

॥ સિદ્ધિ ॥

Block/Survey No. 139

T.P.Scheme No. 241(Nana Chiloda),

F.P.No. 101

Mouje. Chiloda(Naroda), Ta. Gandhinagar,

Dist. Gandhinagar

TITLE REPORT WITH TITLE CERTIFICATE



SIDDHI ASSOCIATES

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H.L.PATEL

(ADVOCATE AND NOTARY)

(B.Com.,LL.B.)

☎ 93270 30909

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1. OFFICE :-D-110,SHYAMARCADE, NR. GANGOTRI CIRCLE, OPP.SHANTI-
NIKETAN BUSINESS CENTER,NIKOL,AHMEDABAD-382350.

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2. OFFICE :-SHOPNO.11,BHAVANI PARK SOCIETY,NR.CHAMUNDA DAIRY,
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Office : Shop No.11,Bhavani Park Society,
Nr.Chamunda Dairy,Hirawadi Road, Saijpur
Bogha,Ahmedabad. ☎: 9408130909

Ref.No.:128

Date:08.08.2019

TITLE REPORT

Re. :-

Residential Use Non-Agricultural Land
Bearing **Block/Survey No. 139** ad-
measuring about 5463 sq.mtrs.which
is included in **T.P. Scheme No.241**
(Nana Chiloda), allotted in lieu of
F.P.No.101 admeasuring about 3278
Sq.Mtrs.situated at Mouje Chiloda
(Naroda), Ta.Gandhinagar, Dist.
Gandhinagar in the Registration Dis-
trict of Gandhinagar and Sub-District
Gandhinagar belonging to **MAHAVIR**
CORPORATION.

As per the instructions we have got the necessary
searches made for the year of 1985-2019 from the
Records of Talati, Mamlatdar, Sub-Registrar of
Gandhinagar and Superintendent of Stamps and Inspec-

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Entry to this effect was entered in revenue record vide Entry No.728 dated 30.06.1951.,Which is certify on 31.08.1951.

4. Thenafter, in the year 1952-53 One Bhulaji Ramaji was farming the said land and as per Taluka Order his name was entered as a General Ganotiya. Entry to this effect was entered in revenue record vide Entry No.776 dated 01.01.1953. Which is certify on 16.01.1953.

5. Thereafter, Sanrakshit Ganotiya Ranchhod Viraji was not farming the Said land Continueos 2 years, The name Ranchhod Viraji as a permanant Tenant was removed from other Rights of Revenue Record as a Sanrakshit Ganotiya. Entry to this effect was entered in revenue record vide Entry No.986 dated 15.08.1956.Which is certify on 16.05.1957.

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((5))

was entered in revenue record vide Entry No.1053 dated 11.03.1962, which is certify on 11.07.1962.

9. Thereafter the said chaturji Dhulaji was died on 1974 after his death his legal heirs Chelaji Chaturji, Manaji Chaturji, Bai gajra Wd/o. Chaturji Dhulaji and Dhabuben D/O Chaturji Dhulaji out of His legal hier the name Dhabuben D/O Chaturji Dhulaji by mutual understanding of family name was removed and remain names were entered inthe revenue record of the said land. Entry to this effect was entered in revenue record vide Entry No.1484 dated 27.07.1975, which is certify on 17.02.1976. Thereafter the said land owner paiki Bai gajara Wd/o Chaturji Dhulaji was also died on 05.11.1994 and that purpose her name was removed from the the revenue record of the said land.





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13. Thereafter the said Manaji chaturji Baraiya, Babuji chelaji baraiya, Udaji Chelaji Baraiya, Gopalji Chelaji Baraiya, Bhikhiben Chelaji Baraiya, Manguben Wd/o. Chelaji Chaturji, sold and Conveyed the said land to Ajimbhai Ezazahemd Punjabi by registered Sale Deed. That the said sale deed was Registered before Sub-Registrar office, Gandhinagar vide Regd. No. 17939 dated 31.12.2008. Entry to this effect was entered in revenue record vide Entry No.2975 dated 05.02.2009, which is certify on 27.07.2009.

Whereas during said period Manaji chaturji Baraiya, Babuji chelaji baraiya, Udaji Chelaji Baraiya, Gopalji Chelaji Baraiya, Bhikhiben Chelaji Baraiya, Manguben Wd/o. Chelaji Chaturji, Baraiya Gitaben Manaji, Baraiya Labhubhai Manaji, Baraiya babubhai Manaji, Baraiya Dhanaji Manaji and

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dated 11.12.2009. Entry to this effect was entered in revenue record vide Entry No.3211 dated 15.12.2009, which is certify on 05.02.2010.

