fragment and Consolidations of Holdings Act. As per the order of Prant Officer, Gandhinagar. [Mutation entry No.1869 dt.17-12-90].



4...Thereafter, Ataji Malaji, Raiben D/o.Atajai Malaji and Shantaben W/o.Ataji Malaji sold and conveyed the land of Survey No.202/1 Acre 1 Gunthas 38 i.e.7891 Sq.Mtrs. to Bachubhai Bababhai Chauhan & Ajit Bachubhai Chauhan by a Registered sale deed No.713 dt.26-02-1996. [Mutation entry No.2020 dated 07-03-1996]

5...Thereafter, Bachubhai Bababhai Chauhan got entered the name of his legal heirs in his life viz. Ramaben Bachubhai Chauhan, Ranjanben Bachubhai Chauhan, Kailashben Bachubhai Chauhan, Ajitbhai Bachubhai Chauhan, Kamleshbhai Bachubhai Chauhan and Maheshbhai Bachubhai Chauhan. [Mutation entry No.3744 dt.17-12-2011].

6...Thereafter, Bachubhai Bababhai Chauhan, Ramaben Bachubhai Chauhan, Kamleshbhai Bachubhai Chauhan and Maheshbhai Bachubhai Chauhan released their rights, title and interest from the said land in favour of Ajitbhai Bachubhai Chauhan, Ranjanben Bachubhai Chauhan and Kailashben Bachubhai Chauhan by executed an affidavit, declaration etc. before revenue authority. [Mutation entry No.3784 dt.16-03-2012].

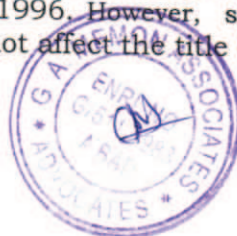
7...Thereafter, Ranjanben Bachubhai Chauhan and Kailashben Bachubhai Chauhan released their rights, title and interest from the said land in favour of Ajitbhai Bachubhai Chauhan by a Registered Release deed No.4323 dt.27-03-2015. [Mutation entry No.4622 ddt.30-03-2015].

8...Since then, Ajitbhai Bachubhai Chauhan is became absolute owner and possessor of the said land.

9...We have found during the search that, Heir of late Dhuliben D/o. late Ataji Malaji and W/o. Lakhaji Ranaji, viz. Jalaji Lakhaji agreed to sell the land of Survey No.202/1 paiki alongwith other lands to Jitendra Ramanlal Shah by a Registered sale deed No.15114 dt.30-12-09. In our opinion, in the year 2009 land belongs to Bachubhai Bababhai Chauhan & Ajit Bachubhai Chauhan, And Jalaji Lakhaji was not owner of the said land. Therefore he has not right to made an agreement to sell in any other person.

10...As a Part of investigation, We have published a public Notice in daily news paper "Sandesh" dated 20-07-2016 inviting any objections from public against the issuance of title clearance certificate to the said land. We have received an objection from Jalaji Lakhaji Dabhi claiming his right in the said land. We replied him, as Ataji Malaji sold the said land to Bachubhai Bababhai Chauhan & Ajit Bachubhai Chauhan by a registered sale deed. At that time name of Dhuliben d/o Ataji was not appear in revenue records.

That, one Jalaji Lakhaji Dabhi, has claim against said public notice and stated that, said land of ancestral land and name of Dhuliben D/o.Ataji and W/o.Lakhaji Ranaji was mutated in the revenue records. And her hairs has not any signed and thumb impression of said sale deed i.e.sale deed No. 713 dt.26-02-1996. However, said land sold by Ataji Malaji in his presents. Therefore, said claim is not affect the title of said land.



11...That, Non-Agricultural Use permission is granted by Collector, Gandhinagar vide his order No.CB/JMN/NA/SR.241/15/VASHI.8380 TO 8394/2016 dt.04-04-2016 for the land of Survey No.202/1 (Final Plot No.125/1) adm.4736 Sq.Mtrs. paiki 2368 Sq.Mtrs. for Residence and 2368 Sq.Mtrs. for Commercial purpose. [Mutation entry No.4862 dt.14-06-2016 yet to certify].

In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural land situate, lying and being at Mouje Village **CHILODA** (NARODA), Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar bearing Revenue Survey No.202/1 admeasuring 7891 Sq.Mtrs. being Final Plot No.125/1 of TP Scheme No.241 admeasuring 4736 Sq.Mtrs. and belonging to Ajitbhai Bachubhai Chauhan is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :

- 1...Fulfillment of conditions laid down in NA Use permission.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/AUDA/AMC and provisions of Town Planning Scheme No.241.

Thanking You,

Yours Faithfully,
G.A.Memon, Advocate

Note of caution and disclaimer

1...This to inform that Search of registration record of immediate part about 2-3 years months is not available.

2...Please note that the registration record of the year 1984 to 2007 of Sub Registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous resulting in to our error.

Encl : Search Data and Search R.NO.26516/15295 dt.22-07 -2016.

