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TITLE SEARCH REPORT



Subject:- Title search report in respect of the Multipurpose non agricultural lands of Survey No. 667/1/2 of 2226 Sq.Mtrs. Paiki 487 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 of **1336** Sq. Mtrs Paiki 292 Sq.Mtrs. And Survey No. 667/2 + 668/2 of 6185 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 Sub Plot No. 1 of **3711** Sq. Mtrs Total 4003 Sq.Mtrs. mouje Village SIM-VINZOL of Taluka – Vatva in the registration District Ahmedabad and Sub District Ahmedabad and Sub District Ahmedabad belonging to and in sole independent ownership, occupation and possession of The Partners Of **SHIVAM CONSTRUCTION COMPNAY** Resi :- Ahmedabad

We the Advocate, Daksha R.Chauhan and Alka S. Chauhan having office at the above mentioned address hereby issue this search Report that the owner of the above non agricultural lands has given an application together with necessary evidence of the Title search report in respect of the said Multipurpose non agricultural lands of Survey No. 667/1/2 of 2226 Sq.Mtrs. Paiki 487 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 of **1336** Sq. Mtrs Paiki 292 Sq.Mtrs. And Survey No. 667/2 + 668/2 of 6185 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 Sub Plot No. 1 of **3711** Sq. Mtrs Total 4003 Sq.Mtrs. mouje Village SIM-VINZOL of Taluka – Vatva in the registration District Ahmedabad and Sub District Ahmedabad and Sub District Ahmedabad belonging to and in sole independent ownership, occupation and possession of The Partners Of **SHIVAM CONSTRUCTION COMPNAY** Resi :- Ahmedabad Taking them into reading, the facts as under are found.

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**Survey No. 667/1/2 hereinafter in this Title Search Report shall
be referred to as “ the said land ”**

First of all the owner of the said land i.e., Jivanji Vanesang had transferred their own right, share etc. by their own wish to Parbdi Vahivatkarta Sursangji Rajaji From the above entries former names had been deleted and the Parbdi Vahivatkarta Sursangji Rajaji Was entered in the Revenue Record. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 29/12/1942 vide Serial No. 1283

Thereafter the owner of the said land i.e., Parbdi Vahivatkarta Sursangji Rajaji had transferred their own right, share etc. by their own wish to Jenaji Dhulaji From the above entries former names had been deleted and the Jenaji Dhulaji Was entered in the Revenue Record. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 18/03/1947 vide Serial No. 2017

Thereafter on the above said land the owner had took loan of Tagavi For purchasing the instrument of farming of Rs. 50/- An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 01/05/1951 vide Serial No. 2507

Thereafter on the above said land the owner had took loan from An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 22/06/1957 vide Serial No. 3267

Thereafter on the above said land the owner had took loan from An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 21/06/1962 vide Serial No. 3398



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Thereafter due to death of said Jenaji Dhulaji And Gaguji Jenaji names of his heirs Jagdishbhai Gaguji were entered. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village form No.6 on dated 26/11/2002 vide Serial No.5807

Thereafter the owner of the said land had paid the full loan amount and free the mortgage of the land. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 04/12/2002 vide Serial No.5808.

Thereafter the said land was sold and conveyed by the said Jagdishbhai Gaguji to the Arjanbhai Ranchodbhai Bharwad vide registered sale deed No 2919 on dated 23/12/2002 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 18/04/2003 vide Serial No.5817

Thereafter the said land was sold and conveyed by the said Arjanbhai Ranchodbhai Bharwad to the Rameshbhai Ravjibhai Dobariya and others vide registered sale deed No 9274 on dated 30/12/2009 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 05/01/2010 vide Serial No.6531

Thereafter, from the order of Revenue Dept. of Govt. vide stay order no. PFR/102011/275/L/1, dated on 17/03/2012 re establishment of Ahmedabad(East & West) had been done. By that all the villages prior comes under the Daskroi Taluka now it comes under Ahmedabad (East). An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village form No.6 on dated 05/03/2012 vide Serial No.7109

