

RAVINDRA PATEL

Advocate
(Gujarat Highcourt)

205, kamal Complex,
Nr. Stadium cross Road,
Opp. SBI Bank, C.G. Road,
Navrangpura, Ahmedabad
Off. 26562556 .Mob. 9898150630
Email. ravi9898150630@gmail.com

No. Title/2023/21

Date: 8.02.2023

To,

V P Buildcon

Mr. Vishal Pankajkumar Thakker,

Properioter,

Paldi, Ahmedabad.



SUBJECT: TITLE CLEARNCE REPORT & CERTIFICATE in respect of old tenure non-agriculture land bearing **Block No.92**, Account No.1260, assessed at Rs.253.50 paisa, Town Planning Scheme No.6 (Paldi) , Final Plot No.103, admeasuring 498.39 square meter for residential purpose, with a residential-storey building with 229.61 Sq. mtrs constructed thereon, Scheme Flat Known as "**AKSHAR TIRTH**" situated within the territory of village Paldi, Taluka: Sabarmati, District Ahmedabad, belonging to **owner: V P Buildcon, Mr. Vishal Pankajkumar Thakker, Proprietor.**

TITLE REPORT:

As per your instructions, I have investigated the titles of the above referred property and have caused to be taken necessary searches of available revenue and registration records and concern authorities and also perused documents for last 35 years and from that and from the information given to us, I hereby given our reports on title as under:-

(1) Document Perused:-

1. Computerized copy of Village Form No.7 & 12 i.e. Record of Rights in respect of Block No.92, issued by Mamlatdar Office, Sabarmati.
2. Computerized copy of Village Form No.8-A bearing Account No.1260, issued by Mamlatdar Office, Sabarmati.

3. Xerox copies of Village Form No.6 i.e. Haq Patrak recording various mutation entries.
4. Xerox copy of part plan approved by AMC plan-map.
5. Xerox copy of Zone certificate by AMC
6. Xerox copy of F form by AMC
7. Xerox copy of abstract -2 of the Village
8. Xerox copy of Survey Plan prepared by Bhansi K . Sheth
9. Xerox copy of WILL by Shantaben Jivanlal Shah on dated 2.01.1980

--- Additional aspects relevant for investigation of title as per local laws.

(2) Details of the property to be mortgaged:

All parts and parcels of old tenure non-agriculture land bearing Block No.92, Account No.1260, assessed at Rs.253.50 paisa, Town Planning Scheme No.6 (Paldi) , Final Plot No.103, admeasuring 498.39 square meter for residential purpose, with a residential-storey building with 229.61 Sq. Mtrs constructed thereon, situated within the territory of village Paldi, Taluka: Sabarmati, District Ahmedabad, belonging to **owners: V P Buildcon, Mr. Vishal Pankajkumar Thakkar, Proprietor.**

Boundaries:-

As per the above property are covered in the boundaries as under:-

East : Matheran Society
West : F P 104
North: Matheran Society
South: T.P. Road





(3) **Search Receipts:**

1. No.2022002005210, Application No.4056, dated: 23-02-2022, issued by Sub-Registrar, Ahmedabad-1 City for the period from 1991 to 1993.
2. No.2022004006523, Application No.3076, dated: 23-02-2022, issued by Sub-Registrar, Ahmedabad-4 Paldi for the period from 1994 to 2022.
3. No.202331300000879, Application No.455, dated: 7-02-2023, issued by Sub-Registrar, Ahmedabad-13 Agriculture for the period from 2011 to 2023.

(4) **Tracing of Title:**

That the said land of Survey No. 92 was previously bore Survey No.92/2 and was belonged to Shantaben Jivanlal Shah prior to the year 1954. The commissioner of Ahmedabad Municipal Corporation was declared lay-out of such a land, therefore owner of the said land namely Shantaben Jivanlal. Therefore entry no. **2407** was mituted in the revenue records on dated 11-3-1954 and same had been certified.

That the scheme of consolidation and amalgamation was implemented for the said area by the City Deputy Collector vide Order No.N.A. VASI/2896 .Zone-Ahmedabad, dated: 15.07.1967. The said land was converted in to Town Planning Scheme No. 6 Paldi. Therefore said land of Survey No.92 was given Final Plot No. 103. Thereafter D.L.R. officer was prepared KJP vide S.R./113 on dated 04.07.67 and had been affected in the revenue records from survey number to Final Plot. The said fact is witnessed by entry **No.6062**, dated: 25.10.1971, duly certified in Village Form No.6.

That the owner of the said land - Shri Shantaben Jivanlal expired on dt.31.01.1984. She was left her heirs were brought on record namely (1) Rameshchandra Jivanlal Shah (2) Sukumar Jivanlal Shah (3) Urmilaben Jivanlal

Shah (4) Kumudben Jivanlal Shah. Therefore, vide entry **No.8909**, dated: 16.06.1984, certified on 18.07.1984, in Village Form No.6.

