

V. V. Patel & Associates

Advocates & Legal Advisors

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Dt : 07/11/2022

To,

Mangal Murti Inframark a Partnership Firm

Survey No.138, T.P-65, F.P-317 Magnate Pearl,

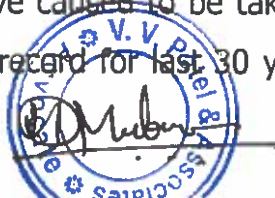
Opp Sky Walk, Near Chenpur Railway Crossing,

Chenpur, Ahmedabad-382470

TITLE CERTIFICATE WITH REPORT

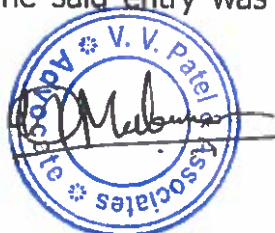
Re. : In the matter of investigation of title report of non agricultural land bearing Sub-Plot No.1 Final Plot No. 317 admeasuring 5524 Sq. Mtrs Paiki 2913.82 Sq.Mtrs allotted in lieu of Revenue Survey No. 138 admeasuring 9207 Sq. Mtrs which is comprised in T. P Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Situated at Mouje : Chenpur, Taluka : Ghatlodiya in the Registration District and Sub-District Ahmedabad.

As per instructions, we have investigated the title of the above referred property and have caused to be taken searches 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 information given by owners that no transfer/agreement was made in respect of the property during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under :-

- 1) Prior to 1950, Chaturbhai Manorbhai Was owner of Block/Survey No. 138 admeasuring 9207 Sq. Mtrs of Mouje : Chenpur, Taluka – Ghatlodiya, District-Ahmedabad.
- 2) Thereafter, owner of the said land Chaturbhai Manorbhai died on 05/04/1965 and name of his legal heirs 1) Mohanlal Chaturbhai 2) Chanchalben Chaturbhai were entered in the revenue records vide mutation entry No. 507 on 30/04/1965. The said entry was certified by the concerned authority.
- 3) Thereafter, co-owner Chanchalben Chaturbhai relinquished & released her right, interest in the said land in favour of Mohanbhai Chaturbhai and her names was removed from the revenue records vide mutation entry No. 609 on 14/08/1970. The said entry was certified by the concerned authority.
- 4) Thereafter, owner had borrowed an amount from Gujarat State Co. op Land Development Bank Ltd, Ahmedabad Branch The entry to that effect was entered in the revenue records vide mutation entry No. 761 on 11/10/1988. The said entry was certified by the concerned authority.



- 5) Thereafter, Owner of the said land repaid loan amount to Gujarat State Co.op Land Development Bank Ltd., Ahmedabad Branch which was availed on the said land and said Gujarat State Co. op Land Development Bank Ltd, Ahmedabad Branch issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 791 on 17/03/1990. The said entry was certified by the concerned authority.
- 6) Thereafter, owner had borrowed an amount from Chenpur Seva Shakari Mandali, Chenpur Ahmedabad. The entry to that effect was entered in the revenue records vide mutation entry No.932 on 19/07/2002. The said entry was certified by the concerned authority.
- 7) Thereafter, on the basis of family partition, Fulchandbhai Mohanbhai Patel became the owner of the said land. The entry to that effect was entered in the revenue records vide mutation entry no. 977 on 01/02/2003. The said entry was certified by the concerned authority.
- 8) Thereafter, owner had borrowed an amount Rs.7,00,000/-from Bank of Baroda. The entry to that effect was entered in the revenue records vide mutation entry No.1083 on 09/07/2005. The said entry was certified by the concerned authority.
- 9) Thereafter, Owner of the said land repaid loan amount to Bank of Baroda which was availed on the said land and said Bank of Baroda issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 1149 on 26/12/2006. The said entry was certified by the concerned authority.
- 10) Thereafter, As per order vide no. PFR/102011/275/L/1 dated 17/3/2012 passed by revenue department, Government of Gujarat



name of Taluka Dascroi was renamed as Ahmedabad City West. The effect of the same was given by mutation entry No. 1603 on 03/05/2012. The said entry was certified by the concerned authority.

