

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

13119/2022

To,
Vipulbhai Sheth

TITLE REPORT CUM TITLE CERTIFICATE

Reg: - Non Agricultural land bearing Final
Plot No. 124 admeasuring 1,579 sq. mtrs.
(given in lieu of Block No. 847
admeasuring 2,631 sq. mtrs.) in Draft
Town Planning Scheme No. 405 (Shilaj-
Ambali) situate, lying and being Moje
Shilaj, Taluka Ghatlodiya in the
Registration District of Ahmedabad and
Sub-District of Ahmedabad-2, belonging
to Ramanbhai Bababhai.



As per instructions, we have investigated the title of the above referred property and have caused to be taken searches (partly manual and partly computerized up to the date of search i.e. 28-09-2022) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents /copies/papers etc lying in his/its file to be true and genuine, and also based upon the affidavit filed before us that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, we hereby give our title certificate cum report on title as under:-

- 1) That as per old revenue records it appears that Land bearing Survey No. 551/1 admeasuring Acre .01-10 Gs. was belonging to Mohan Ganesh since prior the year 1951.

Sr. No.	Survey No.	New Survey No.	Area (in Acres and Gs.)	Occupiers
1		551/1/1A	00-26	Maneklal Mohanlal

following manner :-

5) That Hissa Durast was issued and as per the order bearing no. Con-5114 dated 06-01-1968 passed by the Assistant Amalgamation Officer, the land bearing Survey No. 551/1 admeasuring about Acre 01-10 Gs. was divided into

records vide Entry No. 3937 dated 31-05-1958.
Mutation Entry to the said entry was made in revenue Acre 0-25 Gs. came to the share of Prahladbhai Mohanbhai. Maneklal Mohanbhai and Survey No. 551/1/2 admeasuring 551/1/1 admeasuring Acre 0-25 Gs. came to the share of Mohanbhai. Pursuant to which Land bearing Survey No. Mohanbhai (3) Prahladbhai Mohanbhai and (4) Maneklal and his sons (1) Ranchodbhai Mohanbhai (2) Keshavlal That Family Partition took place between Mohan Ganesh

4) effect was made in the revenue records vide Entry No. 3468.
was declared as Fragment Land. Mutation Entry to the said Land bearing Survey No. 551/1 was Acre 01-10 Gs. Hence it be declared as "Fragment land". The area of this Jarayat Land admeasuring less than Acre 2-00 Gs were ordered to Kyari lands admeasuring less than Acre 0-20 Gs and Jarayat Fragmentation And Consolidations of Holdings Act 1948, all per the provisions of section 5 of The Bombay Prevention of That vide order bearing no. L.N.D. dated 10-03-1951 and as

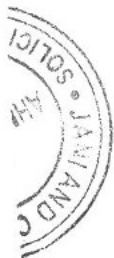
3) revenue records vide Entry No. 3374 dated 15-03-1948.
551/1. Mutation Entry to the said effect was made in the Tenant" in revenue records of Land bearing Survey No. That the name of Ranchod Mohan was entered as "Protected

2)

3)

4)

5)



2	551/1	551/1/1B	00-24	1) Gunvant Prahlad 2) Bai Dahi
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Mutation Entry to the said effect was made in revenue records vide Entry No. 4810 dated 28-01-1968.

- 6) That said Maneklal Mohanlal died intestate on 01-01-1970. Hence the name of his Legal Heirs viz. (1) Puriben as herself and as Mother and Guardian of (a) Minor Kiritkumar (b) Minor Anandi Maneklal (c) Minor Kokila Maneklal (d) Minor Tini Maneklal were entered in the revenue records of Land bearing Survey No. 551/1/1. Mutation Entry to the said effect was made in the revenue records vide Entry No. 4909 dated 26-04-1970.
- 7) That on implementation of Amalgamation Scheme in village Shilaj dated 06-07-1968, a notification was issued bearing no. UMSG/KON- Ahmedabad. 151 dated 15-12-1971 by Settlement Commissioner and Director of Land Records and subsequently a resolution was passed by the revenue department dated 06-01-1972, which was published in Government Gazette on page no. 7. Subsequently as per the said resolution, amalgamation scheme became applicable to the land of village Shilaj and land of Survey No. 551/1/1A admeasuring Acre 0-26 Gs i.e. 2,630 sq. mtrs was given Block No. 846 admeasuring 2630 sq. mtrs. and Maneklal Mohanlal was held as occupier of said land. Mutation Entry to the said effect was made in the revenue record by Entry No. 5220 dated 30-12-1976.
- 8) That since there were some errors in the previous amalgamation scheme, a fresh amalgamation scheme was framed for land of village Shilaj and in this regard a resolution of Settlement Commissioner dated 31-03-1984 bearing No. UMSL/Con/Ahmedabad/251 was passed under The Prevention of Fragmentation and Consolidation of

Holdings Act, and as per the said resolution, land of Old Survey No. 551/1/1A was given new Block No. 847 and its area was fixed at 2,631 sq. mtrs. and Kiritbhai Maneklal and ors. were held as occupier of said land. Mutation Entry to the said effect was made in the revenue record by entry No. 6101 dated 15-04-1987.

