

# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.KC/Bopal468+468/1+469 Paiki**

**Date : 22-06-2015**

**To**

M/s. Manav Builders,  
Ninth Floor, Safal Profitaire,  
Corporate Road, Prahladnagar,  
Ahmedabad.

Dear Sir,

**Re : Updated Title Certificate pertaining to Non-Agricultural land for residential use purpose situated at Bopal bearing Block No.468+468/1+469 Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) admeasuring 16694.00 Sq.Mtrs. belonging to you.**

(1) On 17-12-2014 I have issued my Title Certificate with Report on title (Ref. No.KC/Bopal/468+468/1+469 Paiki, dated 17-12-2014) in respect of Non-Agricultural land for residential use purpose situated at Bopal, Dist. Ahmedabad bearing Block No.468+469/1+469 Paiki of Mouje : BOPAL, District Ahmedabad admeasuring 16694.00 Sq.Mtrs. belonging to you.

(2) Recently, you have instructed me to update my report on title pertaining to aforesaid land and accordingly, I have arranged for taking of the searches of the available sub-registry records (Index-II) in respect of the said land for a further period from year 2012 to June 2015. I have also perused copies of papers, documents and revenue records pertaining to the said land which were made available to me.

(3) Nothing objectionable is found from the searches (from 2012 to June 2015) of the available sub-registry records in respect of said land and the same appear to be free from any charges or encumbrance. You have also



informed me, that you have not transferred the said land or any part thereof to any one, in any manner whatsoever.

In view of the above and from the searches of the available sub-registry records and upon perusal of the papers, documents and revenue records which were made available to me and from the information / clarifications rendered to me and relying upon the same, I am of the view and opinion that your title, i.e. the title of M/s. Manav Builders to the said land which is more particularly described in the Schedule hereunder written is clear and marketable and free from any charge or encumbrances subject to Usual declaration regarding titles being made at the time of transfer.

Dated this 22<sup>nd</sup> day of June, 2015.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Bopal bearing Block No.468+468/1+469 Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) admeasuring 16694.00 Sq.Mtrs. or thereabouts.



Yours faithfully,

A handwritten signature in black ink, appearing to be "Kamlesh C. Shah".

(KAMLESH C. SHAH)  
ADVOCATE.

# Kamlesh C. Shah

B.Sc., LL.B.

ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Bopal/468+468/1+469 Paiki**

**Date : 17-12-2014**

**TO**

M/s. Manav Builders,  
Ninth Floor, Safal Profitaire,  
Corporate Road, Prahladnagar,  
Ahmedabad.

Dear Sir,

**Re : Investigation of title pertaining Non-Agricultural  
land for residential use purpose situated at  
Bopal bearing Block No.468+468/1+469 Paiki of  
Mouje : Bopal of Daskroi Taluka in the  
Registration District of Ahmedabad and Sub-  
District of Ahmedabad-9 (Bopal) admeasuring  
16694.00 Sq.Mtrs. belonging to you.**

**TITLE REPORT / CERTIFICATE**

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the offices of the concerned Sub-Registrar are not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the offices of the Sub-Registrar, Ahmedabad-3 (Memnagar) and Ahmedabad-9 (Bopal) are giving only the copies of their computerized records of Index No.2 from the year 1994 till 2014 and I have relied upon such searches taken and copies of records given, therefore complete search / inspection of the records (Index-II) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

(1) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. In the said Consolidation Variation Scheme, land of



Block No.468 admeasuring 4148.00 Sq.Mtrs. was given in lieu of land of old Survey No.331/1 of Mouje : Bopal and the same was shown as occupied by one Ambaram Manaji and accordingly Village Form No.7/12 (old tenure condition) was prepared showing the said Ambaram Manaji as occupier as is evidenced by mutation entry No.2329 dated 20-04-1969, which was certified by concerned authority.

(1.1) It appears from mutation entry No.2477, that the said Ambaram Manaji died on 04-07-1962 and upon his death, the said land (Old Survey No.331/1) came to be owned and possessed by his legal heirs namely (1) Fakirji Ambaram (2) Ishwarbhai Ambaram (3) Jadiben daughter of Ambaram Manaji (4) Gajaraben widow of Ambaram Manaji and (5) Shakraji Ambaram, as is evidenced by aforesaid mutation entry No.2477 dated 24-05-1974, which was certified on 11-07-1975.

