



TITLE CERTIFICATE CUM SEARCH REPORT

To,

1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah, (5) Simoni Nayan Shah and (6) Minor Jahnvi Nayan Shah.

Sub: In the matter of investigation of title of Non Agriculture land bearing Final Plot No. 133/3 of Town Planning Scheme No. 51 admeasuring 2914 Sq.Mtrs (allotted in lieu of Revenue Survey No. 120/1 admeasuring 4856 Sq.Mtrs.) Land for Residential purpose situated at Mouje **Bodakdev**, Taluka **Ghatlodia** in the Sub District **Ahmedabad - 3 (Memnagar)** and Registration District of **Ahmedabad** belongs to **(1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah, (5) Simoni Nayan Shah and (6) Minor Jahnvi Nayan Shah.**

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1. Pursuant to your request, I have carried out the work of title investigation of the captioned land (hereinafter referred to as the "said land") more particularly described in the Schedule hereunder written.

2. To this end and intent, I have caused the searches of the available last 30 years records of the Sub-Registrar of Assurances, Ahmedabad – 1 (City) from the year 1990 to 1994, Ahmedabad – 3 (Memnagar) from the year 1994 to 2011 and Sub-Registrar of Assurances, Ahmedabad – 13 (City) from the year 2012 to 2014 and Sub-Registrar of Assurances, Ahmedabad – 3 (Memnagar) from the year 2014 to 2020 and have perused and scrutinized the revenue records made available to me and the information/clarifications as are rendered to me by the owner of the land and relying upon the same to be true, I submit my title Report.





3. The land bearing old Survey No. 120/1 admeasuring 4856 Sq.Mtrs originally belonged to Chhaganbhai Jesangbhai as a result of family partition, as is observed from mutation entry No. 1277 recorded on 30/10/1957 which was certified.

4. Thereafter the said owner Chhaganbhai Jesangbhai died intestate, and upon his death this land was devolved in the names of his legal heirs namely (1) Ashabhai Chhaganbhai, (2) Shankarbhai Chhaganbhai, (3) Kankuben Chhaganbhai and (4) Sitaben Chhaganbhai as owners/occupiers, as is observed from mutation entry No. 2833 which was certified.

5. Thereafter the said co-owner 1) Ashabhai Chhaganbhai, (2) Kankuben Chhaganbhai and (3) Sitaben Chhaganbhai relinquished their rights in favour of Shankarbhai Chhaganbhai, therefore their names were deleted from the revenue record as owners/occupiers, as is observed from mutation entry No. 2855 recorded on 26/07/1980 which was certified on 04/10/1980.

6. Thereafter the said owner Shankarbhai Chhaganbhai sold and conveyed the said land admeasuring 4856 Sq.Mtrs. to Gyanchand Mulchand by sale deed dated 24/07/1986 which was registered with the Sub-Registrar under serial No. 12802.

6.1 By virtue of above mentioned sale deed name of the purchaser Gyanchand Mulchand was entered as owner/occupier, as is observed from mutation entry No. 3678 recorded on 02/08/1986 which was certified on 21/10/1986.





7. In the review of the order No. 130/92, 140/92, 147/92, 156/92, 180/93, 181/93, 182/93, 183/93 and 184/93, dated 30/11/1993 passed by the Mamlatdar and Krushi Panch, Daskroi for entered Government in the said land along with other lands, the owner preferred appeal before Deputy Collector (Ja.Su) Ahmedabad and Deputy Collector (Ja.Su) Ahmedabad by his order dated 29/06/1994 in appeal case Nos. 19/94 to 27/94, rejected the appeal and upheld the order of the Mamlatdar and Krushi Panch, Daskroi order dated 30/11/1993, as is observed from mutation entry No. 5661 recorded on 13/08/1996 which was certified on 27/01/2006.

8. Against this order of the Deputy Collector (Ja.Su) Ahmedabad for entered Government in the said land, the land owner preferred revision application before Gujarat Revenue Tribunal and passed an order for interim "Status Quo" in respect of the said land, as is observed from mutation entry No. 6760 recorded on 20/09/2000 which was certified on 09/12/2000.

9. Thereafter Gujarat Revenue Tribunal vide his order No. T.E.NB.A1064/94 to 1072/94, dated 09/01/2008 passed order for allowed Revision applications and quashed orders passed by Mamlatdar and Krushi Panch, Daskroi and Deputy Collector (Ja.Su) Ahmedabad and proceedings initiated under section 84C to be dropped, as is observed from mutation entry No. 8583 recorded on 25/01/2008 which was certified on 29/02/2008.

10. Thereafter Sarkari Padtar word deleted from the revenue record by Mamlatdar, Daskroi vide his order No. E-Dhara/Daskroi/Bodakdev/Nondh No/8583/Sudhara Hukam/ S.R No. 235/2008, dated 15/05/2008, as is observed from mutation entry No. 8694 recorded on 27/05/2008 which was certified on 27/06/2008.





11. Thereafter the said owner Gyanchand Mulchand sold and conveyed the said land bearing Survey No. 120/1 admeasuring 4552 Sq.Mtrs. to (1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah, (5) Saryuben d/o Vinubhai Shah and w/o Nayanbhai Shah by sale deed dated 17/09/2012 which was registered with the Sub-Registrar, Ahmedabad-13(City) under serial No. 1397.

