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REF. NO.

10291/2015

To,

Shri Vasudev Umedbhai & 4 others.

TITLE CERTIFICATE -CUM -REPORT

Reg: - Agricultural land bearing Survey no. 335/3 admeasuring 1619 sq. mtrs, now given Final Plot No. 283 admeasuring 971 sq. mtrs of Draft Town Planning Scheme No. 69 (Chandkheda-Jundal-Tragad) situate, lying and being at Moje Tragad, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub District of Ahmedabad-13 (City Taluka) and belonging to (1) Shri Vasudev Umedbhai, (2) Shri Praveenbhai Hirabhai, (3) Parulben Hirabhai, (4) Giraben Hirabhai and (5) Shri Nileshbhai Hirabhai.



As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 12-08-2015) of available revenue and registration record for last 30 years through our search clerk and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/ copies 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 land 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. It appears from the revenue records that Dahyabhai Vahaldas was the Occupier of the land bearing Survey no. 335/3 admeasuring Acre 0-16 Gunthas i.e. 1619 sq. mtrs since prior to the year 1965.
2. That said Dahyabhai Vahaldas died intestate on 12-01-1965. Hence names of (1) Umedbhai Dahyabhai, (2) Narottam Dahyabhai, (3) Keshavlal

Dahyabhai and (4) Bai Shakri d/o Dahyabhai were entered as his legal heirs in the revenue records of the said land. Mutation Entry to the said effect was made in revenue records of the said land vide Entry no. 985 dated 01-05-1965.

3. That said Bai Shakri d/o Dahyabhai had released her right from the said land in respect thereof a Mutation Entry no. 986 dated 01-05-1965 was made in the revenue records of the said land.
4. That pursuant to the family partition which took place between (1) Umedbhai Dahyabhai, (2) Narottam Dahyabhai and (3) Keshavlal Dahyabhai, the said land bearing Survey no. 335/3 admeasuring Acre 0-16 Gunthas i.e. 1619 sq. mtrs, came to the share of Umedbhai Dahyabhai. Mutation Entry to the said effect was made in revenue records of the said land vide Entry no. 987 dated 01-05-1965. Thereafter effect of the said entry was once again mutated vide Mutation Entry no. 1075 dated 17-02-1972.
5. That said Umedbhai Dahyabhai died intestate on 29-11-1983. Hence names of (1) Rameshbhai Umedbhai, (2) Girishkumar Umedbhai, (3) Vasudevbhai Umedbhai, (4) Taraben Umedbhai and (5) Samuben wd/o Umedbhai Dahyabhai were entered as his legal heirs in the revenue records of the said land. Mutation Entry to the said effect was made in revenue records of the said land vide Entry no. 2049 dated 24-11-1983.
6. Thereafter Samuben wd/o Umedbhai Dahyabhai died intestate on 21-12-2002. However mutation entry in respect of death of Samuben wd/o Umedbhai Dahyabhai is not made in the revenue records. Hence the said land bearing Survey no. 335/3 admeasuring 1619 sq. mtrs came to the share of (1) Rameshbhai Umedbhai, (2) Girishkumar Umedbhai, (3) Vasudevbhai Umedbhai and (4) Taraben Umedbhai.
7. That said (1) Girishbhai Umedbhai Patel and (2) Rameshbhai Umedbhai Patel released their 2/4th rights admeasuring 809.5 sq. mtrs from the land bearing Survey no. 335/3 paiki in favour of Vasudevbhai Umedbhai Patel



vide a release deed dated 27-12-2010 registered before the Sub-Registrar of Ahmedabad-2 (Wadaj) at serial no. 23850 dated 27-12-2010. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 3274 dated 10-01-2011.

8. That said Taraben Umedbhai died intestate on 21-01-2014. Hence names of (1) Praveenbhai Hirabhai, (2) Parulben Hirabhai, (3) Giraben Hirabhai and (4) Nileshbhai Hirabhai were entered as her legal heirs in the revenue records of the said land. Mutation Entry to the said effect was made in revenue records of the said land vide Entry no. 3788 dated 07-03-2014. However the said entry was cancelled. Subsequently effect of the said entry was again made vide Mutation Entry no. 3793 dated 25-03-2014 and the same was certified on 04-06-2014.
9. On implementation of Draft Town Planning Scheme No. 69 (Chandkheda-Jundal-Tragad), the land of Survey no. 335/3 admeasuring 1619 sq. mtrs is given Final Plot no. 283 and its area was fixed at 971 sq. mtrs.
10. That said Samuben Umedbhai Patel had passed away on 21-12-2002, however reference about her death was not mentioned in the above stated Release Deed dated 27-12-2010 registered before the Sub-Registrar of Ahmedabad-2 (Wadaj) at serial no. 23850 dated 27-12-2010. Hence (1) Girishbhai Umedbhai Patel and (2) Rameshbhai Umedbhai Patel executed a fresh release deed dated 31-08-2015 whereby they released all their 2/4th rights, title and interest admeasuring 809.5 sq. mtrs from the land bearing Survey no. 335/3 paiki in favour of Vasudevibhai Umedbhai Patel which they would have obtained upon demise of Umedbhai Dahyabhai and Samuben wd/o Umedbhai Dahyabhai. The said Release Deed dated 31-08-2015 is registered before the Sub-Registrar of Ahmedabad-13 (City Taluka) at serial no. 1800 dated 31-08-2015.
11. Hence Vasudevibhai Umedbhai Patel has 3/4th right, title and interest in the said land bearing Survey no. 335/3 paiki admeasuring 1214.25 sq. mtrs and (1) Praveenbhai Hirabhai, (2) Parulben Hirabhai, (3) Giraben Hirabhai



and (4) Nileshbhai Hirabhai have 1/4th right, title and interest in the said land bearing Survey no. 335/3 paiki admeasuring 404.75 sq. mtrs.

In view of what is stated above, we are of the opinion that the titles of above referred Agricultural land bearing Survey no. 335/3 admeasuring 1619 sq. mtrs, now given Final Plot No. 283 admeasuring 971 sq. mtrs of Draft Town Planning Scheme No. 69 (Chandkheda-Jundal-Tragad) situate, lying and being at Moje Tragad, Taluka Ghatlodia, in the Registration District of Ahmedabad and Sub District of Ahmedabad-13 (City Taluka) and belonging to (1) Shri Vasudev Umedbhai, (2) Shri Praveenbhai Hirabhai, (3) Parulben Hirabhai, (4) Giraben Hirabhai and (5) Shri Nileshbhai Hirabhai is clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] N.A. Use permission being obtained or Purchaser being an Agriculturist.
- [2] Provisions being made to safeguard interest of minor family members of HUF, if any and major members confirming the sale transaction and sale being made as KARTA for the benefit of estate and/or legal necessity.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 69 (Chandkheda-Jundal-Tragad).



DATED THIS 18TH DAY OF NOVEMBER, 2015

Jani & Co.
ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [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 most of the years from 1984, 1985, 1986, 1997, 1999 and 2005 to 2007 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well



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prepared/ maintained by State government agency and hence may be erroneous, resulting into our error.

- [3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- [4] In 7/12 form, this land is shown as old tenure land. It is not shown as "New Tenure" land or "liable to pay the premium". However nowadays, in few cases, it is experienced that the Collectorate/Revenue Department rejects application for N.A. Use Permission on the ground that the owner is liable to pay premium and the N.A. Use of the land is subject to payment of premium. Though in most of the cases, these observations/demands are unlawful, such order causes hardships, delay and unexpected expenses.
- [5] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.

