

Rajesh K. Shah

ADVOCATE

501, Addor Aspire, Nr. Jahanvi Restaurant, Panjra Pole, University Area,
Ahmedabad - 380015. (M) 9925066228

TITLE CERTIFICATE

Date :-29/07/2019

To,
Shrushti Infra Buildcon Vatva
Ahmedabad



Ref.: Investigation of the titles in respect of all that property being non-agricultural land admeasuring 1457 Square Meters (1226 Square Meters for residential purpose and 231 Square Meters for commercial purpose) bearing Final Plot No. 244 [allotted in lieu of 2428 Square Meters of land bearing Survey No. 1256/1] of T.P. Scheme No. 128 (Vatva-Aslali) situated, lying and being at mouje Vatva, Taluka Vatva within the Registration Sub-District Ahmedabad-11 (Aslali) & District Ahmedabad belonging to Shrushti Infra Buildcon Vatva, a partnership firm.

I have to refer your instructions to investigate the titles of all that property being Investigation of the titles in respect of all that property being non- agricultural land admeasuring 1457 Square Meters (1226 Square Meters for residential purpose and 231 Square Meters for commercial purpose) bearing Final Plot No. 244 [allotted in lieu of 2428 Square Meters of land bearing Survey No.1256/1] of T.P. Scheme No.128 (Vatva-Aslali) situated, lying and being at mouje Vatva, Taluka Vatva within the Registration Sub-District Ahmedabad-11 (Aslali) & District Ahmedabad belonging to Shrushti Infra Buildcon Vatva. I have conducted the search on the available records in the Office of the Sub-Registrar of Assurances at Ahmedabad & in the Office of the Talati of Vatva for last 30 years. I have also caused a Public Notice to be issued inviting claims to the captioned property in the 'Gujarat Samachar', Gujarati Edition of 23/12/2018. I have not

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TITLE REPORT

To,
Shrushti Infra Buildcon. Vatva
Ahmedabad



Re: Investigation of the titles in respect of all that property being non- agricultural land admeasuring 1457 Square Meters (1226 Square Meters for residential purpose and 231 Square Meters for commercial purpose) bearing Final Plot No. 244 [allotted in lieu of 2428 Square Meters of land bearing Survey No.1256/1] of T.P. Scheme No.128 (Vatva-Aslali) situated, lying and being at mouje Vatva, Taluka Vatva within the Registration Sub-District Ahmedabad-11 (Aslali) & District Ahmedabad belonging to Shrushti Infra Buildcon Vatva, A Partnership firm.

I have to refer instructions of Shrushti Infra Buildcon to investigate the titles of the aforesaid land, I have carefully gone through the documents provided to me in respect of the aforesaid land and upon perusal of the same it appears that;

1. Prior to the year 1951, Kuberbhai Muljibhai was the owner and possessor of the agricultural land admeasuring 0 Acre 24 Gunthas bearing survey no. 1256/1 situated, lying and being at mouje Vatva, Taluka Vatva (old Taluka Dascroi) & District Ahmedabad.
2. Thereafter, the area of Survey No.1256/1 was lesser than standard area as per the Section-5 of the Bombay Prevention of the Fragmentation and Consolidation of Holdings Act, 1947, the Land of Survey No.1256/1 was declared as fragmented lands. An entry to that effect was entered in the Mutation Register vide mutation Entry no.3927, dated 16/10/1951, which was certified by concerned authority in due course.
3. Mamlatdar Saheb, dated 31/07/1954 vide order no. R.T.S/853/54, to cancel the mutation entry which mentions the rights of Vajifdari to get 3 *aani* share from fruitful trees under The Bombay Vatva Vajifdari Abolition Act (Act 1962 -1950). An entry to that effect was entered in the Mutation Register vide mutation Entry no.4374 dated 05/08/1954, which was certified by concerned authority in due course
4. Thereafter, the said Kuberbhai Muljibhai died intestate on 26/01/1954, so the name of his niece Saraswatiben d/o Bhogilal Harilal was entered in the revenue record of the land bearing survey no. 1256/1 as per R.T.S/438 order. dated 02/04/1954. An entry to that effect was entered in the Mutation Register vide mutation Entry no.4396, dated 27/12/1954, which was certified by concerned authority in due course.
5. Theneafter, the name of Shiva Kishorbhai was recorded as a Protected Tenant but Shiva Kishorbhai was not Cultivating the said land bearing survey no. 1256/1 from last two years. As per, District Circular Order No. T.N.C/ dated 07/03/1955, the name of Shiva Kishorbhai was deleted as Protected tenant from the Other



rights Column of the land bearing survey no. 1256/1. An entry to that effect was entered in the Mutation Register vide mutation Entry no.4566, dated 10/09/1956, which was certified by concerned authority in due course.

