

Ref. No. 5940

To,

"Shriyam Infra" a Partnership Firm

Through its Admin. Partner,

Jaydeep Jayantilal Sangani,

Resi.: D/2/6, Dwarkesh Apartment,

Bodakdev, Ahmedabad.



TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural Land bearing **Final Plot No. 129**, containing by admeasurements 4432 Sq. Mtrs. (allotted in lieu of Block No. 857, containing by admeasurements 7386 Sq. Mtrs.) of T.P. Scheme No. 405, situate, lying and being at Moje Shilaj, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to a partnership firm "**Shriyam Infra**".

As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and also have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

- 1... Originally prior to the year 1946, the entire land of old Survey No. 555 was owned, occupied and possessed by Ambalal Govabhai.
- 2... Thereafter, owner and occupier of the land, Ambalal Govabhai died intestate on dated 24-4-1947 leaving behind him his legal heirs Ishwarlal Ambalal & Bhikhabhai Ambalal through their guardian Bai Shanta as an administrator of the joint family hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3334 on dated 12-6-1947.
- 3... Thereafter, (1) Somabhai Prahladbhai has 1/3rd share in the land and (2) Ratilal Shivabhai, Ganpatbhai Shivabhai, Bababhai Shivabhai through their guardian Bai Shakri have 1/3rd share in the land hence their names have been entered as co-owners and co-occupiers of land with the names of Ishwarbhai Ambalal and Bhikhabhai Ambalal and entry to that effect was entered in the Mutation Register by Entry No. 3434 on dated 13-11-1949.
- 4... Thereafter, co-owner and co-occupier of the land, Ratilal Shivabhai died intestate leaving behind him his legal heirs Ganpatbhai Shivabhai and

Bababhai Shivabhai hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 5177 on dated 2-8-1976.

- 5... Thereafter, the Provisions of Prevention & Fragmentation and Consolidation of Holdings Act was implimented to village moje Shilaj as per Notification No. U/MSG/Con-Ahmedabad-151, dated 15-12-1976 of Hon. Settlement Commissioner & District Inspector of Land Record and hence the land of Block No. 856 was given to the Survey No. 555 and entry to that effect was entered in the Mutation Register by Entry No. 5220 dated 30-12-1976.
- 6... Thereafter, co-owner and co-occupier of the land, Ishwarbhai Ambalal died intestate on dated 27-12-1982 leaving behind him his only legal heir Maniben wd/o Ishwarbhai Ambalal hence her name has been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 5875 on dated 28-2-1983.
- 7... Thereafter, the Provisions of Prevention & Fragmentation and Consolidation of Holdings Act was re-implimented to the said village moje Shilaj as per order of Hon. Settlement Commissioner, Ahmedabad vide No. UMS/Con-Ahmedabad-251, dated 31-3-1984 and hence the land of Block No. 857, containing by admeasurements 7386 Sq. Mtrs. was given to Old Block No. 856 and entry to that effect was entered in the Mutation Register by Entry No. 6101 dated 15-4-1987.
- 8... Thereafter, co-owner and co-occupier of the land, Somabhai Prahladbhai died intestate on dated 9-2-1990 leaving behind him his legal heirs Jiviben wd/o Somabhai Prahladbhai, Madhuben Somabhai, Bhikhabhai Somabhai, Sureshkumar Somabhai and Shobhnaben Somabhai hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 6309 on dated 13-4-1990.
- 9... Thereafter, co-owners and co-occupiers of the land, Madhuben Somabhai, Bhikhabhai Somabhai and Shobhnaben Somabhai have willingly waived and relinquished their rights, titles and interests persisting from the land in favour of other co-owners and co-occupiers and hence their names have been deleted from revenue records and entry to that effect was entered in the Mutation Register by Entry No. 6523 on dated 18-3-1992.
- 10... Thereafter, co-owners and co-occupiers of the land, Bhikhabhai Ambaram and Maniben wd/o Ishwarbhai Ambaram have sold and conveyed the land of Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki



undivided 1/3rd share i.e. 2462 Sq. Mtrs. to Jiviben wd/o Somabhai Prahladbhai, Bhikhabhai Somabhai, Sureshbhai Somabhai and Bababhai Shivabhai by sale deed, registered in the office of the sub-registrar of Ahmedabad-3 (Memnagar) under Serial No. 1992 on dated 4-3-2006 and entry to that effect was mutated in the Mutation Register vide Entry No. 9397 on dated 8-3-2006.

