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:: TITLE REPORT ::



Reg : Property i.e. non-agricultural land, bearing Survey No. 9/13, admeasuring Hec-Are-Sq.Mtrs., which has allotted the Final Plot No. 23, admeasuring 2064 sq. mtrs., in The Town Planning Scheme No. 113, situate, lying and being at Moje VASTRAL of Taluka AHMEDABAD CITY-EAST, in the Registration Sub-District AHMEDABAD- 12 (NIKOL) and District of AHMEDABAD and belonging to (1) **Shri Nareshkumar Hansrajibhai** and (2) **Shri Keval Narendrabhai Patel**.

That I have verified the title of the aforesaid property belonging to (1) Shri Nareshkumar Hansrajibhai and (2) Shri Keval Narendrabhai Patel, by perusing the documents submitted before me and by taking necessary searches for last 30 years from the government records and accordingly the title report of the said property is as under:—

- 1.. That the land bearing Survey No. 9 was owned and possessed by Mahendraray Bhalchandra Munshi, prior to the year 1956.
- 2.. Thereafter said Mahendraray Bhalchandra Munshi, through Tribunal, Daskroi had given said land bearing Survey No. 9 for Rs. 10,884=59 in annual twelve installments, vide Tri. case no. 128, dated: 03.07.1965 to Boghaji Bhaijiji and ten others and therefore their names have been entered as possessor of the said land of their part. The said entry had been entered into the record of rights by mutation entry no. 860, dated: 24.10.1966.
- 3.. Thereafter said land bearing Survey No. 9 has been divided into 18 hissa i.e Survey No. 9, Hissa No. 1 to Survey No. 9, Hissa No. 18, as per the order of D.I.L.R. and Pu. Patrak No. 3 and as a result of the same, the Survey No. 9 and Hissa No. 13, came into part of Boghaji Bhaijiji. The said entry had been entered into the record of rights by mutation entry no. 1391, dated: 07.11.1943.
- 4.. Thereafter said Boghaji Bhaijiji expired on 18.12.1977 and therefore the names of his legal heirs Bhaluji Boghaji, Dahyaji Boghaji, Melaji Boghaji and Jivantben, wd/o Boghaji Bhaijiji had been entered in the revenue record of the said land. The

said entry had been entered into the record of rights by mutation entry no. 1651, dated: 06.02.1978.

- 5.. Thereafter Form No. 9, dated: 03.05.1983 of Rs. 1537=25 has been filled, vide Ga. No. 128/1, Vastral, dated: 31.05.1975 of Mamalatdar and Krishipanch, Daskroi Taluka, Ahmedabad and therefore charge noted in other right has been removed. The said entry had been entered into the record of rights by mutation entry no. 1832, dated: 01.06.1983.
- 6.. Thereafter Melaji Boghaji has availed a loan from Jay Khoodiya Vastral Sewa Sahakari Mandli Limited and charge has been noted. The said entry had been entered into the record of rights by mutation entry no. 2594, dated: 01.06.1998.
- 7.. Thereafter said Bhaluji Boghaji expired on 19.08.1999 and therefore the names of his legal heirs Surajben, wd/o Bhaluji Boghaji, Ranjanben Bhaluji, Hansaben Bhaluji, Ranjit Bhaluji, Subhash Bhaluji and Kokilaben Bhaluji had been entered in the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 4458, dated: 31.07.2007.
- 8.. Thereafter said Kokilaben Bhaluji expired before too many years without married and Jivatben Boghaji also expired on 16.04.2002 and therefore their name have been deleted from the revenue record of the said land. The said entry had been entered into the record of rights by mutation entry no. 4460, dated: 31.07.2007.
- 9.. Thereafter Ranjitbhai Bhaluji has availed a loan from Jay Khodiyar Vastral Sewa Sahakari Mandli Limited and charge has been noted. The said entry had been entered into the record of rights by mutation entry no. 4888, dated: 23.09.2008.
- 10.. The permission was granted to the said land, by the order no. Jamin/ PraSaPra/ Vastral/ SR No. 17/10, dated: 20.07.2010, of the Deputy Collector, Viramgam Prant, Ahmedabad, for the change of condition of PRA. SA. PRA. for the purpose of non-agriculture use. The said entry had been entered into the record of rights by mutation entry no. 5680, dated: 07.12.2010.
- 11.. Thereafter the loan taken from Jay Khodiyar Vastral Sewa Sahakari Mandli Limited has been fully paid up and therefore the charge has been released. The said entry had been entered into the record of rights by mutation entry no. 5771, dated: 11.02.2011.
- 12.. The loan taken from Jay Khodiyar Vastral Sewa Sahakari Mandli Limited has been fully paid up and therefore the charge has been released. The said entry had been entered into the record of rights by mutation entry no. 5797, dated: 22.02.2011, but the said entry was cancelled, because charge has been removed, vide mutation





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entry no. 5771.

