

Sharad N. Darji

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Ref. No. 2990

To,

Shrinath (Naroda) Co.Op. Hou. Soc. Ltd.,
through its Secretary-Dineshbhai Dharamshibhai,
Naroda, Taluka City,
District Ahmedabad.

TITLE REPORT

Reg :- Non-agricultural land bearing Final Plot No. 71 containing by admeasurements 18482 Sq.Mtrs. (land of Survey No. 954 containing by admeasurements 24989 Sq. Mtrs: Paiki) of T.P. Scheme No. 2, situate, lying and being at Moje Naroda, Taluka City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and belonging to Shrinath (Naroda) Co.Operative Housing Society Limited.



As per instructions I have got necessary searches made for more than last 30 years from the available Revenue Records and Registration Records (partly manual and partly computerized) and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

- 1... Originally, prior to 1931, the land bearing Survey No. 954 was owned, occupied and possessed by Mangaldas Jethabhai Mistri.
- 2... Thereafter, the owners and occupiers of the land Mangaldas Jethabhai Mistri has sold and conveyed the land to Dasnami Niranjani Alang Akhada Hirapuraji through its Gadipati, Laxmangarji Dattgarji by trust deed, dated 18-5-1931 and entry to that effect was mutated in the Mutation Register vide Entry No. 1891, dated 4-3-1932.
- 3... Thereafter, the said Dasnami Niranjani Alang Akhada Hirapuraji's Gadipati Mahant Laxmangarji Dattgarji died intestate on dated 15-10-1943 and hence name of Mahant Ramnath Girji Guru Laxman Girji entered in the revenue records and entry to that effect was mutated in Mutation Register vide Entry No. 2762 dated 29-12-1943.
- 4... Thereafter, name of Chhotabhai Dahyabhai has been entered in the revenue records as a tenant of the said land and entry to that effect was mutated in Mutation Register vide Entry No. 4082 dated 27-8-1954.
- 5... Thereafter, the said Dasnami Niranjani Alang Akhada Hirapuraji's Gadipati Mahant Ramnath Girji Guru Laxman Girji died intestate on dated 8-7-1958 and hence name of Mahant Rampuriji Ramnath Girji entered in the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 5531 dated 4-10-1958.
- 6... Thereafter, the said Dasnami Niranjani Alang Akhada Hirapuraji's Gadipati, Mahant

on which date amendment made in Section-88(E) of Section-43 of the Tenancy Act. Hence above order, dated 15-2-2005 issued to make correction in order of the Krushi Punch under Tenancy Case No. 54/72, dated 1-12-1972 and delete restrictions of P.S.P. as per Section-43 of the Tenancy Act, and entry to that effect was entered in the Mutation Register by Entry No. 13910 dated 18-2-2005.

12... Thereafter, Revision T.E.N.B.A. No. 621/95 and T.E.N. B.A. 622/95, dated 29-2-2005 submitted before the Gujarat Revenue Tribunal for the land and entry to that effect was entered in the Mutation Register by Entry No. 13953 dated 11-5-2005.

13... Thereafter, revision application under No. T.E.N. B.A. No. 621/95 and 622/95 dated 29-3-2005 have been registered and Appeal Revision Application No. T.E.N. B.A. No. 623/95, dated 31-12-2004 has been cancelled and by virtue of that stay order of Entry No. 11085, dated 2-7-1996 has been cancelled and entry to that effect was entered in the Mutation Register by Entry No. 14024 dated 12-8-2005.



14... Thereafter, the co-owner and co-occupier of the land Arvindaben Chhotlal died intestate on dated 5-1-2006 leaving behind him her legal heirs Kanubhai Somnath Patel, Pratimaben Kanubhai Patel, Jayeshbhai Kanubhai Patel, Belaben Kanubhai Patel and Pallaviben Kanubhai Patel and hence their names have been entered in the revenue records on hereditary rights and entry to that effect was mutated in Mutation Register vide Entry No. 15174 dated 20-4-2006.

15... The said land of Survey No. 954 containing by total admeasurements 24989 Sq. Mtrs. or thereabouts was merged into T. P. Scheme No. 2 and it was given (1) Final Plot No. 70 containing by total admeasurements 1636 Sq. Mtrs. and (2) Final Plot No. 71 containing by total admeasurements 18482 Sq. Mtrs.

16... Ahmedabad Municipal Corporation has sanctioned the layout plans for the said land for residential purpose by Case No. BLNTR/NZ/091205/P/A1167/R0/M1, and Rajachitthi No. 2625/091205/P/A1167/R0/M1, dated 17-3-2006.

17... Thereafter, City Deputy Collector, Ahmedabad has granted non-agriculture permission for Residential purpose vide Order No. CDC/NA/SR-77/05/06, dated 31-3-2006 for the land bearing Final Plot No. 71 containing by admeasurements 18482 Sq. Mtrs. (land of Survey No. 954 Paiki) of Town Planning Scheme No. 2 and entry to that effect was mutated in the Mutation Register vide Entry No. 15191, dated 3-5-2006.

18... Thereafter, the co-owner and co-occupier of the land Kokilaben Chhotlal died intestate on dated 23-9-1976 and hence her name deleted from the revenue records on hereditary rights and entry to that effect was mutated in Mutation Register vide Entry No. 15211 dated 20-5-2006.

19... That, the said Shrinath (Naroda) Co Op Hou Soc Ltd is a co-operative housing society registered under The Gujarat Co.Operative Societies Act, 1961 under

to :-

- (1) Any other Laws act and Rules if applicable.
- (2) Fulfilment of conditions laid down in the N. A. Order and approved plans.
- (3) Provisions of the Municipal Corporation Act and use as per Zone of AMC and Plans of Construction being sanctioned by AMC and Provisions of Town Planning Scheme.
- (4) Rules and regulations of Shrinath (Naroda) Co Op Hou Soc Ltd being fulfillment.
- (5) The Revenue Entry bearing No. 1489 is not traceable or lost and certificate for the same is issued by City Mamlatdar, Ahmedabad, dated 28-9-2010.
- (6) All original documents/sale deeds are being produced.

DATED THIS 13TH DAY OF OCTOBER, 2010.



(Sharad N. Darji)
Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1983 to 1989 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1994 to 2010) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.