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6. As per Investigation under Tenancy Suit no. 453/vatva, dated 20/05/1970 and section 32 G of Tenancy Act, it was found that Chuthaji Shanaji was not a tenant on "Khedut Din" and therefore the suit was dismissed and subsequently there is no question of offering a Purchase price of the Said Land to Chuthaji Shanaji and therefore the name of Chuthaji Shanaji was removed from the other rights Column. An entry to that effect was entered in the Mutation Register vide mutation Entry no.6894, dated 18/07/1970, which was certified by concerned authority in due course.
 7. Thenafter, Saraswatiben d/o Bhogilal Harilal, Sold and Conveyed the land bearing 1256/1 admeasuring 0 Acre 24 Gunthas i.e. 2428 sq.mtrs of Mouje Vatva, to Vallabhbhai Jeevabhai by Registered Sale deed dated 28/05/1970, which was registered at the office of Sub-Registrar Ahmedabad vide serial no. 6474 on the same day. An entry to that effect was entered in the Mutation Register vide mutation Entry no.7030, dated 16/09/1970, which was Cancelled by concerned authority with the reason of it being under encumbrances of Tagavi.
 8. Thereafter, Vallabhbhai Jeevabhai, Sold and Conveyed the land bearing 1256/1 admeasuring 2428 sq.mtrs of Mouje Vatva, to Vitthalbhai Jesangbhai by Registered Sale deed dated 19/08/1975, which was registered at the office of Sub-Registrar Ahmedabad vide serial no. 11932 on the same day. An entry to that effect was entered in the Mutation Register vide mutation Entry no.7873, dated 30/10/1975, which was certified by concerned authority in due course.

9. Thenafter, Vitthalbhai Jesangbhai mortgaged the said land bearing no.1256/1 in the Narol Group Seva Sahkari Mandali Ltd. An entry to that effect was entered in the Mutation Register vide mutation Entry no.10619, dated 12/07/1989, which was certified by concerned authority in due course.
10. Thenafter, Vitthalbhai Jesangbhai fully paid the said loan to the Narol Group Seva Sahkari Mandali Ltd and thus the charge was deleted as per Certificate of the Narol Group Seva Sahkari Mandali Ltd dated 08/01/2001. An entry to that effect was entered in the Mutation Register vide mutation Entry no.11976, dated 08/01/2001, which was certified by concerned authority in due course.
11. Thenafter, Vitthalbhai Jesangbhai, Sold and Conveyed the land bearing 1256/1 admeasuring. 2428 sq.mtrs of Mouje Vatva, to Raavjibhai Khushalbhai by Registered Sale deed dated 16/08/2002, which was registered at the office of Sub-Registrar Ahmedabad-5 (Narol) vide serial no.1954 on the 04/09/2002. An entry to that effect was entered in the Mutation Register vide mutation Entry no. 12085, dated 05/09/2002, which was certified by concerned authority in due course.
12. Earlier, Raavjibhai Khushalbhai mortgaged the said land in ICICI Bank and Raavjibhai Khushalbhai fully paid the said loan to ICICI Bank and thus the charge was deleted as per Certificate of ICICI Bank dated 08/05/2007. An entry to that effect was entered in the Mutation Register vide mutation Entry no.14555, dated 23/05/2007, which was certified by concerned authority in due course.
13. Thenafter, Ravjibhai Khushalbhai entered his son named Rakeshbhai Ravjibhai as a Co-Owner in the Revenue Record of the said land bearing Survey no.1256/1 in his presence. An entry to that effect was entered in the Mutation



Register vide mutation Entry no.17203, dated 23/02/2012, which was certified by concerned authority in due course.

14. As per Government Resolution of Revenue Department bearing no.PFR/102011/275/L/1 dated 17/03/2012, City Taluka and Daskroi Taluka of Ahmedabad District, were reassembled and divided into Two New Taluka namely Ahmedabad (East) and Ahmedabad (West), by virtue of this order, Moje Vatva of Daskroi Taluka was Incorporated in Ahmedabad (East) Taluka. An entry to that effect was entered in the Mutation Register vide mutation Entry no.17312 dated 03-05-2012, which was certified by concerned authority in due course.



15. Thenafter, Ravjibhai Khushalbai fully paid the said loan to the Bank of India and thus the charge was deleted as per Certificate of the Bank of India dated 24/03/2014. An entry to that effect was entered in the Mutation Register vide mutation Entry no.18472, dated 26/03/2014, which was certified by concerned authority in due course.

16. Thenafter, (1) Ravjibhai Khushalbai, (2) Pushpaben Ravjibhai Patel, (3) Manishaben D/o Ravjibhai Patel and wife of Rashminbhai Maheshbhai Patel and (4) Kinalben D/o. Ravjibhai Patel and wife of Tejasbhai Ranjanbhai Patel released their right, title and interest in the land bearing Survey No.1256/1 in favour of Rakeshbhai Ravjibhai Patel by registered Release of Right without consideration dated 27/03/2014, which was registered at the office of Sub Registrar Ahmedabad-13(City) vide Registration No.569 dated 28/03/2014. Entry no.18494, dated 07/04/2014, which was certified by concerned authority in due course.

17. Earlier, the said land bearing no.1256/1 mortgaged in tagavi and the said loan was fully paid to Tagavi. and thus the charge was deleted as per Letter