15. Thereafter Govindbhai Laxmanbhai, Mohanbhai Laxmanbhai, Rajeshbhai Laxmanbhai and Sanjaybhai Laxmanbhai sold and conveyed the said land to Arvindbhai Babubhai Bambhroliya, Vrajlal Babubhai Bambhroliya, Ashokbhai Babubhai Bambhroliya, Viken Naranbhai Prajapati, Hiren Naranbhai Prajapati, Dilipbhai Mavjibhai Patel (Bhimani), Bharatbhai Kalubahi Gadhiya by Registered Sale Deed. That the said Sale Deed was registered before sub-Registrar Office, Gandhinagar vide Regd. 6548 dated 29.06.2010. Entry to this effect was entered in revenue record vide Entry No.3406 dated 02.07.2010, which is certify on 30.08.2010.

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19. Thereafter above said succession entry, vide entry No. 3504 was entered in only Survey No.101, but other Survey No.139,205 and 207, its effect was entered in Revenue Record, So, some changes made out in revenue record by Prant Officer Shri Gandhinagar vide their order No. PO/Land/Vashi-1465-69/2011 dated 09.02.2011. Entry to this effect was entered in revenue record vide Entry No.3601 dated 20.03.2011, which is certify on 16.06.2011.

20. Thereafter Viken Naranbhai Prajapati, Bharatbhai Kalubhai Gadhiya, Hiren Naranbhai Prajapati, Shobhnaben Wd/o Dilipbhai mavajibhai Bhimani, Vrajlal Babubhai Bambhroliya, Minor Karan Dilipbhai Bhimani's Natural Guardian and Mother Shobhanaben, Arvinbhai Babubhai Bambhroliya , Ashokbhai Babubhai Bambhroliya sold and con-





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22. Thereafter said Dhabuben D/O Chaturji Dhulaji have no any Rights , intarestor part in said land, Thats way her name was removed from Revenue Record, But Said Chelaji maganji sold and conveyed the said land to Jitendra Mathurdas Patel by registered Sale Deed, which was stered before sub-registrar office, Gandhinagar vide regd. No. 525 dated 11.11.2010. But at that time said Sale deed having null and void and said Sale deed Cancelled by registered Cancelation Sale Deed, before sub-registrar office, Gandhinagar vide regd. No. 21156 dated 23.12.2010. and also said Chelaji anji have declare that there is no any Rights, interest or part in said land Before the Advocate and Notary D.G.Patel with serial No. 11/178 on 02.12.2010.

23. Thereafter Hon'able Collector Shri, Gandhinagar Passed Order No.CB/Ganot/Vashi-4667 to 4674/

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Nareshkumar Ambalal Patel HUF by Registered Sale Deed. That the said Sale Deed was registered before Sub-Registrar Office, Gandhinagar vide Regd.No.15164 dated 29.09.2017. Entry to this effect was entered in revenue record vide Entry No.5315 dated 03.07.2018, which is certify on 16.09.2018.

25. Thereafter the said land of Survey no.139 admeasuring about 0-54-63 He.Are.Sq.Mtrs.i.e. 5463 sq.mtrs. land (Khata No. 574 akar Rs. 4.87 Paisa) was given draft T.P.Sheme No. 241 (Nana Chiloda) allotted in lieu of Final Plot No. 101 admeasuring about 3278 sq.mtrs.

26. Thereafter District Collector Shri, Gandhinagar was Granted Non-Agricultural Use Permission for multipurpose uses vide their Order No. CB/N.A./ Gandhinagar/Chiloda(Naroda)/139/99243/2019





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((17))

in upon or to the said lands from any person whom-
soever, we have not received any objection/
claim in response thereto. So,the said property is
clear and marketable free from all encumbrances.

In view of what is here in above stated I am of the
opinion that the title to the land to **MAHAVIR COR-
PORATION- A PARTNERSHIP FIRM** and the said Non-
Agricultural Land Bearing **Block/Survey No. 139**
admeasuring about 5463 sq.mtrs.which is included
in **T.P. Scheme No.241(Nana Chiloda)**,alloted in
lieu of **F.P.No.101** admeasuring about 3278
Sq.Mtrs.situated at Mouje Chiloda (Naroda),
Ta.Gandhinagar, Dist.Gandhinagar in the Registra-
tion District of Gandhinagar and Sub-District
Gandhinagar is clear and marketable and free from
reasonable doubts and encumbrance.





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Ref.No.:128

Date:08.08.2019

TITLE CERTIFICATE

The Titles of Residential Use Non-Agricultural Land Bearing Block/
Survey No. 139 admeasuring about 5463 sq.mtrs.which is included
in T.P. Scheme No.241(Nana Chiloda),alloted in lieu of
F.P.No.101 admeasuring about 3278 Sq.Mtrs.situated at Mouje
Chiloda (Naroda), Ta.Gandhinagar, Dist.Gandhinagar in the Registra-
tion District of Gandhinagar and Sub-District Gandhinagar belong-
ing to MAHAVIR CORPORATION are clear and marketable and
free from any lien or encumbrances. There is no encumbrances or
attachments on above said land.This land is free from all encum-
brance and from all attachment and free from all resonable doubts
and charges.

Place : Ahmedabad.

Date :08.08.2019

(H.L.PATEL)

Advocate



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