

TITLE CERTIFICATE WITH SEARCH REPORT

To,

Ref : 5993

Shiv Sadhana Buildcon

- A partnership firm

Near Sangath Posh, Zundal Circle,

Chandkheda, Ahmedabad.



Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Survey Nos. 189 / 3 admeasuring 3642 Sq.Mtrs. merged into Town Planning Scheme No. 76 / B (Chandkheda) and allotted Final Plot Nos. 271 admeasuring 2185 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj) belonging to **Shiv Sadhana Buildcon, a partnership firm.**

We refer to your instructions to give opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

- (1) Originally, the land of Survey No. 189 / 3 admeasuring Acer 0 - 36 Guntha of mouje - Chandkheda was owned, occupied and possessed by Shivabhai Lallubhai, prior to the year 1945.
- (2) Thereafter name of Somabhai Chhaganbhai was entered as protected tenant of the land and order for the same was passed



.. 2 ..

by Hon. Taluka Officer on 27th November, 1947 under his order No. T.N.C. and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2869 dated 17-01-1947, which was certified by the competent authority on 09-07-1953.

- (3) That, the said land in question was declared as "FRAGMENT LAND" in accordance with provision of Sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT - 1947 " as is expressly corroborated and evidenced by certified mutation entry No. 3020 dated 25-04-1951.

- (4) Thereafter, the owner of the said land namely Shivabhai Lallubhai died intestate on 12-01-1954 leaving behind him their legal heirs as Punjiben Wd/o. Shivabhai Lallubhai, Minor Hiraben D/o. Shivabhai Lallubhai & Minor Shardaben D/o. Shivabhai Lallubhai Both their Legal guardian & Mother Punjiben Wd/o. Shivabhai Lallubhai and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3449, dated 06-03-1954, which was certified by the competent authority on 01-06-1954.

- (5) That the land in question was standing as personal inami land but the Personal Inam Abolition Act-1952 was enacted and on implementation of the said legislation, the Collector, Ahmedabad issued circular bearing No. W.T.N.108 dtd. 02-02-1955 and in the context of the said circular, the Taluka authority passed order bearing No. W.T.N.108 dtd—/2/1955 directed to resume the said land with the gov. and accordingly, the said land was entered as "KHALSA RAIYATVARI HEAD" and the said land was entered in

.. 3 ..

the name of Minor Hiraben D/o. Shivabhai Lallubhai & Minor Shardaben D/o. Shivabhai Lallubhai Both their Legal guardian & Mother Punjiben Wd/o. Shivabhai Lallubhai meaning thereby he was the occupier of the said land within the meaning of Sub-Section 16 of Section 3 of the Land Revenue Code and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 3529 dtd. 26-8-1955, which was duly certified by the competent authority on 29-2-1955.

- (6) That, the said land was not cultivated by Somabhai Chhaganbhai for a long period and said land was cultivated by Minor Hiraben D/o. Shivabhai Lallubhai & Minor Shardaben D/o. Shivabhai Lallubhai Both their Legal guardian & Mother Punjiben Wd/o. Shivabhai Lallubhai from 1954-55 and hence, the Taluka Authority passed order bearing No TNC dated 07-03-1955 directing to enter the name of Minor Hiraben D/o. Shivabhai Lallubhai & Minor Shardaben D/o. Shivabhai Lallubhai Both their Legal guardian & Mother Punjiben Wd/o. Shivabhai Lallubhai in others right of records of 7/12 abstract of the said land by deleting the names of Somabhai Chhaganbhai as is expressly corroborated and evidenced by certified mutation entry No. 3550 dated : 24-05-1956.

- (7) Thereafter, procedure under section - 32 (g) of Tenancy Act took place and tribunal had closed said case under his order passed on 25-04-1962, Hence directing to enter the name of Minor Hiraben D/o. Shivabhai Lallubhai & Minor Shardaben D/o. Shivabhai Lallubhai Both their Legal guardian & Mother Punjiben Wd/o. Shivabhai Lallubhai in others right of records of 7/12 abstract of the said land by deleting the names of Somabhai Chhaganbhai and entry to that effect was mutated in the revenue



.. 4 ..

record by mutation entry No. 4053 dated 23-08-1963 which was certified by the competent authority on 02-11-1963.

- (8) Thereafter, a charge of the Gujarat State Co-Operative and Land Development Bank Limited was created over the land bearing Survey No. 189 / 3 by joint holder of the said land namely Hiraben D/o. Shivabhai Lallubhai by availing loan of Rs. 8,000/- in favour of the Gujarat State Co-Operative and Land Development Bank and entry to that effect was mutated in the revenue record by mutation entry No. 4533 dated 15-03-1969 which was certified by the competent authority on 28-05-1969.

- (9) Thereafter, the charge was released by the Gujarat State Co-Operative Land Development Bank Ltd., vide its No Due Certificate whereby the charge created vide mutation entry No. 4533 was released and entry to that effect was mutated in the revenue record by mutation entry No. 5272 dated 21-07-1981 which was certified by the competent authority on 28-11-1981.