11.1 By virtue of above mentioned sale deed names of the purchasers (1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah, (5) Saryuben d/o Vinubhai Shah and w/o Nayanbhai Shah were entered as owners/occupiers, as is observed from mutation entry No. 10091 recorded on 17/09/2012 which was certified on 09/11/2012.

12. It is observed from mutation entry No. 11484 recorded on 23/02/2017 and certified on 10/04/2017 that Mamlatdar and Krushi Panch, Daskroi passed order to confirm the sale transaction under Ganotdhara section 63(K)(Kh)(2) only for Agriculture purpose.

13. Thereafter one Development agreement executed by (1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah and (5) Saryuben d/o Vinubhai Shah and w/o Nayanbhai Shah in favour of Parshwa Infraventures for development of the said land by agreement dated 16/07/2014 which was registered under serial No. 1334.

14. Thereafter the said owner Saryuben d/o Vinubhai Shah and w/o Nayanbhai Shah died intestate on 15/01/2017, and upon her death this land





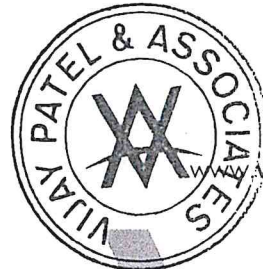
was devolved in the names of her legal heirs namely (1) Simoni Nayan Shah and (2) Minor Jahnvi Nayan Shah as owners/occupiers, as is observed from mutation entry No. 11548 recorded on 29/05/2017 which was certified on 11/07/2017.

15. The land bearing Survey No. 120/1 admeasuring 4856 Sq.Mtrs. or thereabouts introduced with T.P. Scheme No. 51 and allotted Final Plot No. 133/3, admeasuring 2914 Sq.Mtrs.

16. Thereafter the said land bearing Final Plot No. 133/3, admeasuring 2914 Sq.Mtrs converted into Non-Agriculture land for Residential use by District Collector, Ahmedabad vide his order No. CB/CTS-2/N.A./Bodakdev/S.No./Block No. 120/1/ S.R. 2180/2015, dated 01/08/2017, as is observed from mutation entry No. 11656 recorded on 19/08/2017 which was certified on 17/10/2017.

17. Thereafter commencement Letter (Rajachithhi) has been issued by Ahmedabad Municipal Corporation in case No. BHNTI/NWZ/171218/CGDCRV/A1019/R0/M1 by Rajachitthi No. 01593/171218/A1019/R0/M1 dated 10/04/2019 and plan passed has been approved by competent authority on 10/04/2019.

18. Thus the said land bearing Final Plot No. 133/3, admeasuring 2914 Sq.Mtrs. of Town Planning Scheme No. 51 (allotted in lieu of Revenue Survey No. 120/1 admeasuring 4856 Sq.Mtrs) Land for Residential purpose presently stands in the names of (1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah, (5)





Simoni Nayan Shah and (6) Minor Jahnvi Nayan Shah as owners/occupiers thereof.

19. Nothing objectionable is found and the said Land is found free from any charges and encumbrances :-

19.1 In the searches of the available records of the Sub-Registrars, Ahmedabad – 3 (Memnagar) and Ahmedabad – 13 (City) save and except: -

(A) A Development agreement executed by (1) Vasantbhai Shantilal Adani, (2) Vinubhai Chhotalal Shah, (3) Kalpeshbhai Vanmalidas Shah, (4) Kartavya Kalpeshbhai Shah and (5) Saryuben d/o Vinubhai Shah and w/o Nayanbhai Shah in favour of Parshwa Infraventures by agreement dated 16/07/2014 which was registered under serial No. 1334.

19.2 In the revenue records earlier charges are found deleted on satisfaction of charges.

20. As a part of investigation of title, I also gave public notice, which appeared in the daily newspaper "Gujarat Samachar" dated 23/06/2020 on Page No. 06 inviting claims if any, in, upon or to the land above referred to and I have not received any claim or objection with regard to the titles of above said land or any part thereof.

21. In view of what is herein above stated I am of the opinion that the title to the said land more particularly described in the Schedule hereunder written is clear and marketable and free from reasonable doubts & encumbrances, Subject to





1. Any other laws, Rules, Acts made applicable.
2. By Laws of Hindu Minority and Guardianship Act, 1956 to be satisfied
3. Provision of prevention of Fragmentation and Consolidation of Agriculture Land Holding Act.
4. Terms and conditions as mentioned in Para No. 12.
5. Usual declaration at the time of creating security.
6. Conditions stated in Non-Agricultural use permission being fulfilled;

SCHEDULE REFERRED TO ABOVE

ALL that piece and parcel of Non Agriculture land bearing Final Plot No. 133/3 of Town Planning Scheme No. 51 admeasuring 2914 Sq.Mtrs (allotted in lieu of Revenue Survey No. 120/1 admeasuring 4856 Sq.Mtrs.) Land for Residential purpose situated at Mouje Bodakdev, Taluka Ghatlodia in the Sub District Ahmedabad - 3 (Memnagar) and Registration District of Ahmedabad.

Date: 15/07/2020

Place: Ahmedabad.



**Jayesh Patel
(Advocate)**

