

Natubhai T. Gaudani
(Advocate)

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TITLE CERTIFICATE WITH REPORT

Reg:- Investigation of Title of the non
agricultural land bearing T.P. Scheme
No. 1, F.P. No. 13 admeasuring about
1008 sq.mtrs allotted in lieu of Survey No.
162A Hec. Are. sq.mtr 0-14-18 situate
at mouje Nikol Taluka Asarva, District Sub
District Ahmedabad.

As per instruction I have got necessary searches made for more
than 30 years from the records of Talati, Mamlatdar and available searches
made for more than 21 years from Sub-Registrar of Ahmedabad and have
gone through relevant document/papers and have investigated the title to the
land in question and report as under :-

1. Prior to 1959 the land bearing Revenue Survey No. 162A was belong to
one 1. Chandrakant Pursottam, 2. Suryakant Pursottam, 3. Pushpvadan
Pursottam as a occupire of the land. Entry to this effect is enter by entry
No.60 mutated in village form No.6 on dated 24/05/1959.
2. Thereafter name of Kesaraji Kumpaji is enter in revenue record as
ganotiya. Entry to this effect is enter by entry No.232 mutated in village form
No.6 on dated 29/05/1959.
3. Thereafter Kesaraji Kumpaji died on 19/10/1958. He had no issue and
made registrared will in favour of his nephew Mangaji Ramtaji. And his name
is entered in revenue record as Ganotiya. Entry to this effect is enter by entry
No.933 mutated in village form No.6 on dated 08/02/1969.

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4. Thereafter Mangaji Ramtaji died without making any will for his properties and his legal heirs namely 1. Bhikhaji Mangaji, 2. Kalaji Mangaji, 3. Gajiben Mangaji, 4. Maniben Mangaji, 5. Uddiben Mangaji and 6. Jadiben Wd/o Mangaji Ramtaji is entered in revenue record. Entry to this effect is enter by entry No.1560 mutated in village form No.6 on dated 24/10/1978. But this entry is cancelled as per entry no. 1559.
5. Thereafter Bhikhaji Mangaji has purchased above said land heirs of late Ganotiya Mangaji Ramtaji and paid Rs.255 in words Rs. Two Hundred and Fifty Five only and his name is entered as per purchased certificate by case no.8/30 under section 43 of Ganotdhara as Pratibandhit Satta Prakar. Entry to this effect is enter by entry No.1685 mutated in village form No.6 on dated 04/06/1980.
6. Application was rejected of Vvadi under Limition Act under Ganot Appeal Case No. 39/08 for above said land and land is given to Ganotiya under Pratibandhit Satta Prakar which is noted in revenue record ordered by Mamlatdar and Krushi Panch Ganot Case No. 519 dated 11/03/1980. Entry to this effect is enter by entry No.5616 mutated in village form No.6 on dated 09/01/2009.
7. That thereafter said New Tenure Agricultural land (Navi ane Avibhajya) was converted into Old Tenure Agricultural Land as per Order No.A.C.B./T.N.C-2/Primum/Niko/SR/521/2014 dated 10/03/2015 of the District Collector (Ganota Branch), Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No.10498 on dated 10/06/2015.
8. The said land converted in to Non-agriculture land for residencial purpose by the order of Jilla Collector Ahmedabad dated on 10/04/2015 vide No. CB/ADM/T.N.ATATKAL/K.65/SR-108/2015. Entry to this effect is enter by entry No.10498 mutated in village form No.6 on dated 10/06/2015.



9. Under the Town Planning Scheme No.1 (Nikol) the final Plot No.13 admeasuring about 1008 Sq.mtrs allotted in lieu of Reyenue Survey No.162A admeasuring 1416 Sq.mtrs.
10. There is one agreement to sale (Ragi. Banakhat) between Bhikhaji Mangaji HUF and FarukMohammad Usmankhanji Malik and it was cancelled by both partys by cancelled regi.deed no. 4120 dated. 15/03/2011.
11. There is agreement to sale (Regi. Banakhat) between Bhikhaji Mangaji and 1. Mansukhbhai Ambabhai Vora , 2. Kantibhai Ravjibhai Savaliya and 3.Chirag Bholabhai Davra by Regl.Banakhat No. 1776 dated. 12/09/2004. and They are Partener of M/s. Saragam Corporation and Saragam Corporation has pueched above land as per pera no.12.
12. Therafter Bhikhaji Mangaji sold and conveyed the said land to Chiragbhai Bholabhai Davara Partner of M/s. Saragam Corporation on Dated. 08/05/2015 by sale deed No.5555. Entry to this effect is entered in the revenue record by entry No. 10637, dated 17/07/2015. and also give confession deed by heirs of Bhikhaji Mangaji 1. Bhikhiben Bhikhaji Thakor, 2. Dhanaji Bhikhaji Thakor, 3. Ishwarji Bhikhaji Thakor, 4. Laxmiben Bhikhaji Thakor wife of Makawana Bharatbhai and 5. Ashaben Bhikhaji Thakor wife of Makawana Jayeshbhai under regi deed no. 7298 dated. 17/06/2015.
13. I have given the public notice in the local news paper "Divya Bhaskar" dated 28/06/2015 and invite the objection in respect of the said land, however I have not received any objection from anybody up till now.
14. In respect of this land the search for the period 1994 to 2015 is given by the Office of Sub-Registrar through computerized Search report as the manual search is not allowed, I give my title report on the basis of computerized search available to me from the Office of the Sub-Registrar. Note that

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computerized search provided by the Government through Office of the Sub-Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search.

15. In view of what is hereinabove stated I am of the Opinion that the title to the land inquestion and belonging to Chiragbhai Bholabhai Davara Partner of M/s. Saragam Corporation is clear and marketable and free from reasonable doubts and encumbrances.

Date. 10/07/2015

Natubhai T. Gaudani



Natubhai T. Gaudani
Advocate

Note :

Computerised Search taken from the sub registrar office for the year 1994 to 2015 and according to the report of the computerised search, We have issued this title Clearance Certificate cum Report.