- 11... Thereafter, names of Shantaben Ganpatbhai, Hansaben Ganpatbhai, Kanubhai Ganpatbhai and Dilipbhai Ganpatbhai have been entered as co-owners and co-occupiers of land with the name of Ganpatbhai Shivabhai and entry to that effect was entered in the Mutation Register by Entry No. 11598 on dated 10-11-2011.
- 12... Thereafter, co-owner and co-occupier of the land, Bhikhabhai Somabhai died intestate on dated 26-12-2011 leaving behind him his legal heirs Tejas Bhikhabhai and Yagnesh Bhikhabhai hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 11890 on dated 20-12-2012.
- 13... Thereafter, co-owner and co-occupier of the land, Bababhai Shivabhai died intestate on dated 2-10-2014 and also his wife Madhuben Bababhai alias Babubhai died intestate on dated 12-3-2005 leaving behind them their legal heirs Mintuben Bababhai alias Babubhai, Amiben Bababhai alias Babubhai and Naitik Bababhai alias Babubhai hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 12437 on dated 20-1-2015.
- 14... Thereafter, co-owner and co-occupier of the land, Ganpatbhai Shivabhai died intestate on dated 29-12-2014 and also his son Satishbhai Ganpatbhai died intestate leaving behind them their legal heirs Shantaben wd/o Ganpatbhai Shivabhai, Hansaben Ganpatbhai, Kanubhai Ganpatbhai and Dilipbhai Ganpatbhai hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 12438 on dated 20-1-2015.
- 15... Thereafter, co-owner and co-occupier of the land, Jiviben wd/o Somabhai Prahladbhai has willingly waived and relinquished their rights, titles and interests persisting from the land bearing Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki undivided 1231 Sq. Mtrs. in favour of Sureshbhai Somabhai, Tejas Bhikhabhai and Yagnesh Bhikhabhai by release deed, registered in the office of the sub-registrar of Ahmedabad-13



(City) under Serial No. 2485 on dated 23-10-2018 and entry to that effect was mutated in the Mutation Register vide Entry No. 13849 on dated 24-10-2018.

16... Thereafter, owners and occupiers of the land, (1) Sureshbhai Somabhai (owner of undivided 1847 Sq. Mtrs. land), (2) Tejas Bhikhabhai (owner of undivided 923 Sq. Mtrs. land) and (3) Yagnesh Bhikhabhai (owner of undivided 923 Sq. Mtrs. land) have sold and conveyed the land bearing Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki undivided 3693 Sq. Mtrs. to (1) Pranavbhai Surendrabhai Patel (owner of undivided 25% land share), (2) Kalp Pranavbhai Patel (owner of undivided 25% land share), (3) Ketanbhai Babuabhai Patel (owner of undivided 17% land share), (4) Vaibhav Babubhai Patel (owner of undivided 17% land share) and (5) Lalitbhai Babubhai Patel (owner of undivided 16% land share) by sale deed, registered in the office of the sub-registrar of Ahmedabad-13 (City) under Serial No. 2734 on dated 3-12-2018 and entry to that effect was mutated in the Mutation Register vide Entry No. 13898 on dated 12-12-2018.