- (10) Thereafter, the owners of the said land namely (1) Hiraben D/o. Shivabhai Lallubhai W/o. Ratilal Devchandbhai & (2) Sharadaben D/o. Shivabhai Lallubhai W/o. Kanaiyalal have filed an application to enter the names of their legal heirs namely Rajnikant Ratilal, Digvijay Ratilal, Amit Ratilal, Shailesh Ratilal, Mallikaben Ratilal, Piyushaben Ratilal, Akshesh Kanaiyalal, Pragnaben Kanaiyalal, Rekhaben Kanaiyalal, Nimishaben Kanaiyalal & Minaxiben Kanaiyalal as co-owners of the said land and hence their names were brought on the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 6492 dated 07-06-1995 which was certified by the competent authority on 28-10-1995.



.. 5 ..

- (11) Thereafter, a charge of the Chandkheda Seva Sahkari Mandali Limited was created over the land bearing Survey No. 189 / 3 by joint holder of the said land namely Hiraben D/o. Shivabhai Lallubhai etc by availing loan of Rs.3,00,000/- in favour of the Chandkheda Seva Sahkari Mandali Limited and entry to that effect was mutated in the revenue record by mutation entry No. 6965 dated 06-12-1999, which was certified by the competent authority.
- (12) Thereafter, the charge was released by the Chandkheda Seva Sahkari Mandali Limited, vide its No Due Certificate dated : 25-10-2002 whereby the charge created vide mutation entry No. 6965 was released and entry to that effect was mutated in the revenue record by mutation entry No. 7515 dated 28-10-2002 which was certified by the competent authority on 25-12-2002.
- (13) Thereafter, the co-owner of the said land namely Mallikaben D/o. Ratilal Devchand W/o. Rameshbhai died intestate on 02-10-1998 leaving behind him their legal heirs as Sagarbhai Rameshbhai & Vikrambhai Rameshbhai and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8707, dated 07-09-2007, which was certified by the competent authority on 31-12-2007.
- (14) It has been observed by us that, the Joint Secretary to the State of Gujarat in the Revenue Department, Sachivalay, Gandhingar passed order bearing No. G.H.M. / 2008 / 2M / PFR . 392008 - 35 - L1 dated 17-01-2008 inter alia directing to transfer all survey numbers and revenue record of Village Chandkheda in Daskroi Taluka of District Ahmedabad and entry to that effect was mutated

.. 6 ..

in the revenue record vide Mutation Entry No. 8821, dated :
08-02-2008, which was certified by the competent authority.

- (15) That, the Revenue area of Chandkheda Municipality was included in Ahmedabad district by the District Collector Ahmedabad vide order bearing No. C.B. / L.N.D. - 2 / C - 4019 / 08 Dated : 30-1-2008 and hence all the survey numbers of village - Chandkheda was included in Dascroi taluka and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 8822 dtd. 08-02-2008, which was duly certified by the competent authority on 08-02-2008.

- (16) Thereafter, the Mamlatdar, Daskroi has passed an Order No. RTS / RECORD PROMULGATION / 08 to rectify the erroneous computerised record as per the manual record of the agriculture land of village CHANDKHEDA and entry to that effect was mutated in the revenue record vide Mutation Entry No. 9084 dated 03-01-2009, which was certified by the competent authority on 22-04-2009.

- (17) It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chandkheda Village was covered within the Taluka Boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 10761 dated 03-05-2012.

- (18) Thereafter, the co-owner of the said land namely Hiraben D/o. Shivabhai Lallubhai W/o. Ratilal Devchandbhai died intestate on

.. 7 ..

05-08-2010 & her son namely Amit Ratilal Patel died intestate many years ago barren & her daughter Mallikaben D/o. Ratilal Devchandbhai W/o. Rameshbhai died intestate on 02-10-1998 leaving behind them their legal heirs as Rajnikant Ratilal Patel, Digvijay Ratilal Patel, Piyusha D/o. Ratilal Devchand, Shailesh Ratilal Patel, Sagarbhai Rameshbhai Patel & Vikrambhai Rameshbhai Patel and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 11839, dated 07-01-2015, which was certified by the competent authority on 19-02-2005.

(19) That the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 189 / 3 admeasuring 3642 sq.mts., by merging into Draft Town Planning Scheme No. 76 / B (Chandkheda) and land bearing Survey No. 189 / 3 is given Final Plot No. 271 and its area is fixed to the extent of 2185 sq. mts., and Form - F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

(20) That the owners of said land namely Sagar Rameshbhai Patel and others had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / JAMIN - 1 / NA / SR - 1083 / 2017 / FMPS - 322214 dated 12-10-2018 and granted non-agricultural use permission to the said land bearing Final Plot No. 271 admeasuring 2185 sq.mts., of T. P. Scheme No. 76 / B (Chandkheda) comprised of Survey No. 189 / 3 for residential

.. 8 ..

purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 13414, dated 23-01-2019, which was certified by the competent authority on 07-03-2019.