Thereafter the occupiers of the above referred land e.g., Agricultural land made an application to convert it for the use of Non Agricultural and permission had been given by Hon. Collector

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Ahmedabad Vide his Order No. CB/CTS/N.A/S.R. 522/2012 on Dated 20/07/2012 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No. 6 on dated 07/08/2012 vide Serial No. 7166

Thereafter the said non agricultural lands was sold and conveyed by the said Rameshbhai Ravjibhai Dobriya And Others to the Partners Of **SHIVAM CONSTRUCTION COMPNAY** vide registered sale deed No. 7938 on dated 25/05/2021 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 19/07/2021 vide Serial No.8466

Survey No. 667/2+668/2 hereinafter in this Title Search Report shall be referred to as " the said land "

First of all the owner of the said land i.e., Jitendra Himatlal had took a lone and Mortgage to the said land from Maneklal Ranchoddas on dated 19/09/1941 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 25/11/1941 vide Serial No. 1237

Thereafter Jitendra Himatlal had paid the full loan amount to Maneklal Ranchoddas and free the mortgage of the land. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 12/11/1942 vide Serial No.1275.

Thereafter the said land was sold and conveyed by the said Madhusudan to the Ramabhai Dhulabhai vide registered sale deed on dated 08/07/1943 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 20/08/1943 vide Serial No.1376

Thereafter the said land was sold and conveyed by the said Ramabhai Dhulabhai to the Sursangji Rajaji vide registered sale

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deed on dated 16/05/1947 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 31/03/1948 vide Serial No.2295

Thereafter due to death of said Mangalbhai Ramaji names of his heirs Kantaben Mangalbhai, Parshotam Mangalbhai, Laxmanbhai Mangalbhai, Madhuben Mangalbhai, Popatbhai Mangalbhai, Rameshbhai Mangalbhai, Rajubhai Mangalbhai were entered. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village form No.6 on dated 20/08/1985 vide Serial No.5343

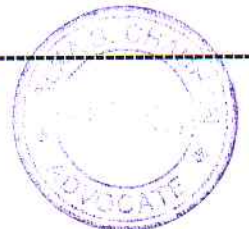
Thereafter divided elders acquired property the said land to Kantaben Mangalbhai, Popatbhai Mangalbhai, Rameshbhai Mangalbhai, Parshotam Mangalbhai An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village form No.6 on dated 27/02/2009 vide Serial No.6427

Thereafter the said land was sold and conveyed by the said Kantaben Mangalbhai and others to the Rameshbhai Ravjibhai Dobariya and others vide registered sale deed No 1036 on dated 02/02/2010 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 04/02/2010 vide Serial No.6555

Thereafter, from the order of Revenue Dept. of Govt. vide stay order no. PFR/102011/275/L/1, dated on 17/03/2012 re establishment of Ahmedabad(East & West)had been done. By that all the villages prior comes under the Daskroi Taluka now it comes under Ahmedabad (East). An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village form No.6 on dated 05/05/2012 vide Serial No.7109

Thereafter the occupiers of the above referred land e.g., Agricultural land made an application to convert it for the use of

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As such, the details made available from the Government Record, entry of Village Form No.7/12 and Village Form lands are written in the Search Report and on verification of the Government Record, Village Form No.7/12. We have not received any Government entry of subsequent period but this search report is given on the basis of entries whichever made available.

As such the said Multipurpose non agricultural lands of Survey No. 667/1/2 of 2226 Sq.Mtrs. Paiki 487 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 of **1336** Sq. Mtrs Paiki 292 Sq.Mtrs. And Survey No. 667/2 + 668/2 of 6185 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 Sub Plot No. 1 of **3711** Sq. Mtrs Total 4003 Sq.Mtrs. mouje Village SIM-VINZOL of Taluka – Vatva in the registration District Ahmedabad and Sub District Ahmedabad and Sub District Ahmedabad belonging to and in sole independent ownership, occupation and possession of The Partners Of **SHIVAM CONSTRUCTION COMPNAY** Resi :- Ahmedabad and under the instructions of the above owner we Advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper “SANDESH” on dated 04/04/2021, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.

