

# **L.B.VARADIYA**

## **ADVOCATE**

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Ghatlodiya, Ahmedabad - 380061. (M) 9898069492

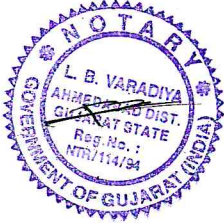
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### **TITLE REPORT**

To,

Shaliin Procon,

Ahmedabad.



**Ref.:** Investigation of the title to the Non Agriculture Land for Multipurpose use admeasuring 2731 Sq.mtrs bearing F.P No-101 of Town Planning Scheme Number 82 (Lambha-Laxmipura-II) allotted in lieu of Block No.527 admeasuring 2732 Sq.mtrs and Block No: 529 admeasuring 1821 Sq.Mtrs. situated, lying and being at Moje-Lambha, Ta.Vatva in the Registration District of Ahmedabad, and Sub-District of Ahmedabad-11 (Aslali) belonging to Shaliin Procon, A Partnership Firm.

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As per your instructions, I have investigated the title to the above referred land, taken the available searches for last 30 years, perused relevant documents and papers produced by you and have noticed as under;

**(1) History of Survey Block no 527 (Old Survey No 552/4/1):-**

- A. On or before 1955, Mohanlal Bhagvandas was the owner of the land bearing Block no: 527 (old Survey no.552/4/1) admeasuring 0 acre 27 Guntha of moje Lambha.
- B. Thenafter, the said, Mohanlal Bhagvandas, died on 26-09-1975, leaving behind his legal heirs; (1) Maniben widow of Mohanlal Bhagvandas (2) Savitaben Mohanlal and (3) Mangalaben Mohanlal, the names of the said legal heirs were entered in the revenue

record of Land bearing Block No.527 as Owners. An entry to that effect was entered in the Mutation Register vide mutation Entry no.2392 dated 15-12-1975, which was certified by concerned authority in due course.

C. Thenafter, the said, Maniben widow of Mohanlal Bhagvandas, died on 27-01-1998, leaving behind her only legal heirs; (1) Savitaben Mohanlal and (2) Mangalaben Mohanlal. The names of the said legal heirs were entered in the revenue record of Land bearing Block No.527 as Co-Owners. An entry to that effect was entered in the Mutation Register vide mutation Entry no.2989 dated 01-02-1998, which was certified by concerned authority in due course.



D. Thenafter, the Said land belongs to Mangalaben Mohanlal and others but Jayendrabhai Dahyalal was cultivating the Land bearing Block No.527 from long time and yield from it, so the Name of Jayendrabhai Dahyabhai and others were entered as a Co-Owner of the Land bearing Block No.527. An entry to that effect was entered in the Mutation Register vide mutation Entry no.3000 dated 20-03-1998, which was certified by concerned authority in due course.

E. Thenafter, the said (1) Savitaben Mohanlal and (2) Mangalaben Mohanlal, released their right, title and interest pertaining to the Said land bearing Block No.527 in favor of (1) Jayendrabhai Dahyabhai (2) Arvindbhai Dahyabhai (3) Dipakbhai Dahyabhai and (4) Lilaben widow of Dahyabhai, the names of (1) Savitaben Mohanlal and (2) Mangalaben Mohanlal were deleted from the revenue record of Land of bearing Block No-527 as Co-Owners. An entry to that effect was entered in the Mutation Register vide mutation Entry no.3160 dated 24-09-2002, which was certified by concerned authority in due course.

By this way, (1) Jayendrabhai Dahyabhai (2) Arvinbhai Dahyabhai (3) Dipakbhai Dahyabhai, and (4) Lilaben widow of Dahyabhai, became owners and possessors of Old Tenure Land admeasuring 2732 Sq.mtrs bearing Survey no 527 Moje- Lambha.

(2) History of Survey no 529 (Old Survey No -526/1):-

- A. On or before 1955, Mohanlal Parsottamdas Dave was the owner of the land bearing Block no: 529 (old Survey no.562/1) admeasuring 0 acre 18 Guntha of moje Lambha.
- B. Thenafter, Mohanlal Parsottamdas Dave died on 26-08-1977, leaving behind his legal heirs; Dahyabhai Parsottambhai Dave. The name of the said legal heir was entered in the revenue record of Land bearing Block No.529 as Owners. An entry to that effect was mutated in the Revenue Records vide mutation Entry no.2482 dated 30-01-1979, which was certified by concerned authority in due course.
- C. Thenafter, Dahyabhai Parsottamdas Dave died on 28-06-1994, leaving behind his legal heirs; (1) Jayendrabhai Dahyabhai (2) Arvinbhai Dahyabhai (3) Dipakbhai Dahyabhai and (4) Lilaben widow of Dahyabhai. The names of the said legal heirs were entered in the revenue record of Land bearing Block No.529 as Owners. An entry to that effect was entered in the Mutation Register vide mutation Entry no.2913 dated 04-07-1994, which was certified by concerned authority in due course.
- D. Earlier, Lilaben widow of Dahyabhai and others Aailed loan From the Lambha Seva Sahkari Mandali, the said loan, was Fully Paid to the Lambha Seva Sahkari Mandali by said Lilaben widow of Dahyabhai and thus the said Mandali released the Said Land bearing Block No-529 from its charge by issuing letter. An entry to that effect was entered in the Mutation Register vide mutation Entry no.3148 dated 08-08-2002, which was certified by concerned authority in due course.