(21) Thereafter, the co-owners of the said land namely Sharadaben Shivabhai W/o. Kanaiyalal Patel, Pragnaben Kanaiyalal Patel W/o. Gauttambhai Patel, Rekhaben Kanaiyalal Patel W/o. Maganbhai Patel, Nimishaben Kanaiyalal W/o. Dharmendrabhai Patel & Minaxiben Kanaiyalal W/o. Rohitbhai Patel have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of co-owners of the said land namely Akshesh Kanaiyalal by executing Release Deed Without Consideration registered in the office of the Sub-Registrar of Assurances at Ahmedabad - 2 (Vadaj) under Serial No. 10850 dated 14-06-2019 and hence, the names of Sharadaben Shivabhai W/o. Kanaiyalal Patel, Pragnaben Kanaiyalal Patel W/o. Gauttambhai Patel, Rekhaben Kanaiyalal Patel W/o. Maganbhai Patel, Nimishaben Kanaiyalal W/o. Dharmendrabhai Patel & Minaxiben Kanaiyalal W/o. Rohitbhai Patel were deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 13609, dated : 19-06-2019, which was certified by the competent authority on 06-08-2019.

(22) Thereafter, Above said land bearing Survey No. 189 / 3 admeasuring 3642 sq.mts., by merging into Draft Town Planning Scheme No. 76 / B (Chandkheda) and land bearing Survey No.

.. 10 ..

189 / 3 is given. Final Plot No. 271 and its area is fixed to the extent of 2185 sq. mts. and therefore standard deduction of the land admeasuring 1457 sq.mtrs. was entered on the land of Ahmedabad Municipal Corporation the Assistant Town Development Officer (West Zone), Ahmedabad issued letter Ref: NOC / 09092019 / 100014118 dated : 17/09/2019 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 13805, dated : 20-11-2019, which was certified by the competent authority on 06-02-2020.

(23) That the owners of said land namely Ranjnikant Ratilal Patel had submitted an online application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No.1063 / 07 / 18 / 048 / 2020 dated 27-04-2020 and granted non-agricultural use permission to the said land bearing Final Plot No. 271 admeasuring 2185 sq.mts., of T. P. Scheme No. 76 / B (Chandkheda) comprised of Survey No. 189 / 3 for Multipurpose in accordance with THE PROVISION OF SECTION - 65 (A) OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 13962, dated : 27-04-2020, which was certified by the competent authority on 28-05-2020.

(24) The owners of the land of Survey No. 189 / 3 admeasuring 3642 sq.mtrs. of Mouje - Chandkheda namely Rajnikant Ratilal, Digvijay Ratilal, Shailesh Ratilal, Akshesh Kanaiyalal, Sagarbhai Rameshbhai, Vikramkumar Rameshbhai & Piyushaben Ratilal W/o. Somabhai Patel have sold and conveyed the land of Final

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Plot No. 271 admeasuring 2185 sq.mts., of T. P. Scheme No. 76 / B (Chandkheda) comprised of Survey No. 189 / 3 admeasuring 3642 sq.mtrs. of Mouje - Chandkheda to Shiv Sadhana Buildcon - a partnership firm by Sale Deed registered in the office of the Sub-Registrar of assurances at Ahmedabad - 2 (Vadaj) under Serial No. 11362 dated 15-10-2020 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 14123, dated : 19-10-2020, which was certified by the competent authority on 16-12-2020.

- (25) As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" dated 10-04-2019 on instruction of former owners of the said land for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us that except what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the



.. 11 ..

titles of the captioned land belonging to Shiv Sadhana Buildcon - a partnership firm shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Usual Declaration on title being made at the time of Transfer.
2. Fulfilment of terms and conditions laid down in N. A. Order and approved plan and use as per zone of AMC.
3. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing Survey Nos. 189 / 3 admeasuring 3642 Sq.Mtrs. merged into Town Planning Scheme No. 76 / B (Chandkheda) and allotted Final Plot Nos. 271 admeasuring 2185 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj).

Date : March 17, 2021.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.

TITLE CERTIFICATE

Ref : 5993

Ref : Title Clearance Certificate of non-agriculture land bearing Survey Nos. 189 / 3 admeasuring 3642 Sq.Mtrs. merged into Town Planning Scheme No. 76 / B (Chandkheda) and allotted Final Plot Nos. 271 admeasuring 2185 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj) belonging to **Shiv Sadhana Buildcon, a partnership firm.**

Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register of Ahmedabad, Some of Sub-registrar record damages or not available and I have published public notice in "**GUJARAT SAMACHAR**" dated : 10-04-2019 on instruction of former owners of the said land and I have not received any claim or objection against public notice.

I have investigated the title of non-agriculture land bearing Survey Nos. 189 / 3 admeasuring 3642 Sq.Mtrs. merged into Town Planning Scheme No. 76 / B (Chandkheda) and allotted Final Plot Nos. 271 admeasuring 2185 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj) and belonging to **Shiv Sadhana Buildcon, a partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Date : March 17, 2021.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate
Enrolment No. G / 1504 / 2006.