

V. V. Patel & Associates

Advocates & Legal Advisors

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Dt : 05/12/2020

**To,
Elysium Infra
Sola, Ahmedabad.**

TITLE CERTIFICATE WITH REPORT

**Re. : In the matter of investigation of title report to non
agricultural land bearing Final Plot No. 80 admeasuring
3132 Sq. Mtrs allotted in lieu of Revenue Survey No. 190
admeasuring 8802 Sq. Mtrs. which is comprised in T. P
Scheme No. 28, Situated at Mouje : Chandlodiya, Taluka :
Sabarmati (Old Taluka : Ahmedabad City West) in the
Registration District Ahmedabad and Sub-District
Ahmedabad-8 (Sola).**

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 25 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 1980, Dhanajibhai Haribhai was the owner of Survey No. 190 of Mouje : Chandlodiya, Taluka – Sabarmati (Old Taluka : Ahmedabad City West, District-Ahmedabad.
- 2) Thereafter, As per the order No. LND/760 dated 14/05/1948, name of Kalaji Zaverji was entered as tenant of the said lands. The entry to that effect was entered in the revenue record vide mutation entry No. 458 on 03/07/1948. The said entry was certified by the concerned authority.
- 3) Thereafter, As per the order No.T.N.C S.R.I dated 23/12/1952, name of Kalaji Zaverji was removed as tenant because he was not in possession of the said land since last two years. The entry to that effect was entered in the revenue record vide mutation entry No. 576 on 20/03/1955. The said entry was certified by the concerned authority.
- 4) Thereafter, owner Dhanajibhai Haribhai had borrowed an amount Rs.3000/-from Tagavi for Plantations. The entry to that effect was entered in the revenue records vide mutation entry No. 671 on 05/02/1960. The said entry was certified by the concerned authority.



- 5) Thereafter, Owner Dhanjibhai Haribhai of the said land repaid Tagavi amount Rs.3000/-. The entry to that effect was entered in the revenue records vide mutation entry No. 728 on 11/09/1962. The said entry was certified by the concerned authority.
- 6) Thereafter, On the basis of family Partition Madhuben Vallabhbhai became the owner of the said land. The entry to that effect was entered in the revenue records vide mutation entry No. 877 on 12/02/1970. The said entry was certified by the concern authority on dated 02/04/1970.
- 7) Thereafter, As per the order No. 4/Conversion tax/84 dated 4/06/1984, entered of the said lands. The entry to that effect was entered in the revenue record vide mutation entry No. 1705 on 17/09/1984. The said entry was certified by the concerned authority.
- 8) Thereafter, On the basis of family Partition Madhuben Vallabhbhai became the owner of the said land. The entry to that effect was entered in the revenue records vide mutation entry No. 2535 on 23/02/2004. The said entry was certified by the concern authority on dated 31/03/2004.
- 9) Thereafter, names of 1) Mahendrabhai Vallabhbhai Patel 2) Sangitaben Wd/o Bharatbhai Vallabhbhai Patel 3) Mosam Bharatbhai Patel 4) Roshan Bharatbhai Patel were entered as Co-owners in the revenue records vide mutation entry No. 4354 on dated 27/09/2012. The said entry was certified by the concerned authority on 29/12/2012.
- 10) Thereafter, names of 1) Patel Rita Mahendrabhai 2) Patel Meet Mahendrabhai were entered as Co-owners in the revenue records vide



mutation entry No. 4463 on dated 04/03/2013. The said entry was certified by the concerned authority on 15/04/2013.

- 11) Thereafter, As per the order No.SABARMATI/RTS/BOJOKAMI/CHANDLODIYA/ S.R-15/2020 VASHI-509/2020 dated 15/06/2020, removed as Conversion tax the said land. The entry to that effect was entered in the revenue record vide mutation entry No. 5949 on 18/06/2020. The said entry was certified by the concerned authority.
- 12) Thereafter, Hon'ble Collector of Ahmedabad vide its order No. 1676/07/18/029/2020 dated 27/07/2020 gave permission to convert user of land bearing Survey No.190 Non Agricultural Residential purpose and gave it Final Plot No. 80 admeasuring 3132 Sq. Mtrs in T.P Scheme No.28 The entry to that effect was entered in the revenue records vide mutation entry No. 5965 on 27/07/2020. The said entry was certified by the concerned authority
- 13) Thereafter, Owners (1) Madhuben Vallabhbhai (2) Mahendrabhai Vallabhbhai Patel (3) Sangitaben Bharatbhai Vallabhbhai Patel Wedo (4) Mousam Bharatbhai Patel (5) Roshan Bharatbhai Patel (6) Ritaben Mahendrabhai Patel (7) Meet Mahendrabhai Patel sold and convey his undivided share of land out of the said land to Elysium Infra A Partnership Firm by executing registered sale deed before sub registrar at sub registrar office with serial number 14287 on 25/11/2020. The name of Elysium Infra A Partnership Firm were mutated as owners in the revenue record by mutation entry no. 6056 on 05/12/2020 The said entry is not certify till date.



Documents Pursued:-

Sr No.	Documents	Date
1.	Photocopy of Village Form No. 7/12.	
2.	Entries of village Form 6.	Various dates
3.	Original N.A. Order	11/4/2016
4.	Original Sale Deed executed by (1) Madhuben Vallabhbai (2) Mahendrabhai Vallabhbai Patel (3) Sangitaben Bharatbhai Vallabhbai Patel Wedo (4) Mousam Bharatbhai Patel (5) Roshan Bharatbhai Patel (6) Ritaben Mahendrabhai Patel (7) Meet Mahendrabhai Patel in favour of Elysium Infra Partnership Firm	Regi Serial No.6056 Dated 25/11/2020

I have issued a public notice in News Paper "Divya Bhaskar & Gujarat Samachar" on dated 26/11/2020 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 Final Plot No. 80 admeasuring 3132 Sq. Mtrs allotted in lieu of Revenue Survey No. 190 admeasuring 8802 Sq. Mtrs. which is comprised in T. P Scheme No. 28, Situated at Mouje : Chandlodiya, Taluka : Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola) belongs to Elysium Infra is clear, marketable & free from encumbrance.

Subject to :-

- 1) Any other Laws, Acts and Rules if applicable.
- 2) And various order which was passed by the different apex authority.



- 3) Entry No 6056 of Village Form No.6 is to be Certified



For V. V. Patel & Associates
Deepak H Makwana
(Advocate)

Note :

(G/175/2002)

1. 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.