- 11) Thereafter, names of Pankajbhai Fulchandbhai Patel was entered as Co-owners in the revenue records vide mutation entry No. 1649 on dated 07/09/2012. The said entry was certified by the concerned authority.
- 12) Thereafter, Owner of the said land repaid loan amount to Chenpur Seva Sahkari Mandali Ltd which was availed on the said land and said Seva Sahkari Mandali issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No.2263 on 03/12/2018. The said entry was certified by the concerned authority.
- 13) Thereafter, Hon'ble Collector of Ahmedabad vide its order No. : CB/N.A/AHMEDABAD/CHENPUR/1004966/2019 dated 21/06/2019 gave permission to convert agriculture land admeasuring 5524 Sq. Mtrs out of 9207 Sq. Mtrs for multi-purpose non agriculture use. The effect of that was entered in the revenue record vide mutation entry No. 2322 on 10/07/2019. The said entry was Certified by the concerned authority.
- 14) Thereafter, names of 1) Jashodaben Fulchandbhai Patel 2) Shitalben Fulchandbhai Patel 3) Pankajbhai Fulchandbhai Patel were entered as Co-owners in the revenue records vide mutation entry No. 2371 on dated 17/01/2020. The said entry was certified by the concerned authority.
- 15) Thereafter, final plot no.317 admeasuring 5524 Sq.Mtrs has been divided into 2 sub plot ie. Sub Plot No.1 admeasuring 2913.82 Sq.Mtrs and sub plot no.2 admeasuring 2609.87 Sq.Mtrs. The permission for



the same has been given by Ahmedabad Municipal Corporation Vide development permission no.001/LD2223004 dated 02/04/2022

- 16) Thereafter, owners of the land applied to AMC (Ahmedabad Municipal Corporation) for Sanction of Plan for development of Commercial & Residential units. Thereafter AMC (Ahmedabad Municipal Corporation) had Sanction Plan vide Case No. BLNTI/NWZ/300422/CGDCRV/A6021/ R0/M1, RAJJACHITTHI No: 6382/300422/A6021/ R0/M1 dated 25/05/2022
- 17) Thereafter, owner 1) Fulchndbhai Mohanbhai Patel 2) Pankajbhai Fulchandbhai Patel 3) Jashodaben Fulchandbhai Patel 4) Shitalben Fulchandbhai Patel sold and conveyed non agricultural land bearing Sub-Plot No.1 Final Plot No. 317 admeasuring 5524 Sq. Mtrs Paiki 2913.82 Sq.Mtrs allotted in lieu of Revenue Survey No. 138 admeasuring 9207 Sq. Mtrs which is comprised in T. P Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Situated at Mouje : Chenpur, Taluka : Ghatlodiya in the Registration District and Sub-District Ahmedabad belongs to Mangal Murti Inframark a Partnership Firm by registered sale deed which was registered before Sub-Registrar on 29/09/2022 with serial no. 21654. The effect of the same has been given in revenue record village form No.6 vide mutation entry No. 2669 on 07/10/2022. The said entry was to be certified by the concerned authority.

I have issued a public notice in daily News Paper "GUJARAT SAMACHAR" on dated 11/03/2021 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.



I am of the opinion and hereby certify that the title to non agricultural land bearing Sub-Plot No.1 Final Plot No. 317 admeasuring 5524 Sq. Mtrs Paiki 2913.82 Sq.Mtrs allotted in lieu of Revenue Survey No. 138 admeasuring 9207 Sq. Mtrs which is comprised in T. P Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip), Situated at Mouje : Chenpur, Taluka : Ghatlodiya in the Registration District and Sub-District Ahmedabad belongs to Mangal Murti Inframark a Partnership Firm is clear, marketable & free from encumbrance.

Subject to : -

- 1) Mutation Entry No. 2669 of Village form No.6 to be certified by the concerned authority
- 2) Any other Laws, Acts and Rules if applicable.
- 3) And various order which was passed by the different apex authority.



For **V. Patel & Associates**
Deepak H. Makwana
(Advocate)
G/175/2002

Note :

1. Please note that the registration records of most of the years from 1984 to 1994 of sub-registrar's office is destroyed/torn out. Hence, it can't 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 into our error.
2. This is to inform that we are not responsible for computerized print of Search of registration record from office of Sub-Registrar, We are not responsible for any unregistered document executed by related parties of the said property and opinion is given on the basis of photocopies of documents as furnished by you, authenticity of which may please be verified at your end after obtaining the original title documents & their certified & notarized copies as advised above.