9) That the name of Ranchoddbhai Mohanbhai was removed as "Protected Tenant" from revenue records of Land bearing Survey No. 847 as per Order passed in Tenancy Case no. 2773/79 dated 20-07-1982 by Mamlatar and Agricultural Land Tribunal, Dascroi. Mutation Entry to the said effect was made in the revenue records vide Entry No. 6592 dated 17-09-1992.

10) That said (1) Kiritbhai Maneklal (2) Puriben wd/o Maneklal Mohanlal (3) Anandiben Maneklal Patel (4) Kokilaben Maneklal Patel (5) Tiniben Maneklal Patel sold and conveyed Land bearing Survey No. 847 admeasuring 2631 sq. mtrs. to (1) Rameshbhai Bababhai (2) Ramanbhai Bababhai vide Sale Deed registered before Sub Registrar Ahmedabad at serial no. 23094 dated 14-10-1992. Mutation Entry to the said effect was made in the revenue records vide Entry No. 6602 dated 20-10-1992.

11) That as per Order dated 18-09-2000 passed by Talati cum Mantri Shilaj, the Note of "Fragment Land" was deleted from the revenue records of land bearing Survey No. 847, since the said land was irrigated and cultivated by owner/occupier with help of Private Tube-Well situated on Block No. 832. Mutation Entry to the said effect was made in revenue records vide Entry no. 8073 dated 18-09-2000.

12) That Family Partition took place between (1) Ramanbhai Bababhai Patel and (2) Rameshbhai Bababhai Patel vide



Partition Deed registered before Sub Registrar at serial no. 6808 dated 10-06-2011, pursuant to which Land bearing Block No. 847 came to the share of Ramanbhai Bababhai Patel. Mutation Entry to said effect was made in revenue records vide Entry No. 11491 dated 01-08-2011. The said Entry was cancelled.

- 13) That Family Partition took place between (1) Ramanbhai Bababhai Patel (2) Rameshbhai Bababhai Patel vide Partition Deed registered before Sub Registrar Ahmedabad-3 Memnagar at serial no. 6808 dated 10-06-2011, pursuant to which land bearing Block no. 847 came to the Share of Ramanbhai Bababhai Patel. Mutation Entry to the said effect was made in the revenue records vide Entry No. 11510 dated 10-08-2011.
- 14) That vide Resolution bearing No. PFR/102011/275/L/1 dated 17-03-2012 of the revenue department, the reformation of Taluka City and Taluka Dascroi of Ahmedabad District had taken place and thus two new Talukas i.e. Ahmedabad City (East) and Ahmedabad City (West) were formed and accordingly land of village Shilaj of Dascroi Taluka falls under new Taluka Ahmedabad City (West). Mutation Entry to the said effect was made in the revenue records Entry No. 11767 dated 03-05-2012.
- 15) That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new Talukas were formed and accordingly land of Moje Shilaj which formed part of Taluka Ahmedabad City (West) is now made part of Taluka Ghatlodiya.
- 16) That on implementation of Draft Town Planning Scheme No. 405 (Shilaj-Ambali) the land bearing Block No. 847

admeasuring 2,631 sq. mtrs was given Final Plot No. 124
admeasuring 1,578 sq. mtrs.

17) That N.A. Use permission for Residential purpose use was
granted for the land bearing Final Plot no. 847 admeasuring
1,579 sq. mtrs. vide order bearing no. CB/Jamin-
2/N.A./S.R.525/16 dated 13-06-2016 passed by District
Collector, Ahmedabad. Mutation Entry to the said effect was
made in the revenue record vide Entry No. 12966 dated 07-
07-2016.

Note- In the above Order the Final Plot No. is erroneously
mentioned as 847 instead of 124.

18) That we have published a Public Notice inviting objections
against issuance of a clear title certificate in the daily news
paper "Gujarat Samachar" on 13-09-2022 and in response to
the same, we have not received any objection from anyone
till date.

In view of what is stated above, we are of the opinion that the
titles of above referred Non Agricultural land bearing Final Plot
No. 124 admeasuring 1,579 sq. mtr. (given in lieu of Block No. 847
admeasuring 2,631 sq. mtrs.) in Draft Town Planning Scheme No.
405 (Shilaj-Ambali) situate, lying and being Moje Shilaj, Taluka
Ghatlodiya in the Registration District of Ahmedabad and Sub-
District of Ahmedabad-2, belonging to Ramanbhai Bababhai shall
be clear and marketable and free from reasonable doubts and
without encumbrances subject to:-

- 1) Usual Declaration cum Indemnity bond being made at
the time of transfer of the said Land.
- 2) Fulfillment of terms and conditions laid down in N.A.
use permission order.
- 3) Provisions of The Town Planning and Urban
Development Act and use as per Zone of appropriate



DATED THIS 14th DAY OF OCTOBER, 2022

Note of caution and disclaimer:-

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- A circular ink stamp from "JANI AND COMPANY". The outer ring contains the text "JANI AND CO." at the top and "SOLICITORS-AT-LAW" at the bottom. In the center, it says "NEW YORK" and "ADVOCATES". There is also some smaller, less legible text in the middle.