That I have taken search at Sub- Registrar, Ahmedabad - 5 (Narol) office for the period from the year 1994 to 2011 and I have taken search at Sub- Registrar, Ahmadabad - 13 (CITY) office for the period from the year 2011 to 2020 and I have taken search at Sub- Registrar, Ahmadabad - 11 (ASLALI) office for the period from the year 2011 to 2022 in the said search also, any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect and I have

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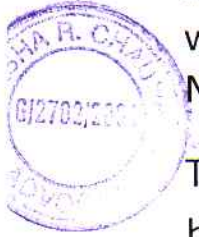
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Non Agricultural and permission had been given by Hon. Collector Ahmedabad Vide his Order No. CB/CTS/N.A/S.R. 522/2012 on Dated 20/07/2012 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No. 6 on dated 07/08/2012 vide Serial No. 7166

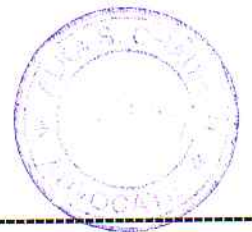
Thereafter Hon. DILR Sir Ahmedabad Order No. DSO / DRK / S.R. 269/18-19 Pu.Pa. No.31 On dated 24/12/2019 Survey No. 667/2+668 has Combined . An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 24/12/2019 vide Serial No.8220.

Thereafter Hon. DILR Sir Ahmedabad Order No. DSO / DRK / S.R. 269/18-19 Pu.Pa No. 32 On dated 24/12/2019 Survey No. 667/2+668 has been divided into two parts 667/2+668/1 and 667/2+668/2 out of which land with 667/2+668/2 is allotted to Rameshbhai Ravjibhai Dobariya and others. An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 24/12/2019 vide Serial No.8221.



Thereafter the said non agricultural lands was sold and conveyed by the said Rameshbhai Ravjibhai Dobriya And Others to the Partners Of **SHIVAM CONSTRUCTION COMPNAY** vide registered sale deed No. 7938 on dated 25/05/2021 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No.6 on dated 19/07/2021 vide Serial No.8466

Thereafter the occupiers of the above referred land an application to convert it for the use of Non Agricultural and permission had been given by Hon. Collector Ahmedabad Vide his Order No. 291/07/16/029/2022 on Dated 18/01/2022 An entry to that effect was made in Register of Rights (HAKKPATRAK) of Village Form No. 6 on dated 21/02/2022 vide Serial No. 8609



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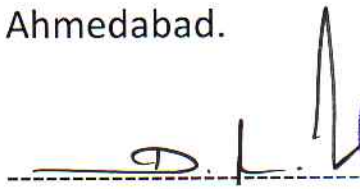
found the Partners Of **"SHIVAM CONSTRUCTION COMPNAY"**
Resi :- Ahmedabad is the owner of the said lands.

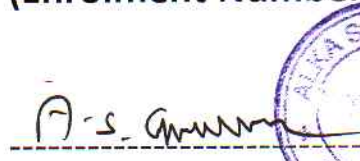
As such, the details made available form the Government record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights – HAKKPATRAK) about all the lands are written in the Search Report and on verification of the Government record. This search report is given on the basis of entries whichever made available.

As such the said Multipurpose non agricultural lands of Survey No. 667/1/2 of 2226 Sq.Mtrs. Paiki 487 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 of 1336 Sq. Mtrs Paiki 292 Sq.Mtrs. And Survey No. 667/2 + 668/2 of 6185 Sq.Mtrs. to whom T.P. no. 90, F.P. no. 24/1 Sub Plot No. 1 of 3711 Sq. Mtrs Total 4003 Sq.Mtrs. mouje Village SIM-VINZOL of Taluka – Vatva in the registration District Ahmedabad and Sub District Ahmedabad and Sub District Ahmedabad belonging to and in sole independent ownership, occupation and possession of The Partners Of **SHIVAM CONSTRUCTION COMPNAY** Resi :- Ahmedabad

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Date:-22/07/2022


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