

PRANAV J. VORA

Advocate (B.Com, LL.B.)

Office : 11, Shreejinagar Soc.-3, Opp. Kashi Vishvanath Temple,
Nr. G.S.T. Rly. Crossing, Ranip, Ahmedabad.

Mo. : 95745 04280 , 84013 87077

Email : pranavjvora@yahoo.com

To.

Om Developers, a partnership
firm through its Admin. Partner,
Dhanraj Chandrakantbhai Patel,
Rudraksh Bungalows, Ring Road,
Odhav, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural Land bearing **Final Plot No. 117** (land of Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs.) containing by admeasurements **1943 Sq. Mtrs.** or thereabouts of T.P. Scheme No. 113, situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) belonging to **Om Developers.**



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

- 1... Originally prior to the year 1968, the land of Survey No. 1139/36 was owned, occupied and possessed by Hemangray Shyamray.
- 2... Thereafter, owner and occupier of the land, Hemangray Shyamray has sold and conveyed the land bearing Survey No. 1139/36 to (1) Jivanji Shankaji, (2) Punaji Shankaji, (3) Amraji Shankaji and (4) Nanuji Shankaji by one annual instalment as per Tribunal Case No. 283, dated 12-9-1968 and charge of landlord/vendor for Rs.81/82 entered in the revenue record and entry to that effect was entered in Mutation Register by Entry No.-1017 dated 22-11-1968.
- 3... Thereafter, owners and occupiers of the land, (1) Jivanji Shankaji, (2) Punaji Shankaji, (3) Amraji Shankaji and (4) Nanuji Shankaji have sold and conveyed the land bearing Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs. to (1) Vallabhbhai Govindbhai, (2) Dhirubhai Vallabhbhai, (3) Bhagwanbhai Vallabhbhai and (4) Himatbhai Vallabhbhai by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 19-5-1988 under Serial No. 9136 and entry to that effect was entered in Mutation Register by

- 4... Thereafter, co-owner and co-occupier of the land, Bhagwanbhai Vallabhbhai died intestate leaving behind him his legal heirs Gitaben wd/o Bhagwanbhai Vallabhbhai as self and as a guardian of Minor-Pradip Bhagwanbhai, Amitaben Bhagwanbhai and Bhavin Bhagwanbhai hence their names entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2724, dated 19-11-1999.
- 5... Thereafter, Bajiji Sendhaji has paid amount of purchase for the land bearing Survey No. 1139/30 and 1139/32 for Rs. 653/- along with interest to the landlord, Hemangray Shyamray and as per Purchase Certificate No. 9 having its Certificate No. 1, SP No. 8, Page No. 7, dated 25-3-2003 under Ganot Case No. 284, dated 12-9-1968 and entry to that effect was entered in Mutation Register by Entry No. 3168 dated 25-3-2003.
- 6... Thereafter, owners and occupiers of the land, (1) Dhirubhai Vallabhbhai, (2) Himatbhai Vallabhbhai, (3) Gitaben wd/o Bhagwanbhai Vallabhbhai, (4) Bhavikkumar Bhagwanbhai, (5) Pankajkumar alias Pradipkumar Bhagwanbhai and (6) Amitaben Bhagwanbhai all through their Power of Attorney Holder- Maheshkumar Rajendrasinh sold and conveyed the land bearing Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs. to (1) Sanjaykumar Haribhai, (2) Rajeshbhai Haribhai, (3) Pravinbhai Valjibhai, (4) Dineshkumar Rajendrasinh, (5) Rakeshkumar Rajendrasinh, (6) Jaydevkumar Rajendrasinh and (7) Jagdevkumar Rajendrasinh by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) on dated 20-3-2003 under Serial No. 746 and entry to that effect was entered in Mutation Register by Entry No. 3179 dated 25-3-2003.
- 7... Thereafter, owners and occupiers of the land, (1) Sanjaykumar Haribhai, (2) Rajeshbhai Haribhai, (3) Amitkumar Pravinbhai, (4) Pravinbhai Valjibhai, (5) Dineshkumar Rajendrasinh, (6) Rakeshkumar Rajendrasinh, (7) Jaydevkumar Rajendrasinh and (8) Jagdevkumar Rajendrasinh have sold and conveyed the land bearing Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs. to (1) Rameshbhai Babubhai Patel, (2) Rameshbhai Ravjibhai Dohariya and (3) Jagdishbhai Bhagwanjibhai Chandarana by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) on dated 31-12-2005 under Serial No. 5967 and entry to that effect was entered in Mutation Register by Entry No. 3781 dated 11-1-2006.
- 8... Thereafter, the land of Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs. merged into Town Planning Scheme No. 113 and it has been given Final Plot No. 117 containing by admeasurement 1943 Sq. Mtrs.
- 9... Thereafter, the Deputy Collector, Viramgam Prant, Ahmedabad has granted non-agricultural use permission for the land bearing **Final Plot No. 117** allotted in lieu of Survey No. 1139/36 containing by admeasurements 3237