(1.2) It appears from the mutation entry No.2478, that the said (1) Gajaraben widow of Ambaram Manaji and (2) Jadiben daughter of Ambaram Manaji relinquished their rights, title and interest in this land in favour of other heirs and their names were deleted as co-occupier by a mutation entry No.2478, dated 24-05-1974, which was certified by concerned authority. Since then the said (1) Fakirji Ambaram (2) Ishwarbhai Ambaram and (3) Shakaraji Ambaram were seized and possessed of the said land of Block No.468 admeasuring 4148 Sq.Mtrs.

(2) The land of Old Survey No.331/2 admeasuring Acre 01=10 Gunthas was belonging to one Keshavji Bodaji who sold the said land to Ambaram Manaji on 02-06-1959. On the basis of said Sale Deed dated 02-06-1959, this land was devolved in name of the Ambaram Manaji, vide aforesaid mutation entry No.2430 dated 22-05-1973, which was certified on 11-05-1988.



# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

3

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Bopal/468+468/1+469 Paiki**

**Date : 17-12-2014**

(2.1) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. In the said Consolidation Variation Scheme, land of Block No.468/1 admeasuring 5059.00 Sq.Mtrs. was given in lieu of land of old Survey No.331/2 of Mouje : Bopal and the same was shown as occupied by one Ambaram Manaji and accordingly Village Form No.7/12 (old tenure condition) was prepared showing the said Ambaram Manaji as occupier as is evidenced by mutation entry No.2329 dated 20-04-1969, which was certified by concerned authority.

(2.2) It appears from mutation entry No.3442, that the abovenamed Ambaram Manaji died some where in year 1962-63 and upon his death, the said land (Old Survey No.331/2, Block No.468/1) came to be owned and possessed by his legal heirs namely (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jadiben daughter of Ambaram Manaji and (4) Shakraji Ambaram, as is evidenced by aforesaid mutation entry No.3442 dated 08-04-1988, which was certified on 11-05-1988. Since then, the said (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jadiben daughter of Ambaram Manaji and (4) Shakraji Ambaram were seized and possessed of the said land of Block No.468/1 admeasuring 5059 Sq.Mtrs. Further, I am told / informed by you that as on the date of posting of said mutation entry No.3442 (i.e. 08-04-1988) Gajaraben widow of Ambaram Manaji was not alive and she had expired prior to this date.

(3) It appears from mutation entry No.3779, that the above Block Nos.468 and 468/1 were amalgamated upon an application made by Fakirji Ambaram and others and was given new amalgamated Block No.468+468/1. Detailed note thereof was made / recorded in the revenue records vide aforesaid mutation entry No.3779 which was certified on 17-03-1990.



(4) Thereafter the said (1) Fakirji Ambaram (2) Ishwarbai Ambaram (3) Jadiben daughter of Ambaram Manaji and (4) Shakraji Ambaram sold and conveyed the said land of amalgamated Block No.468+468/1 admeasuring Acre 02=11 Gunthas in favour of Parsottamdas Ishwarbhai by and under a Sale Deed dated 16-04-1990, which was registered at the Office of the Sub-Registrar, Ahmedabad on the same day under Serial No.7656. On the basis of the said Sale Deed dated 16-04-1990 this land of amalgamated Block No.468+468/1 was devolved in name of the Purchaser – Parsottamdas Ishwarbhai Patel vide mutation entry No.3881 dated 25-04-1990 which was certified by concerned authority.

(5) The Land Consolidation Variation Scheme in the Village : Bopal was approved by the Govt. In the said Consolidation Variation Scheme, land of Block No.469 admeasuring Acre 04=36 Gunthas was given in lieu of land of old Survey Nos.328 and 352/2 of Mouje : Bopal and the same was shown as occupied by one Chuthaji Kalaji and accordingly Village Form No.7/12 was prepared showing the said Chuthaji Kalaji as occupier as is evidenced by mutation entry No.2329 dated 20-04-1969, which was certified by concerned authority.

(5.1) It appears from mutation entry No.2738, that the abovenamed Chuthaji Kalaji died some where in year 1975 and upon his death, the said land (Block No.469) came to be owned and possessed by his legal heirs namely (1) Bhalaji Chuthaji (2) Mangaji Chuthaji (3) Gajaraben daughter of Chuthaji Kalaji and (4) Leelaben daughter of Chuthaji Kalaji, as is evidenced by aforesaid mutation entry No.2738 dated 24-02-1982 which was certified on 27-03-1982.

