

HEMAL P. SHAH ADVOCATE

DATED : 13/09/2022

TITLE CERTIFICATE WITH REPORT

To,
AMBAR BUILDCON
AHMEDABAD.



Re:- Investigation to the title of Non-Agriculture Land admeasuring 729 Sq. Mtrs. Bearing Re-Survey No.257/2/2 of T.P.SCHEME NO. 29 (NARANPURA) & FINAL PLOT NO. 420/2 situated lying and being at Village **WADAJ Taluka SABARMATI** in the Registration Sub-District **AHMEDABAD** and District of **AHMEDABAD** belonging to BHARGAV AJIBHAI & OTHERS.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 32 years (dated 19/05/2022 & receipt no. 202200300023328) of the available records of Mamlatdar, Talati and Sub-registrar of AHMEDABAD and on this basis we have investigated the title report as under:

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1. It appears on perusal of records that prior to year 1954 all that old tenure agricultural lands bearing survey no.257/2 admeasuring 5159 square meters situated, lying and being at village Vadaj Taluka Sabarmati Registration sub district and District Ahmedabad (hereinafter referred to as Larger Land) was entitled by Chimanlal Bechardas.
2. Thereafter, the portion of land was registered vide entry No. 3297, dtd. 12-4-53 under the order by Notification No. 5689/459, dtd. 7-5-1950 to declare the same as portion of land, since the said survey No. Jarayat (non-irrigated) admeasuring less than 2 acre and low land of 0.20 guntha.
3. Thereafter the portion of land was registered u/s. 3 of Consolidation Act under Govt. Resolution No. CGM-1054, dtd. 29-12-56 vide entry No. 4635, dtd. 25-10-58.
4. Thereafter, as per Ref. entry No. 10001 under the order of Revenue Dept. letter No. 37233/N, dtd. 20-7-74, being the Govt. office record lost/destroyed during Navnirman Movement riots, the primary tentative record of right prepared on the basis of Taluka register.

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5. It appears on perusal of mutation entry no.10457 dated November 24, 1974 that Chimanlal Bechardas expired on January 1, 1968 and consequent to his demise the Larger Land was devolved on name of (i) Indiraben Ishwarlal, (ii) Sitaben widow of Ishwarlal Chimanlal, (iii) Dhanlakshmi Chimanlal, (iv) Ajitbhai Ishwarlal, (v) Harishbhai Ishwarlal, (vi) Chandrikaben Ishwarlal through her guardian Sitaben Ishwarlal. The said mutation entry no.10457 dated November 24, 1974 appears to have been certified by competent authority in due course.

6. Thereafter, since daughter of Dhanlaxmi Bechardar Chimanlal relinquish her right from property at will, her name was deleted from said Survey No. 257/2 paiki (Ref. Revenue Entry No. 10967, dtd. 24-12-75).

7. It appears on perusal of mutation entry no.20852 dated September 30, 2008 that pursuant to the order of Mamlatdar bearing reference no.RTS/Sudhara/Khatiyadi/ SR.No.1646/08 dated September 29, 2008 that the rectifications were made in the revenue records of Larger Land. The said mutation entry no.20852 dated September 30, 2008 appears to have been certified by competent authority in due course.

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8. By virtue of sale deed dated January 11, 2011 Harishbhai Ishwarbhai as karta and manager of HUF sold and conveyed 1/3 undivided share admeasuring 1215.15 square meters of larger land in favor of (i) Gordhanbhai SHambhubhai Patel, (ii) Rajendrakumar Gordhanbhai, (iii) Kanubhai Gordhanbhai, (iv) Yoginiben Kanubhai (v) Ketul Bharatkumar as the Purchasers therein. The said sale deed was registered at the office of sub registrar vide sr no.492 on January 11, 2011 and same was recorded vide mutation entry no.22056 dated February 17, 2011 which was certified by Circle Officer on April 27, 2011.

9. It appears on perusal of mutation entry no.22415 dated October 18, 2011 that pursuant to the order of Mamlatdar bearing reference no.RTS/Sudharo/V.11/S.R.no.5496/11 that the name of Harishbhai Ishwarbhai as karta and manager of HUF to be deleted from the revenue records of Larger Land and the name of Yoginiben Kanubhai to be changed to Yoginaben. The said mutation entry no.22415 dated October 18, 2011 appears to have been certified by Circle Officer on January 11, 2012.

10. It appears on perusal of mutation entry no.22828 dated September 14, 2012 that Ajitbhai Ishwarbhai expired on May 26, 2012 and consequent to his demise his

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undivided share in larger land was devolved on his legal heirs namely (i) Shailaben Ajitbhai, (ii) Bhargav Ajitbhai, (iii) Hiren Ajitbhai, (iv) Shreya Ajitbhai. The said mutation entry no. 22828 dated September 14, 2012 appears to have been certified by Circle Officer on December 4, 2012.

11. It appears on perusal of mutation entry no.23324 dated September 24, 2013 that pursuant to the order of District Inspector of Land Records (DILR) bearing reference no.DSO/DRK/Pu.P.64/13-14 dated September 13, 2013 that larger land bearing survey no.257/2 admeasuring 3646 square meters was divided into three land parcels (a) survey no.257/2/1 admeasuring 1215 square meters owned by Indiraben Chimanlal, (b) survey no.257/2/2 admeasuring 1215 square meters owned by (i) Shailaben Ajitbhai, (ii) Bhargav Ajitbhai, (iii) Hiren Ajitbhai, (iv) Shreya Ajitbhai (hereinafter referred to as "said Land") and (c) survey no.257/2/3 admeasuring 1215 square meters owned by Gordhanbhai Shambhubhai and others. The said mutation entry no. 23324 dated September 24, 2013 appears to have been certified by Circle Officer on December 27, 2013.

12. It appears on perusal of mutation entry no.25739 dated February 14, 2020 that Shailaben Ajitbhai expired on March 28, 2019 and consequent to her demise her name was deleted from the revenue records of said Land. The said mutation entry no.25739

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dated February 14, 2020 appears to have been certified by Circle Officer on April 28, 2020.

13. It appears on perusal of mutation entry no.26083 dated April 1, 2021 that pursuant to the order of Collector bearing reference no.772/07/18/021/2021 dated April 1, 2021 the said Land was converted into non agricultural land under provisions of section 65 of Gujarat Land Revenue Code, 1879, subject to the terms and conditions setout therein. The said mutation entry no. 26083 dated April 1, 2021 appears to have been certified by Circle Officer on May 6, 2021.

That I have scrutinized a public notice published by me on 17/05/2022 in local daily news paper "GUJARAT SAMACHAR" declaring that, if any person have any kind of objection interruption, have any kind of rights, titles, interest, charges, claim-Suit, lien, maintenance of livelihood about the above Property and thereafter Title clearance certificate will be issued to them with the remarks that the Property is free from all kind of encumbrances without doubt and its title is clear and marketable. I have not received any objections in response to a public notice period from any person.

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In view of subject to what is hereinabove stated we are of the opinion that the title to the property in question and belonging to BHARGAV AJIBHAI & OTHERS is clear and free from reasonable doubts and encumbrances, SUBJECT TO Any other Laws, Rules, Acts applicable.

Place: Ahmedabad

Date: 13/09/2022



A handwritten signature in dark ink, appearing to read "Hemal P. Shah", written over a horizontal line.

HEMAL P. SHAH

Advocate

Regn. No. G/1995/2000

Bar Council of Gujarat