Sq. Mtrs.) containing by admeasurement 1443 Sq. Mtrs. or thereabouts of T.P. Scheme No. 113 for commercial purpose by their Order No. Land/non-agriculture/C-2057/07/SR-11/07, dated 15-3-2007 and entry to that effect was entered in Mutation Register by Entry No. 4320 dated 23-3-2007.

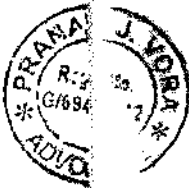
10... Thereafter, dispute application of Bansibhai Trikambhai Patel, Mantri of Gujarat Bhudan Samiti, dated 15-7-2008 has been rejected as per order of the Deputy Collector, Viramgam Prant, Ahmedabad vide Order No. RTS/Appeal/Case No. 200/08, dated 17-1-2009 and entry to that effect mutated in Mutation Register by Entry No. 4980 dated 29-1-2009.

11... Thereafter, as per order of the Deputy Collector, Viramgam Prant, Ahmedabad vide Order No. RTS/Appeal/Case No. 457/08, dated 9-2-2009, dispute application of (1) Ranjitsinh Chhabaji Thakor, (2) Baluben Mangaji Balaji & others and (3) Udaji Amaji Thakor & others has been granted and impugned order of the Mamlatdar, Daskroi Taluka has been cancelled and by virtue of that admeasurements of Survey No. 1139 to be measured once again considering previous 44 parts thereof however if any variation comes in Hissa No. 18, 34 and 36 that would be made in revenue record by the Mamlatdar, Daskroi Taluka with sale deed of Dabhi Chhabaji Thakor through his guardian Bai Shakri wd/o Dabhi Mafatji Chelaji, dated 25-3-1952, and entry to that effect mutated in Mutation Register by Entry No. 5007 dated 27-2-2009.

12... Thereafter, Kami Jasti Patrak filled as per order of the DILR, Ahmedabad vide Order No. M.R. No. Sp/2/512-08-09, dated 16-4-2009 for the lands bearing Survey No. 1139/18, 1139/34 and 1139/36 and by virtue of that, land bearing Survey No. 1139/36, containing by admeasurements 11129 Sq. Mtrs. is belonging to Ranjitsinh Chhabaji Thakor, and entry to that effect mutated in Mutation Register by Entry No. 5081 dated 24-4-2009.

13... Thereafter, applicants, (1) Bhartiben Maheshkumar and others and (2) Rameshbhai Balubhai Patel and others have admitted revision application against Ranjitsinh Chhabaji Thakor and others before the District Collector, Ahmedabad and by virtue of initiated proceedings, said authority has granted revision application of the applicants by their Order No. LB/R.A. Number/232-233/09, dated 13-7-2010 and accordingly order of the Deputy Collector, Viramgam Prant, Ahmedabad vide Order No. RTS/Appeal/Case No. 457/08, dated 9-2-2009 has been cancelled, and entry to that effect mutated in Mutation Register by Entry No. 5551 dated 6-9-2010.