(5.2) It appears from mutation entry No.3007, that the abovenamed Bhalaji Chuthaji died on 29-12-1982 and upon his death, his share in the said land (Block No.469) came to be owned and possessed by his legal heirs namely (1) Kashiben widow of Bhalaji Chuthaji (2) Shambhuji Bhalaji (3) Kanaji Bhalaji (4) Sitaben daughter of Bhalaji Chuthaji (5) Subhadraaben daughter of Bhalaji and



# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

5

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Bopal/468+468/1+469 Paiki**

**Date : 17-12-2014**

(6) Minor Dhabuben daughter of Bhalaji Chuthaji, as is evidenced by aforesaid mutation entry No.3007 dated 24-08-1985 which was certified by concerned authority.

(5.3) Thereafter the said (1) Mangaji Chuthaji (2) Gajaraben daughter of Chuthaji Kalaji (3) Leelaben daughter of Chuthaji Kalaji (4) Shambhuji Bhalaji (5) Kanaji Bhalaji (6) Sitaben daughter of Bhalaji Chuthaji (7) Subhadraaben daughter of Bhalaji Chuthaji and (8) Kashiben widow of Bhalaji Chuthaji for self and as guardian of Minor-Dhabuben Bhalaji sold and conveyed the said land forming part of Block No.469 Paiki (Old Survey No.352/2) admeasuring 7487.00 Sq.Mtrs. to Parsottamdas Ishwarbhai Patel by under a Sale Deed dated 04-04-1990, which was registered at the office of the Sub-Registrar, Ahmedabad on 21-07-1990 under Serial No.8077. On the basis of this Sale Deed dated 04-04-1990, this land was devolved in name of the Purchaser – Parsottamdas Ishwarbhai vide mutation entry No.3917, dated 24-07-1990 which was certified by concerned revenue authority.

(6) Thereafter the said Parsottamdas Ishwarbhai sold and conveyed the said land of Block No.468+468/1 admeasuring 9207 Sq.Mtrs. and the Block land forming part of No.469 Paiki (Old Survey No.352/2) admeasuring 7487.00 Sq.Mtrs. to (1) Maftaji Kanthaji (2) Lalluji Maftaji (3) Kacharaji Maftaji (4) Kantiji Maftaji (5) Jayantiji Maftaji (6) Govindji Mafataji (7) Jitendra Gabhuji (8) Mangaji Gabhuji and (9) Rajendra Gabhuji by under a two different Sale Deeds dated 31-03-1993 and 12-04-1993, which were registered at the office of the Sub-Registrar, Ahmedabad under Serial Nos.6623 and 7418. On the basis of the said two Sale Deeds dated 31-03-1993 and 12-04-1993, this lands were devolved in names of the Purchasers – Maftaji Kanthaji and eight others vide mutation entry No.4174, dated 19-04-1993, which was certified by concerned revenue authority. Thereafter the Revenue Department had



prepared a new Village Form No.7/12, in respect of aforesaid lands of Maftaji Kanthaji and eight others and had given a New amalgamated Block No.468+468/1+469 Paiki, admeasuring 16694 Sq.Mtrs. to these lands.

(7) Further, it is observed from the contents of mutation entry No.5121, dated 21-12-1998, that under the proceedings initiated under Section 84/C of the Tenancy Act, this land was vested in government (Order No.Ganot/Case/656/93, dated 09-10-1998) however, it is also observed from the contents of mutation entry No.5218, dated 06-01-2000 that, the aforesaid order was challenged by the said land owners Maftaji Kanthaji and others before the Dy. Collector, Ja. Shu. Appeal and the appeal was allowed by the said authority under his Order No.Ganot/appeal/Case No.223/98, dated 05-01-2000. Thus, the names of the said land owners were restored in the revenue records vide aforesaid order dated 05-01-2000.

(8) It appears from mutation entry No.5297, that the abovenamed Maftaji Kanthaji died on 14-04-2001, and upon his death, his share in the said land of amalgamated Block No.468+468/1+469 Paiki came to be jointly owned and possessed by his legal heirs namely (1) Lalluji Maftaji (2) Kacharaji Maftaji (3) Kantiji Maftaji (4) Jayantiji Maftaji (5) Govindji Maftaji (6) Somiben Maftaji and (7) Amthiben Maftaji and is evidenced by mutation entry No.5297, which was certified on 16-06-2001.

(9) It appears from mutation entry No.5298, that the abovenamed (1) Somiben Maftaji and (2) Amthiben Maftaji relinquished their rights in the said land and their names were deleted from the revenue records vide aforesaid mutation entry No.5298, which was certified on 16-06-2001.

