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Ref : L/285

Dt : 26/4/2013

To,

M/s Ashirwad Developers

Naroda, Taluka :- East Side of Ahmedabad

Dist :- Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report to the Non agricultural land bearing Final Plot No. 49 admeasuring 7952 Sq. Mtrs., Allotted in lieu of Revenue Survey No. 639 admeasuring 13254 Sq. Mtrs., Comprised in T.P Scheme No. 121, Situated At Mouje : Naroda, Taluka : East Side of Ahmedabad, Dist : Ahmedabad.

I was instructed to investigate and report to you and give my opinion on title to the above referred land. In that respect, I have to state that, I have caused available searches to be taken of the Sub-Registrar of Assurances. I have also perused and considered copies of various documents of title and deeds submitted to me. Based on information given by you and such investigation, I have to report to you as under:-

I have caused a public notice to be published in local daily news paper "Divya Bhaskar" & "Gujarat Samachar" on 05/4/2013 inviting objection or claims towards the said land.

- 1). Prior to the year 1928, The possessor of the said land in the revenue record was Shakrabhai Lallubhai.
- 2). I find that owner Shakrabhai Lallubhai has been taken a loan of Rs. 50/- from Government (Hon. Mamlatdar), The said fact was entered in the revenue record by the mutation entry No. 1635 on dated 18/08/1928 And the same entry was certified by the concern authority.
- 3). I further find that owner of the said land Shakarabhai Lallubhai died intestate on dated 2/2/1947 and hence the names of his legal heirs Rasikbhai Govindlal Guardian of Mangabhai Shakarabhai was entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 3218, on dated 30/12/1947. And the same entry was certified by the concern authority on dated 23/1/1948.
- 4). I find that the name of Rasikbhai Govindlal Guardian of Mangabhai Shakarabhai as a occupier and the name was Ratilal Motilal as a tenant of the same land in the revenue record. The said effect was entered in the revenue record by the mutation entry No. 3624 on dated 22/2/1953. And the same entry was certified by the concern authority on dated 13/10/1953.
- 5). I find that owner of the said land had repaid the loan so, by order No. Tagavi-120 dated 13/12/1955 mortgage had been released. The said effect was entered in the revenue record by the mutation

entry No. 4807 on dated 13/12/1955. And the same entry was certified by the concern authority.

- 6). I further find that owner Mangabhai Shakarabhai has been taken a loan of Rs. 2000/- from Gujarat State Co. Land Development Bank Ltd., The said fact was entered in the revenue record by the mutation entry No. 6874 on dated 16/10/1967. And the same entry was certified by the concern authority on dated 28/1/1968.
- 7). I find that the no objection certificate of Gujarat State Co. Land Development Bank Ltd., had issued on repayment of loan of Rs. 2000/- The said effect was entered in the revenue record by the mutation entry No. 8729 on dated 23/7/1980. And the same entry was certified by the concern authority on dated 14/10/1980.
- 8). I find that owner Mangabhai Shakarabhai has been taken a loan of Rs. 71,000/- from Gujarat State Co. Land Development Bank Ltd., The said fact was entered in the revenue record by the mutation entry No. 10125 on dated 29/1/1990. And the same entry was certified by the concern authority on dated 8/3/1990.
- 9). I further find that owner Mangabhai Shakarabhai has been taken a loan of Rs. 32,000/- from Gujarat State Co. Land Development Bank Ltd., The said fact was entered in the revenue record by the mutation entry No. 10501 on dated 28/12/1992. And the same entry was certified by the concern authority on dated 13/3/1993.
- 10). I find that owner of the said land Shakarabhai Lallubhai died intestate on dated 2/12/1947 and hence the names of his legal

heirs 1) Shardaben Shakarabhai 2) Revaben Shakarabhai 3) Manguben Shakarabhai 4) Kamlaben Shakarabhai 5) Anandiben Shakarabhai 6) Mangabhai Shakarabhai were entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 11160 on dated 30/9/1996. And the same entry was certified by the concern authority on dated 29/11/1996.

11). I find that co-owner and co-occupier of the said land 1) Kamlaben Shakarabhai and 2) Manguben Shakarabhai had relinquished their right interest in the said land, and hence their names were removed from the revenue record. The said effect was entered in the revenue record by the mutation entry No. 11192 on dated 28/11/1996. And the same entry was certified by the concern authority on dated 2/1/1997.

12). I find that no objection certificate of Gujarat State Co. Land Development Bank Ltd., had issued on repayment of loan of Rs. 1,03,000/-. The said effect was entered in the revenue record by the mutation entry No. 11195 on dated 6/12/1986. And the same entry was certified by the concern authority on dated 13/12/1987.