14... Thereafter, revision application of the applicant, Bansibhai T. Patel, Mantri of Gujarat Bhudan Samiti against Mamlatdar, Daskroi Taluka has been rejected as per order of the District Collector, Ahmedabad vide Order No. LB/R.A. No. 116/09 dated 6-10-2010 and accordingly order of the Deputy



Collector, Viramgam Prant, Ahmedabad vide Order No. RTS/Appeal/Case No. 200/2008, dated 17-1-2009 has been granted permanently, and entry to that effect mutated in Mutation Register by Entry No. 5637 dated 10-11-2010.

15. Thereafter, in respect of above Entry No. 5551 and according to the order of the District Collector, Ahmedabad, dated 13-7-2010, DII.R, Ahmedabad has cancelled details of Measurement Sheet & Hissa Form No. 4 of above Entry No. 5051 by their Order No. DSO/Vastral/Measurement/M.R. No. Sp/2/512/09, dated 21-3-2011, and entry to that effect mutated in Mutation Register by Entry No. 6102 dated 2-8-2011.
16. Thereafter, as per resolution of Revenue Department, Government of Gujarat vide Resolution No. PFR 102011/275/L/1, dated 17-3-2012, City and Daskroi taluka of Ahmedabad District has been reconstituted and two new taluka have been constituted i.e. Ahmedabad (East) and Ahmedabad (West) and by virtue of that, entire Vastral Village is covered in Ahmedabad City (West) taluka and entry to that effect mutated in Mutation Register by Entry No. 6540 dated 11-1-2006.
17. Thereafter, the Ahmedabad Municipal Corporation has sanctioned the layout plans for the said land for residential purpose on dated 24-6-2013 and also issued Commencement Letter (Rajachitthi) by (1) Case No. BLNTR/EZ/140513/P/B6600/R0/M1 and Rajachitthi No. 33827/140513/P/B6600/R0/M1 for Block-A (Tenament No.1 to 5) and (2) Case No. BLNTR/EZ/140513/P/B6601/R0/M1 and Rajachitthi No. 33828/140513/P/B6601/R0/M1 for Block-B (Tenament No.6 to 10).
18. Thereafter, owners and occupiers of the land, (1) Rameshbhai Babubhai Patel, (2) Rameshbhai Ravjibhai Dobariya and (3) Jagdishbhai Bhagwanjibhai Chandarana have sold and conveyed the land bearing Final Plot No. 117 (allotted in lieu of Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs.) containing by admeasurements 1943 Sq. Mtrs. of T.P. Scheme No. 113 to **Om Developers**, a partnership firm by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) on dated 28-7-2014 under Serial No. 9444 and entry to that effect was entered in Mutation Register by Entry No. 7591 dated 31-7-2014.
18. Thereafter, SHARAD N. DARJI, Advocate has issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** on dated **4-5-2015** inviting any claim, rights or encumbrances if any in respect of the said land and he has not received any objection or obligation in response thereof from anybody and SHARAD N. DARJI has issued a Certificate to that effect.



I have examined the titles of the land belonging to **Om Developers**, a partnership firm and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our Search Clerk to the **Non-agricultural Land** bearing **Final Plot No. 117** (land of Survey No. 1139/36 containing by admeasurements 3237 Sq. Mtrs.) containing by admeasurements **1943 Sq. Mtrs.** or thereabouts of T.P. Scheme No. 113, situate, lying and being at Moje Vastral, Taluka, Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Niko) and from that and 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 said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order and approved plans.
- [3] Provisions of the Municipal Corporation Act and use as per Zone of AMC and Plans of Construction being sanctioned by AMC and Provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 28TH DAY OF MARCH, 2016.



(Signature)

(Pranav J. Vora)

Advocate

Note :

- [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 the year 1977 to 1992 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1994 to 2016) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, we have issued this title clearance certificate cum report.