(10) It appears from the searches of the sub-registry records on 11-08-2004 the said (1) Lalluji Maftaji (2) Kacharaji Maftaji (3) Kantiji Maftaji (4) Jayantiji Maftaji (5) Govindji Maftaji (6) Mangaji Gabhuji (7) Rajendra Gabhuji and (8)



# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

7

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Bopal/468+468/1+469 Paiki**

**Date : 17-12-2014**

Jitendra Gabhuji had sold of the said land in favour of (1) Shakaraji Gabhaji (2) Babuji Gabhaji (3) Bharatji Gabhaji and (4) Dineshji Gabhaji which was also registered in the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) on 11-08-2004 under Serial No.4578. The details of said sale were recorded in the revenue records vide mutation entry No.6119, dated 19-12-2005 however this entry was not certified by the concerned revenue officer. It is also observed from the searched of the sub-registry records that, thereafter on 05-05-2007 the aforementioned sale deed dated 19-12-2005 was also cancelled by the parties and a Deed of Cancellation in respect thereof was registered at the office of the Sub-Registrar Ahmedabad-3 (Memnagar) on 05-05-2007 under Serial No.5063.

(11) Thereafter the said 1) Lalluji Maftaji (2) Kacharaji Maftaji (3) Kantiji Maftaji (4) Jayantiji Maftaji (5) Govindji Maftaji (6) Mangaji Gabhuji (7) Rajendra Gabhuji and (8) Jitendra Gabhuji sold and conveyed the said land of Block No.468+468/1+469 Paiki admeasuring 16694.00 Sq.Mtrs. in favour of Harakhchand Ramji Gala by land under a Sale Deed dated 05-05-2007, which was registered at the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under Serial No.5072. On the basis of this Sale Deed dated 05-05-2007, this land was devolved in name of the Purchaser –Harakhchand Ramji Gala, vide mutation entry No.7355 dated 09-04-2009, which was certified on 10-06-2009.

(12) The said Harakhchand Ramji Galal had applied for Non-Agricultural use permission for residential purpose for the said Block No.468+468/1+469 Paiki which has been given by the District Collector, Ahmedabad by his Order No.CB/LAND-2/N.A./SR-550/2011, dated 05-06-2012. Resultant mutation entry for recording the details of said N.A. order was done in revenue record by a mutation entry No.8934 dated 22-06-2012, which was certified on 25-07-2012.



(13) Thereafter, on 26-02-2013 the said Harakhchand Ramji Gala owner of the said land of Block No.468+468/1+469 Paiki admeasuring 16694 Sq.Mtrs. who was also partner of one M/s. Manav Builders (a partnership firm), brought this land, as his capital in the said firm vide / under a Deed of Reconstitution of Partnership dated 26-02-2013, which was registered at the office of the Sub-Registrar Ahmedabad-9 (Bopal), on 26-02-2013 under Serial No.1048. On the basis of the aforesaid registered Deed of Reconstitution of Partnership, the name of said M/S. MANAV BUILDERS had been entered in to revenue records as owner / occupier of 16694 Sq.Mtrs. of land Block No.468+468/1+469 Paiki vide mutation entry No.9325 dated 06-03-2013, which is certified on 18-04-2013. Since then, You M/s. Manav Builders is seized and possessed of the said land more particularly described in the Schedule hereunder written.

(14) Nothing objectionable is found in the searches of the available sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(15) As per your say and instructions, Public Notice is dispensed with.

(16) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your titles i.e. to say titles of M/s. Manav Builders, as mentioned above over the said non-agricultural land for residential purpose admeasuring 16694.00 Sq.Mtrs. of Block No.468+468/1+469 Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) are clear and marketable and are free from any encumbrances or charges and are also free from reasonable doubts subject however to :



# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

9

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Bopal/468+468/1+469 Paiki**

**Date : 17-12-2014**

- (a) Conditions of N.A. Order No.CB/LAND-2/N.A./SR-550/2011, dated 05-06-2012 are fulfilled
- (b) Usual declaration / indemnity regarding no charge or encumbrances and titles being made at the time of sale.

**THE SCHEDULE ABOVE REFERRED TO**

(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Bopal bearing Block No.468+468/1+469 Paiki of Mouje : Bopal of Daskroi Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) admeasuring 16694.00 Sq.Mtrs. or thereabouts.

Date : 17-12-2014  
Ahmedabad.



Yours faithfully,

(KAMLESH C. SHAH)  
ADVOCATE.