

સર્વે નં ૨૯૦ મુજા વાટવા સરકાર

TITLE SEARCH REPORT

MOUJE : VATVA

TALUKA : VATVA

DISTRICT : AHMEDABAD

Survey No.290

T.P.S. No.128, F.P.No.155

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Mo.No. 9925773601

Dtd.24/04/2021

To,

TITLE SEARCH REPORT

Ref. : INVESTIGATION OF TITLES OF Non Agricultural land for Residential purpose admeasuring **12262 Sq.Mtrs.** of **Final Plot No.155** of **Town Planning Scheme No.128** of **Survey No.290**, admeasuring 20437 Sq.Mtrs. Land, Situated at Mouje : VATVA, Taluka : Vatva in the registration District of Ahmedabad is belonging to **SHREENATH INFRAZONE** being the absolute Owners-Occupiers.
(Hereinafter referred to as the said "Property")



As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub Registry Records and from the information and documents obtained from the owner and also taken Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to **SHREENATH INFRAZONE** is clear and marketable and free from all reasonable doubts subject to the following :-

1. That the said land bearing Block/Survey No.290 was initially owned and possessed by Saiyad Rayumiya Nijamali.
2. Thereafter Saiyad Rayumiya Nijamali expired about 10 year before, therefore the names of his legal heir his brother namely Saiyad Irshadali Nijamali were



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entered in the revenue records. Entry to the said effect was made in revenue records vide entry No.2352, dtd.10-01-1944 and it is certified by the competent authority.

3. The said Land Owner Saiyad Irshadali Nijamali received the lien Rs.2000/- from Soni Narshidas Manilal on dtd.16/11/1928 and The said lien had been paid to Soni Narshidas Manilal on dtd.27/01/1944 and The confessional note of which was recorded and Entry to the said effect was made in revenue records vide entry No.2360, dtd. 29-01-1944 and it is certified by the competent authority.
4. According to the The Bombay vatva vajifdari Abolition Act, the participation in vatva vajifdaro's flowering tree has been abolished from datd.1-10-51. As per Mamlatdar's order number-RTS, dated-15-3-54 and RTS, dated-31-07-54. and Entry to the said effect was made in revenue records vide entry No.4374, dtd.05-08-1954 and it is certified by the competent authority.
5. Thereafter Saiyad Irshadali Nijamali expired on dtd.16-08-1958 and therefore the names of his legal heir namely 1. Jaminali Irshadali, 2. Minor Mahemud Husain Irshadali, 3.Minor Sajjad husain Irshadali, 4.Minor Abbasali Irshadali, 5.Minor Karamatali Irshadali, 6. Imambibi wd/o. Irshadali Nijamali were entered in the revenue records. Entry to the said effect was made in revenue records vide entry No.4886, dtd.07-03-1959 and it is certified by the competent authority.
6. The said Land Owner Jaminali Irshadali received the lien Rs.800/- from Vatva ma.pa.co.op.society on the said land. Entry to the said effect was made in revenue records vide entry No.4938, dtd. 25-04-1959 and it is certified by the competent authority.
7. Thereafter The said Land was kept under lien.The said mortgage loan had been paid to Vatva ma.pa.co.op.society and therefore the said land was made free



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from lien as per Certificate. Entry to the said effect was made in revenue records vide entry No.5062, dtd.27-09-1960 and it is certified by the competent authority.