By this way, (1) Jayendrabhai Dahyabhai (2) Arvindbhai Dahyabhai (3) Dipakbhai Dahyabhai and (4) Lilaben widow of Dahyabhai, become owners and possessors of Old Tenure Land admeasuring 1821 Sq.mtrs bearing Survey no 529 Moje- Lambha

COMMON HISTORY OF Block No: 527 AND 529

3. As Per Order of Mamalatdar Shri Dascroi, dated 22-08-2008, order No.RTS/ Record Promulgation/65/08, rectification made in the Computerized 7/12 i.e. (1) Old Survey no: 552/4/1 to be mentioned in 7/12 of Land bearing Block no: 527 and (2) Old Survey no: 562/1 to be mentioned in 7/12 of Land bearing Block no: 529. An entry to that effect was entered in the Mutation Register vide mutation Entry no.3710 dated 01-10-2008, which was certified by concerned authority in due course.
4. 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 Lambha of Daskroi Taluka was Incorporated in Ahmedabad (East) Taluka. An entry to that effect was entered in the Mutation Register vide mutation Entry no.4489 dated 03-05-2012, which was certified by concerned authority in due course.
5. Thenafter, Arvindbhai Dahyabhai, Agreed to Sell his Undivided Share, (1) admeasuring 683 Sq. mtrs in the total old tenure land admeasuring 2732 Sq.mtrs bearing Block No.527 and (2) admeasuring 455.25 Sq.meters in the total old tenure land admeasuring 1821 Sq.meters bearing Block No.529, and other land of Moje Lambha to Bharwad Satabhai Ramubhai by executing Agreement to Sale dated 28/05/2015, which was Registered before Sub- Registrar, Ahmedabad-13 (city) vide Registration No.1130.
6. Thenafter, the above Agreement for Sale Vide Registration No.1130 dated 28/05/2015 was cancelled as per mutual consent of both the parties, and Deed of Cancellation was



executed by both the parties dated 24/06/2015, which was Registered at the office of the sub registrar Ahmedabad- 13 (City) vide serial no. 1334 on the same day.

7. Thenafter, the said, Lilaben widow of Dahyabhai, died on 28/10/2017, so her name was deleted from the Revenue Record of the Land bearing Block No-527 and 529. An entry to that effect was entered in the Mutation Register vide mutation Entry no.5191 dated 01-12-2017, which was certified by concerned authority in due course.
8. Thenafter, Town Planning Scheme no. 82 (Lambha-Laxmipura-II) came to be implemented in village Lambha, and (1) land bearing Block No: 527 (old Survey no.552/4/1) admeasuring 2732 Sq.mtr and (2) land bearing Block No: 529 (old Survey no.562/1) admeasuring 1821 Sq.mtr were allotted Final Plot no: 101 admeasuring 2731 Sq.mtrs. of moje Lambha.
9. District Collector, Ahmedabad, Granted N.A Permission for Multipurpose use vide order no. CB/Land-1/N.A/S.R.1263/2017/FMPS No.390502 dated 29-11-2018 for the Land admeasuring 2731 Sq.mtrs bearing Final Plot no: 101 of T.P 82 (Lambha-Laxmipura-II) allotted in lieu of Survey no 527 and 529. An entry to that effect was entered in the Mutation Register vide mutation Entry no.5351 dated 31-12-2018.
10. Thenafter, (1) Jayendrabhai Dahyabhai (2) Arvindbhai Dahyabhai (3) Dipakbhai Dahyabhai, Sold and Conveyed the Non Agriculture Land for Multipurpose use admeasuring 2731 Sq.mtrs bearing F.P No-101 of Town Planning Scheme Number 82 (Lambha-Laxmipura-II) allotted in lieu of Revenue Block No.527 admeasuring 2731 Sq.mtrs and Block No: 529 admeasuring 1821 Sq.Mtrs. situated, lying and being at Moje-Lambha, to Shaliin Procon, a Partnership Firm, by Sale Deed dated 14/12/2018, which was registered at the office of sub-registrar, Ahmedabad-11 (Aslali) Vide Serial No.17707 on the same day. An entry to that effect was entered in the Mutation Register vide mutation Entry no.5353 dated 04-01-2019.

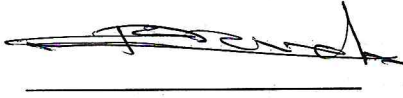


11. By this way, Shaliin Proccon, a Partnership Firm, is became the owner and Possessor of Non Agriculture Land for Multipurpose use admeasuring 2731 Sq.mtrs bearing F.P No-101 of Town Planning Scheme Number 82 (Lambha-Laxmipura-II) allotted in lieu of Revenue Block No.527 admeasuring 2731 Sq.mtrs and Block No: 529 admeasuring 1821 Sq.Mtrs. situated, lying and being at Moje-Lambha, Ta.Vatva in the Registration District of Ahmedabad, and Sub-District of Ahmedabad-11 (Aslali).



In view of the facts, particulars and documents furnished to me, as well as the available searches taken by my searcher for last 30 years, I am of the opinion and hereby certify that the rights and titles of Shaliin Proccon, a Partnership Firm., pertaining to Non Agriculture Land for Multipurpose use admeasuring 2731Sq.mtrs bearing F.P No-101 of Town Planning Scheme Number 82 (Lambha-Laxmipura-II) allotted in lieu of Revenue Block No.527 admeasuring 2731 Sq.mtrs and Block No: 529 admeasuring 1821 Sq.Mtrs. situated, lying and being at Moje-Lambha, Ta.Vatva in the Registration District of Ahmedabad, and Sub-District of Ahmedabad-11 (Aslali) are clear, marketable and without any encumbrances.

Dated this <sup>th</sup> 19 day of January, 2019, at Ahmedabad.



L.B. VARADIYA, ADVOCATE