13). I find that co-owner of the said land Revaben D/o Shakarabhai and W/o Bhagwatiprasad died intestate on dated 8/5/1996 and hence the names of her legal heir Gitaben D/o Revaben Bhagwatiprasad has been entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 12030

dated 22/10/2000. And the same entry was certified by the concern authority on dated 15/12/2000.

- 14). I further find that co-owner of the said land Anandiben D/o Shakarabhai and W/o Chandrakant Chimarlal died intestate on dated 14/2/1991 and hence the names of her legal heirs 1) Hansaben Chandrakantbhai 2) Lataben Chandrakantbhai 3) Ushaben Chandrakantbhai 4) Maheshkumar Chandrakantbhai 5) Minaben Chandrakantbhai 6) Vijaykumar Chandrakantbhai 7) Chandrakantbhai Chimarlal were entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 12031 dated 22/10/2000. And the same entry was certified by the concern authority on dated 15/12/2000.
- 15). I find that co-owner of the said land Shardaben D/o Shakarabhai and W/o Chhotalal Ambalal died intestate on dated 12/6/1980 and hence the names of her legal heirs 1) Sharadchandra Chhotalal 2) Arvind chhotalal 3) Mahesh Chhotalal 4) Daxaben Chhotalal 5) And legal heirs of Late Jatin Chhotalal 1) Gitaben Jatinkumar 2) Dhaval Jatinkumar and 3) Jalpa Jatinkumar were entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 12032 dated 22/10/2000. And the same entry was certified by the concern authority on dated 15/12/2000.
- 17). I find that order of the Tenant Case No. Vashi-673 on dated 11/7/2008 passed by the Hon, Mamlatdar and Krushipanch of Dascrol. The said effect of order was entered in the revenue record

by the mutation entry No. 16318 on dated 9/8/2008. And the same entry was certified by the concern authority on dated 7/10/2008.

- 18). I further find that owner of the said land Mangabhai Shakraabhai died intestate on dated 24/08/2008 and Bachubhai Shakraabhai died intestate on dated 03/09/1997 hence the names of his legal heirs 1) Narmadaben Mangabhai Vyas 2) Kanubhai Mangabhai Vyas 3) Geetaben Mangabhai Vyas 4) Sujataben Bachubhai Vyas 5) Priyankaben Bachubhai Vyas 6) Komalben Bachubhai Vyas 7) Smit Bachubhai Vyas were entered in the revenue records. The said effect was entered in the revenue record by the mutation entry No. 16428 dated 7/10/2008. And the same entry was certified by the concern authority on dated 25/11/2008.
- 19). I find that owner and occupier of the said land 1) Mangabhai Shakarabhai 2) Gitaben D/o Bhagwatiprasad and W/o Babulal 3) Gitaben Wd/o Jatinkumar Chhotalal 4) Dhaval Jatinkumar 5) Jalpaben Jatinkumar 6) Hansaben Chandrakant 7) Lataben Chandrakant 8) Ushaben Chandrakant 9) Minaben Chandrakant 10) Vijaykumar Chandrakant 11) Maheshkumar Chandrakant 12) Chandrakant Chimanlal 13) Narmadaben Mangabhai 14) Gitaben Mangabhai 15) Priyankaben Bachubhai 16) Komalben Bachubhai 17) Smit Bachubhai had relinquished their right and interest from the said land in favor of 1) Sharadchand Chhotalal 2) Arvindbhai Chhotalal 3) Maheshbhai Chhotalal 4) Daxaben Chotalal 5) Kanubhai Mangabhai Vyas 6) Sunitaben Bachubhai Vyas and hence their names were removed from the revenue record. The said effect was entered in the revenue record by the mutation entry No.

16577 on dated 15/11/2008. And the same entry was certified by the concern authority on dated 23/1/2009.

- 20). I find that owner and occupier of the said land Arvindbhai Chhotalal had relinquished their right and interest from the said land in favor of 1) Sharadchand Chhotalal 2) Maheshbhai Chhotalal 3) Daxaben Chotalal 4) Kanubhai Mangabhai Vyas 5) Sunitaben Bachubhai Vyas and hence his name was removed from the revenue record. The said effect was entered in the revenue record by the mutation entry No. 16670 on dated 05/02/2009. And the same entry was certified by the concern authority on dated 01/04/2009.
- 21). I further find that owner of the said land was filed with Tenant appeal No. 61/08 on dated 14/9/2009 which was passed by the Deputy Collector of land development and court of Ahmedabad, the objection application of Applicant was rejected on the base of order. The said effect was entered in the revenue record by the mutation entry No. 17117 on dated 12/11/2009. And the same entry was certified by the concern authority on dated 19/12/2009.
- 22). I find that rectification has been done on the basis of order of Hon. Mamlatdar of City Taluka vide order No. RTS/SUDHARO/Vashi.2789/10/S.R.NO. 4866 on dated 12/7/2010. The said effect was entered in the revenue record by the mutation entry No. 17616 on dated 23/7/2010. And the same entry was certified by the concern authority on dated 17/9/2010.