8. Thereafter 1. Jaminali Irshadali, 2. Minor Mahemud Husain Irshadali, 3. Minor Sajjad husain Irshadali, 4. Minor Abbasali Irshadali, 5. Minor Karamatali Irshadali (No.2, 3, 4, 5 through his guardian Imambibi w/d. Irshadali Nijamali), 6. Imambibi wd/o. Irshadali Nijamali had sold the said land to Maniben Muljibhai on dtd.02-09-1960, Entry to the said effect was made in revenue records vide entry No.5063, dtd.27-09-1960 and it is certified by the competent authority.
9. Thereafter Maniben Muljibhai had sold the said land to 1. Naranbhai Ukabhai, 2. Madhavbhai Kalyanji on dtd.29-06-1968, Entry to the said effect was made in revenue records vide entry No.6737, dtd.31-07-1968 and it is certified by the competent authority.
10. Thereafter Madhavbhai Kalyanji expired on dtd.12-05-1974 and therefore the names of his legal heir namely 1. Durlabhbhai Madhavbhai, 2. Nanubhai Madhavbhai, 3. Premiben d/o. Madhavbhai Kalyanbhai were entered in the revenue records. Entry to the said effect was made in revenue records vide entry No.7815, dtd.07-05-1975 and it is certified by the competent authority.
11. Thenafter among above said owners of the land Premiben d/o. Madhavbhai Kalyanbhai waived her undivided share in said land in favor of her co-owners and Entry to the said effect was made in revenue records vide entry No.7816, dtd.07-05-1975 and it is certified by the competent authority.
12. Thenafter among above said owners of the land 1. Durlabhbhai Madhavbhai, 2. Nanubhai Madhavbhai waived her undivided share in said land without any consideration in favor of Naranbhai Ukabhai vide release deed on Rs.40/- stamp before Notari Public State Maharashtra on dtd.05-09-1983 and Entry to the said effect was made in revenue records vide entry No.9834, dtd.27-09-1983 and it is certified by the competent authority.



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13. The siad land recorded on the name of Naranbhai Ukabhai and he made a Affidavit for enter the name of Nephew 1.Rameshbhai Bhavanbhai, 2.Maganbhai Bhavanbhai as a Heirship Co-Owner in this Land. Based on that, The name of the 1.Rameshbhai Bhavanbhai, 2.Maganbhai Bhavanbhai was entered in the Revune Record. Entry to the said effect was made in revenue records vide entry No.9887, dtd.28-02-1984 and it is certified by the competent authority.
14. The land is subject to section 20 of the Gujarat Agri. Land Ceilling Act, 1960 under the Land ceilling Act, Mamlatdar and Krushi Punch Daskroi Order No.A.L.T./Daskroi/Ceilling/48/76 on dtd.28/09/1988. Entry to the said effect was made in revenue records vide entry No.10404, dtd.03-10-1988 and it is certified by the competent authority.
15. Order given against withdrawal of notice for Entry No.9887 and 9834 to the Collector and Viragam Prant, Ahmedabad order No-RTS/RV/Case No.82/91, dated : 05-04-1984. Entry to the said effect was made in revenue records vide entry No.10881, dtd.19-11-1991 and it is certified by the competent authority.
16. Thereafter 1.Rameshbhai Bhavanbhai, 2.Maganbhai Bhavanbhai, 3.Naranbhai Ukabhai (No.2 and 3 through his Power Of Attorney Holder Rameshbhai Bhavanbhai) had sold the said land to 1.Becharbhai Punjabhai, 2.Popatbhai Punjabhai, Entry to the said effect was made in revenue records vide entry No.11092, dtd.10-08-1993 and it is certified by the competent authority.
17. Thereafter computerized Records Promulgation effect was made in revenue records but when creating Form Error in Size. In 7, 12 and 8-A of said land correction of He.are.sq.mtrs.2-04-37. Entry to the said effect was made in revenue records vide entry No.15258, dtd.21/02/2009 and it is Certified by the competent authority.
18. As per the revenue Department of Government Resolution Sr. No. PAFAR/ 102011/275/L/1 dated 17-03-2012 together the city taluka of Ahmedabad and



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Daskroi and to arrangement the new two Taluka like Ahmedabad (East) & Ahmedabad (West) & as per arrangement Village Vatva of Taluka Daskroi entered in to Taluka Ahmedabad City (East). Entry to the said effect was made in revenue records vide entry No.17312, dtd.03-05-2012 and it is certified by the competent authority.

19. Thereafter Becharji Punjaji expired on dtd.20-04-2018 and therefore the names of his legal heir namely 1.Champaben Becharji, 2.Virambhai Becharji, 3. Govindbhai Becharji, 4.Rajeshbhai Becharji, 5.Vikrambhai Becharji, 6. Manjulaben Becharji were entered in the revenue records. Entry to the said effect was made in revenue records vide entry No.20238, dtd.17-05-2018 and it is certified by the competent authority.
20. The second right in the land record is ULC. To reduce the notice of the order under the Act, the officer and deputy collector has ordered the order of land ceiling, Ahmedabad order no.U.L.C./Vatva/S.No.290/Vashi-126/2016 on dtd 29-6-2018.