That while going through the entry **No.8910**, posted on dt.16.06.1984, certified on 16.06.1984, in Village Form No.6, it discloses the fact that, out of the aforesaid owner late Shantaben Jivanlal had executed a Will during her lifetime, on dt.02.01.1980, bequeathing her full share in the said property in favour of **Harshidaben Rameshchandra Shah**. Therefore, after the death of said owner Shantaben Jivanlal Shah, the said beneficiarie on the basis of aforesaid Will of said deceased, , on the basis of said documents, the names of said beneficiarie was mutated as owner of the said property and the name of said deceased was deleted from record.

That the owner of the said land - Shri Harshidaben Rameshbhai Shah expired on dt. 04.08.1986. She was left her heirs were brought on record namely (1) Axay R. Shah (2) Amish R. Shah (3) Archana R. Shah. Therefore, vide entry **No.9662**, dated: 29.12.1988, certified on 09.03.1989, in Village Form No.6.

That while going through the entry **No.9665**, posted on dt.04.01.1989, certified on 09.03.1989, in Village Form No.6, it discloses the fact that, out of the aforesaid owner late Harshidaben Rameshbhai Shah had executed a Will during her lifetime, on dt.30.06.1984, bequeathing her full share in the said property in favour of **Axay R. Shah and Amish R. Shah**. Therefore, after the death of said owner Harshidaben Rameshbhai Shah, the said beneficiarie on the basis of aforesaid Will of said deceased, , on the basis of said documents, the names of said beneficiarie were mutated as owners of the said property and the name of said deceased was deleted from record.



Thereafter, owners of the said property **Axay R. Shah and Amish R. Shah.** were sold to **V P Buildcon, Mr. Vishal Pankajkumar Thakkar, Proprietor** on dated 30-06-2022 vide serial no.11358. Therefore vide entry **No.18155**, dated: 01.08.2022 and has been certified for the same in Form No.6.

In view of aforesaid detailed discussion, it is transpired that, the said

(5) Encumbrance :-

The search was taken before Office of various Sub-Registrar :-

1. No.2022002005210, Application No.4056, dated: 23-02-2022, issued by Sub-Registrar, Ahmedabad-1 City for the period from 1991 to 1993.
2. No.2022004006523, Application No.3076, dated: 23-02-2022, issued by Sub-Registrar, Ahmedabad-4 Paldi for the period from 1994 to 2022.
3. 3. No.202331300000879, Application No.455, dated: 7-02-2023, issued by Sub-Registrar, Ahmedabad-13 Agriculture for the period from 2011 to 2023.

; and found that no encumbrance or charge of any sort exist or subsist on the said land.

We have gone through the documents pertaining to the said subjected land, and as discussed above, the title of **V P Buildcon, Mr. Vishal Pankajkumar Thakkar, Proprietor** in respect of old tenure non-agriculture land bearing Block No.92, Account No.1260, assessed at Rs.253.50 paisa, Town Planning Scheme No.6 (Paldi) , Final Plot No.103, admeasuring 498.39 square meter for residential purpose, with a residential-storey building 229.61 Sq. Mtrs constructed thereon, Scheme Flat Known as "**AKSHAR TIRTH**" situated within the territory of village Paldi, Taluka: Sabarmati, District Ahmedabad, belonging to owner: **V P Buildcon, Mr. Vishal Pankajkumar Thakkar, Proprietor** thereon, is good, clear and marketable.



As per the instruction of my clients earlier original owner Mr. Amrish Shah & others have taken title from the advocate with (Owner of the said property). Behalf of that published Public Notice in the GUJARAT SAMACHAR , AHMEDABD on dated 22.02.2022, till today no any objections. Now I have neither receive nor personal objection from anyone. Therefore said property is clear and marketable and free from reasonable doubts and without encumbrances subject to provide infromation by party and sources. Please note that this opinion for title is prepared on the basis of the documents/papers and information produce before me, revenue records and received computerized index from sub registrar.

The mutation entries referred above in this report though having been passed years back was or were never challenged in any Court of Law and therefore, the presumption that no dispute in any manner as to title, possession or any other rights ever raised.

Under the circumstances, there was no rival or any other contender as to right, title interest, possession or otherwise in respect of said property. The transactions as evidenced in revenue records, registered sale deeds etc. were entered into and executed by the competent lawful owners having had the valid legal rights, titles and interests in all respects at the relevant time. The said transactions have not been challenged in any court of law; hence it can be presumed that there is no dispute regarding right, title, interest whatsoever pertaining to above referred said property.

DATED THIS 8th DAY OF FEBRUARY, 2023.

Thanking you,


(Ravindra P. Patel)

Advocate