17... Thereafter, owners and occupiers of the land, (1) Shantaben Ganpatbhai Patel, (2) Hansaben Ganpatbhai Patel, (3) Kanubhai Ganpatbhai Patel and (4) Dilipbhai Ganpatbhai Patel have sold and conveyed the land bearing Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki undivided 1231 Sq. Mtrs. to (1) Pranavbhai Surendrabhai Patel (owner of undivided 25% land share), (2) Kalp Pranavbhai Patel (owner of undivided 25% land share), (3) Ketanbhai Babuabhai Patel (owner of undivided 17% land share), (4) Vaibhav Babubhai Patel (owner of undivided 17% land share) and (5) Lalitbhai Babubhai Patel (owner of undivided 16% land share) by sale deed, registered in the office of the sub-registrar of Ahmedabad-13 (City) under Serial No. 391 on dated 27-2-2019 and entry to that effect was mutated in the Mutation Register vide Entry No. 14048 on dated 20-3-2019.

18... Thereafter, the land bearing Block No. 857, containing by admeasurements 7386 Sq. Mtrs. merged into Town Planning Scheme No. 405 and it has been given Final Plot No. 129, containing by admeasurements 4432 Sq. Mtrs.

19... Thereafter, Hon. District Collector, Ahmedabad has granted non-agricultural permission for the land bearing Final Plot No. 129, containing by total admeasurements 4432 (allotted in lieu of Block No. 857, containing by total



// 5 //

admeasurements 7386 Sq. Mtrs.) of T.P. Scheme No. 405 for multi purpose by their Order No. 218/07/17/053/2020, dated 31-1-2020 and entry to that effect was entered in the Mutation Register by Entry No. 14480 on dated 31-1-2020.

- 20... Thereafter, owners and occupiers of the land, (1) Mintuben Bababhai alias Babubhai, (2) Amiben Bababhai alias Babubhai and (3) Naitik Bababhai alias Babubhai have sold and conveyed the land bearing Final Plot No. 129, containing by total admeasurements 4432 Paiki 1477 Sq. Mtrs. (allotted in lieu of Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki 2462 Sq. Mtrs.) of T.P. Scheme No. 405 to a partnership firm, "**Shriyam Infra**" by sale deed, registered in the office of the sub-registrar of Ahmedabad-9 (Bopal) under Serial No. 4436 on dated 8-7-2020.
- 21... Thereafter, owners and occupiers of the land, (1) Pranavbhai Surendrabhai Patel (owner of undivided 25% land share), (2) Kalp Pranavbhai Patel (owner of undivided 25% land share), (3) Ketanbhai Babuabhai Patel (owner of undivided 17% land share), (4) Vaibhav Babubhai Patel (owner of undivided 17% land share) and (5) Lalitbhai Babubhai Patel (owner of undivided 16% land share) have sold and conveyed the land bearing Final Plot No. 129, containing by total admeasurements 4432 Paiki 2955 Sq. Mtrs. (allotted in lieu of Block No. 857, containing by total admeasurements 7386 Sq. Mtrs. Paiki 4924 Sq. Mtrs.) of T.P. Scheme No. 405 to a partnership firm, "**Shriyam Infra**" by sale deed, registered in the office of the sub-registrar of Ahmedabad-9 (Bopal) under Serial No. 4611 on dated 16-7-2020.
- 22... Thereafter, entry to the effect of above both sale deeds was mutated in the Mutation Register vide Entry No. 14589 on dated 17-7-2020.
- 23... Thereafter, I have issued a Public Notice in daily **GUJARAT SAMACHAR NEWSPAPER** on dated **20-8-2020** inviting any claim, rights or encumbrances if any and I have not received any objection or obligation in response thereof from anybody.

I have examined the titles of the said land belonging to "**Shriyam Infra**" and have caused to be taken searches of the **available** revenue and registration record for last 30 (thirty) years through our Search Clerk to the **Non-agricultural Land** bearing **Final Plot No. 129**, containing by total admeasurements 4432 Sq. Mtrs. (allotted in lieu of Block No. 857, containing by admeasurements 7386 Sq. Mtrs.) of T.P. Scheme No. 405, situate, lying and being at Moje Shilaj, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) and from that and from the affidavit



// 6 //

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 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] Fulfilment of conditions laid down in the N. A. Order.
- [3] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 29TH DAY OF AUGUST, 2020.



(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 can not be inspected and its search is not available. That the computerized record (1994 to 2020) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.