- 13.. Thereafter the loan taken from Jay Khodiyar Vastral Sewa Sahakari Mandli Limited has been fully paid up and therefore the charge has been released. The said entry had been entered into the record of rights by mutation entry no. 5851, dated: 08.04.2011.
- 14.. The names of Kokilaben Bhaluji and Jivatben Boghaji have been deleted vide mutation entry no. 4460, dated: 31.07.2007. But the name of Jivatben Boghaji was still continues, because of mistake made during computerization of record and it was rectified vide no. 518/ Vastral/ Sudhara Order/ 2011, dated: 04.07.2011 of Circle Office, Kathwada. The said entry had been entered into the record of rights by mutation entry no. 6042, dated: 05.07.2011.
- 15.. The names of Kokilaben Bhaluji and Jivatben Boghaji have been deleted vide mutation entry no. 4460, dated: 31.07.2007. But the name of Jivatben Boghaji was still continues, because of mistake made during computerization of record even after mutation entry no. 6042 certified. So it was rectified vide no. 518/ Vastral/ Sudhara Order/ 2011, dated: 05.10.2011 of Circle Office, Kathwada. The said entry had been entered into the record of rights by mutation entry no. 6242, dated: 10.10.2011.
- 16.. Thereafter said Melaji Boghaji, Subhash Bhaluji, Ranjit Bhaluji, Hansaben Bhaluji, Ranjanben Bhaluji, Dahyaji Boghaji and Surajben, wd/o Bhaluji Boghaji have sold and conveyed the said land to Nareshkumar Hansrajbhai and Keval Narendrabhai Patel, by sale deed, dated: 19.04.2012 and same has been registered before office of Sub-registrar of Assurances, Ahmedabad -14 (Daskroi), Ahmedabad, vide registration no. 913, dated: same. The said entry had been entered into the record of rights by mutation entry no. 6530, dated: 19.04.2012.
- 17.. The village limits of Vastral Village has been included in the Taluka Ahmedabad City-East and therefore the revenue record has been rectified as per the resolution, of Revenue Department, Government of Gujarat, dated: 17.03.2012. The said entry had been entered into the record of rights by mutation entry no. 6540, dated: 03.05.2012.
- 18.. The Town Planning Scheme No. 113 has been implmented to this land and Final Plot No. 23, admeasuring 2064 sq. mtrs. has been allotted in the lieu of this land.
- 19.. The said land has been used for residential purpose, vide order no. EST/ Ta.Bi.Khe./ Ka-65/ SR.. 81/ 2013, dated: 25.03.2013 of The Collector, Ahmedabad. The said



entry had been entered into the record of rights by mutation entry no. 6976, dated: 15.04.2013.

- 20.. I have also published a public notice in a local newspaper "Divya Bhaskar", dated: 03.12.2014, inviting claims, if any, against which only claim from Melaji Boghaji has been received on 12.12.2014. Later on compromise has been taken place and all the said claimant and his family members have executed declaration stating that their rights have been waived, dated: 18.02.2015, in presence of witnesses, which has been notarized, before Shri Nilesh J. Modi, Advocate and Notary. And on the basis of the said declaration, said Melaji Boghaji and his family members have written a letter, dated: 14.02.2015, stating that compromise has been taken place and they does not have any objection to issue the title certificate of the said property.

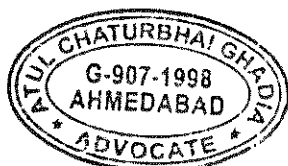
NOTE: Said (1) Shri Nareshkumar Hansrajbhai and (2) Shri Keval Narendrabhai Patel have sold and conveyed the said land to Sun Buildcon, a partnership firm, by sale deed, dated: 22.12.2014 and same has been registered before office of Sub-registrar of Assurances, Ahmedabad -12 (Nikol), Ahmedabad, vide registration no. 15214, dated: same. The said entry had been entered into the record of rights by mutation entry no. 7773, dated: 24.12.2014.

- 21.. The said land paiki 450 sq. mtrs. has been permitted for commercial purpose, vide order no. N.A./ U-2/ Sec. 65-A/ Vastral/ Case No. 121/ 2014. dated: 02.01.2015 of The Deputy Collector, (N.A.), Ahmedabad. The said entry had been entered into the record of rights by mutation entry no. 7813, dated: 03.02.2015, which is pending.

This report on title and certificate is issued on the base of searches taken from revenue records and available records of the Sub-registrar (Index -II) only.

Thus said (1) Shri Nareshkumar Hansrajbhai and (2) Shri Keval Narendrabhai Patel become the absolute co-owners and holders of the abovesaid property and in pursuance to this report today, I have issued the title certificate today of the said property to him.

Dated this 19th day of February of 2015 at Ahmedabad.




(Atul Chaturbhai Ghadia, Advocate)