

Ref. No.: 6273

To,

Khodabhai Ambalal Patel & others

Residing at: 28, Pardarshak Society,

Shivranjani, Satellite,

Ahmedabad-380015.

TITLE REPORT WITH CERTIFICATE

Re.:- Non-agricultural Land bearing **Final Plot No. 90** (allotted in lieu of Block No. 625, containing by admeasurements 12748 Sq.Mtrs.) containing by admeasurements 7649 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 3 (Ghuma), situate, lying and being at Mouje Ghuma, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **(1) Khodabhai Ambalal Patel (2) Vishnubhai Khodabhai Patel (3) Dineshbhai Khodabhai Patel & (4) Anandiben w/o Khodabhai Ambalal Patel together with development rights of a partnership firm Laxmi 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. That, prior to the year 1936, the land bearing Survey No. 503/1 and 503/2 was owned, occupied and possessed by Ambaram Jivabhai.
2. Thereafter, owner-occupier of land Ambaram Jivabhai sold and conveyed the land bearing Survey No. 503/1 and 503/2 to Lallubhai Shivdas, which was registered in the office of the Sub-Registrar of Ahmedabad on 08/06/1936 and entry to that effect was mutated in the Mutation Register vide Entry No. 1100 dated 21/07/1936.
3. Thereafter, owner and occupier of the land Lallubhai Shivabhai died intestate, leaving behind him his only legal heir Ambaram Lallubhai Patel and hence his name entered in the revenue records upon hereditary rights and

entry to that effect was mutated in the Mutation Register vide Entry No. 1264 dated 30/03/1942.

4. Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 625 was given in lieu of Survey Nos. 503/1 and 503/2 and entry to that effect was mutated in the Mutation Register vide Entry No. 2901 dated 01-04-1969.
5. Thereafter, owner-occupier of land Ambaram Lallubhai Patel died intestate, leaving behind him his legal heirs namely: (1) Savitaben Ambaram (2) Shantaben Ambaram (3) Dahiben Ambaram (4) Khodabhai Ambaram (5) Shakriben Ambaram & (6) Laxmiben wd/o Ambaram and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 3209 dated 10-07-1978.
6. Thereafter, co-owners and co-occupiers of the land (1) Savitaben Ambaram (2) Shantaben Ambaram (3) Dahiben Ambaram & (4) Shakriben Ambaram have waived their rights and interests persisting in the land and hence their names have been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 3249 dated 21/01/1980.
7. Thereafter, names of (1) Ritaben Khodabhai (2) Vishnubhai Khodabhai (3) Varshaben Khodabhai (4) Dineshbhai Khodabhai & (5) Anandiben Khodabhai were recorded in the revenue records as co owners and occupiers along with Khodabhai Ambaram & Laxmiben Ambaram in the land bearing Block No. 625 and entry to that effect was recorded in Mutation Register by Entry No. 3763 dated 01/09/1986.
8. Thereafter, co-owner and co-occupier of the land Laxmiben wd/o Ambaram Lallubhai died on 26/10/1986 and hence her name has been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 4352 dated 07/05/1990.
9. Thereafter, land bearing Block No. 625, containing by admeasurements 12748 Sq.Mtrs. merged into Town Planning Scheme No. 3 (Ghuma) and it has been given Final Plot No. 90, containing by admeasurements 7649 Sq.Mtrs. or thereabouts.
10. Thereafter, Collector, Ahmedabad has granted Non-agriculture use permission to the land bearing Final Plot No. 90, containing by admeasurements 7649 Sq.Mtrs. or thereabouts. Paiki 3000 Sq.Mtrs. for



multipurpose use vide its Order No. 2696/07/06/032/2020 dated 05/11/2020 and entry to that effect was mutated in the Mutation Register vide Entry No. 12020 dated 05/11/2020.

11. Thereafter, Collector, Ahmedabad has granted Non-agriculture use permission to the land bearing Final Plot No. 90, containing by admeasurements 7649 Sq.Mtrs. or thereabouts. Paiki 4649 Sq.Mtrs. for multipurpose use vide its Order No. 3052/07/06/032/2020 dated 22/12/2020 and entry to that effect was mutated in the Mutation Register vide Entry No. 12059 dated 22/12/2020.
12. Thereafter, co-owners and co-occupiers of the land, Ritaben d/o Khodabhai Patel and w/o Jayendrakumar and Varshaben d/o Khodabhai Patel and w/o Sujal Patel have willingly waived and released their rights and shares persisting to the Non-agricultural Land bearing Final Plot No. 90 (allotted in lieu of Block No. 625, containing by admeasurements 12748 Sq.Mtrs.) containing by total admeasurements 7649 Sq.Mtrs. or thereabouts Paiki 2/6th undivided share admeasuring 2550 Sq.Mtrs. in favour of (1) Khodabhai Ambalal Patel (2) Vishnubhai Khodabhai Patel (3) Dineshbhai Khodabhai Patel & (4) Anandiben w/o Khodabhai Ambalal Patel by Release Deed, registered in the office of the Sub-Registrar of Ahmedabad-9 (Bopal) on 17/03/2021 under Serial No. 2933 and entry to that effect was entered in the Mutation Register by Entry No. 12167 dated 07-04-2021.
13. I have issued a Public Notice in GUJARAT SAMACHAR NEWSPAPER dated 29-12-2020 inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.
14. Thereafter, (1) Khodabhai Ambalal Patel (2) Vishnubhai Khodabhai Patel (3) Dineshbhai Khodabhai Patel & (4) Anandiben w/o Khodabhai Ambalal Patel entered into Development Agreement with Laxmi Developers, registered in the office of the Sub-Registrar of Ahmedabad-9 (Bopal) on 03/07/2021 under Serial No. 8928.

I have examined the titles of the land belonging to **(1) Khodabhai Ambalal Patel (2) Vishnubhai Khodabhai Patel (3) Dineshbhai Khodabhai Patel & (4) Anandiben w/o Khodabhai Ambalal Patel** 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. 90** (allotted in lieu of Block No. 625, containing by admeasurements 12748 Sq.Mtrs.)



containing by admeasurements 7649 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 3 (Ghuma), situate, lying and being at Mouje Ghuma, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) and from that and from the Declaration cum Indemnity Bond 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] Fulfillment of conditions laid down in the N. A. Order.
- [3] Provisions being made to safeguard interest of minor family members of HUF and major members confirming the sale transaction and sale being made as KARTA for the benefit of estate and/or legal necessity.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Town Planning Scheme.
- [5] Development Agreement (Serial No. 8928 dated 03/07/2021) in favour of Laxmi Developers.
- [6] Mutation Entry No. 12167 dated 07-04-2021 is being certified.
- [7] Verification of all original documents.

DATED THIS 14th DAY OF JULY, 2021



(Sharad N. Darji)
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 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2021) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate cum report.