From the date of the date : 30-03-99, the provisions of the Land Ceiling Act-1976 have been repealed and This land is not included in government-occupied waste lands. and The order issued by the Government's Revenue Department dated 14-05-1999 does not go into effect.

So that entry was made to cancel the notice of land ceiling order from the second right of revenue record. Entry to the said effect was made in revenue records vide entry No.20315, dtd.10-07-2018 and it is certified by the competent authority.

21. That thereafter said Agricultural land bearing Revenue Survey Number : 290, admeasuring 20437 Sq.Mtrs. land, T.P. No.128, F.P.No.155, admeasuring 12262 sq.Mtrs. land has been converted into Non Agricultural Use for Residential Purpose, as per Land Revenue law-1879, clause No.65 under the Order No.71/



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07/16/034/2020, Date : 10-01-2020 of the District Collector, Ahmedabad via Online Application. Entry to the said effect was made in revenue records vide entry No.21220, dtd.10-01-2020 and it is certified by the competent authority.

22. Thereafter 1. Popatbhai Punjabhai, 2. Champaben Becharji, 3. Virambhai Becharji, 4. Govindbhai Becharji, 5. Rajeshbhai Becharji, 6. Vikrambhai Becharji, 7. Manjulaben Becharji had sold the said Non Agricultural land for Residential purpose admeasuring **12262 Sq.Mtrs. of Final Plot No.155 of Town Planning Scheme No.128 of Survey No.290**, admeasuring 20437 Sq.Mtrs. Land of Mouje : VATVA to **SHREENATH INFRACONE** on vide Sale deed No.1717 on dtd.04-02-2021, Entry to the said effect was made in revenue records vide entry No.21714, dtd.01-03-2021 and it is certified by the competent authority.
23. And since then the said property is in the absolute ownership and possession of **SHREENATH INFRACONE**.
24. I have taken search relating to the said property. I have taken search for the period of last 27 years vide application No.6555, dtd.23/04/2021 for the year 1994 to 2011 from Ahmedabad-5(Narol) and application No.1429, dtd.23/04/2021 for the year 2011 to 2020 from Ahmedabad-13 (City) and and application No.4705, dtd.23/04/2021 for the year 2020 to 2021 (2021 running) from Ahmedabad-11(Aslali) related to the said property, I have searched the concerned Sub Registrar Records for the said period.
25. As a part of investigation of title, I have published a public notice in daily news paper "**GUJARAT SAMACHAR**" on **dtd.17-04-2021** regarding the said property in the name of owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.
26. As a part of investigation of Title, I have searched Revenue Records and Sub Registry Records, I have not found any chages and any dues. There is not any



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or chages of any bank or any government or semi government or any Financial Institution. The said property is free from any chages and any dues.

27. I may state that the Title of **SHREENATH INFRAZONE** with respective to the above mentioned said Non Agricultural land for Residential purpose admeasuring **12262 Sq.Mtrs. of Final Plot No.155 of Town Planning Scheme No.128 of Survey No.290**, admeasuring 20437 Sq.Mtrs. Land, Situated at Mouje : VATVA, Taluka : Vatva in the registration District of Ahmedabad is clear and marketable and free from any encumbrances and doubts.

-: Note of caution and disclaimer :-

1. All Original/Xerox papers and latest documents should be obtained before any Transection.
2. The search of complete registration record is not avilable due to tearing of book no.2 of Registration Records of some years and the search of registration record for some year is only available through computerized search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body etc. situated nereby, or road laying and widening or proposed public transportation system in surrounding areas. also verify that there is no acquisition / reservation in said land and there are no pending litigations or injuction / status quo granted therein respect of said land.
4. I am informed that at present no litigation /suits are filed / pending before any judicial / Quasi Judicial authorities. But I am not responsible for any Unregistered Deed or Documents Executed by the Land Owners and I am not Resoponsible for any Suit or Proceedings Pending Before any court Of Law.

Dated This 24th day of April, 2021




ILABEN R. PATEL
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