23). I find that owner and occupier of the said land 1) Sharadchand Chhotalal 2) Maheshbhai Chhotalal 3) Daxaben Chotalal had relinquished their right and interest from the said land in favor of 1) Kanubhai Mangabhai Vyas & 2) Sunitaben (Savita) Bachubhai Vyas and hence their names were removed from the revenue record. The said effect was entered in the revenue record by the mutation entry No. 18274 on dated 18/05/2011. And the same entry was certified by the concern authority on dated 19/07/2011.

24) I further find that the said Land bearing Revenue Survey No. 639 admeasuring 13254 Sq. Mtrs. was comprised in Town Planning Scheme No. 121 and allotted Final Plot No. 49 admeasuring thereabout 7952 Sq. Mtrs. land was converted into old tenure from new tenure for residential purpose by order vide no. ACB/TNC/PREMIUM/S.R.571/2012 by Hon. District collector (Tenant Department) of Ahmedabad dated 21/11/2012. The said effect was entered in the revenue record by the mutation entry No.19213 on dated 29/11/2012. And the same entry was certified by the concern authority on dated 23/1/2013.

25) I find that Final Plot No. 49 admeasuring thereabout 7952 Sq. Mtrs. Allotted in lieu of Revenue Survey No. 639 which was comprised in Town Planning Scheme No. 121 was converted into Non Agricultural land by order vide No. E.S.T/N.A./TA.BI.KHE./TATKAL/K-65/SR.3/2013 by Hon. District Collector of Ahmedabad on dated 6/2/2013. The said effect was entered in the revenue record by the mutation entry No. 19298 on

dated 13/2/2013. And the same entry was certified by the concern authority on dated 1/4/2013.

- 26) I find that owners of the said land namely 1) Kanubhai Mangabhai Vyas & 2) Sunitaben (Savita) Bachubhai Vyas sold and conveyed Non agricultural land bearing Final Plot No. 49 admeasuring 7952 Sq. Mtrs. allotted in lieu of Revenue Survey No. 639 admeasuring 13254 Sq. Mtrs. comprised in T.P Scheme No. 121 to "Ashirvad Developers" a partnership firm by a registered sale deed which was registered before Sub-Registrar with serial No. 1749 on dated 14/2/2013. The said effect was entered in the revenue record by the mutation entry No. 19303 on dated 15/2/2013. And the same entry was certified by the concern authority on dated 1/4/2013.

Hence at Present "Ashirvad Developers" A Partnership Firm is absolute owners and in the possession of the land.

I have not received any claim or objections so far. I may mention here that I have not found any mortgage, charge, or encumbrance over the said land.

I have not found any mortgage charge or encumbrance from the searches taken for last 30 years by our search clerk.

I mention here that from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to us 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 titles defective, I hereby opine & certify that the same shall be clear, marketable & free from reasonable doubts & without encumbrances.

I am of the opinion and hereby certify that the title of Non agricultural land bearing Final Plot No. 49 admeasuring 7952 Sq. Mtrs. Allotted in lieu of Revenue Survey No. 639 admeasuring 13254 Sq. Mtrs. Comprised in T.P Scheme No. 121 Situated at Mouje : Naroda, Taluka : East Side of Ahmedabad, Dist : Ahmedabad, is clear and it belongs to Ashirvad Developers a partnership firm.

Subject to :-

- 1) Usual declaration submits before me by land holder.
- 2) Any other Laws, Acts and Rules if applicable.
- 3) Fulfilled the conditions of N.A. Order.


Dipal P. Pathak
(Advocate)

Note :

- [1] This is to inform that Search of registration record of immediate past about 6 months is not available.
- [2] Please note that the registration record of the year 1983 to 1987 is torn out. year of 1989, 1990 is destroyed, and the year of 1982, 1988, 1991, 1992, 1993, 1994, 2011 to 2013 is check-list. Hence it cannot be inspected and its proper search is not available.
- [3] This is to inform that we are not responsible for computerized print to Search of registration record from office of Sub-Registrar.

