

Ref. No. :

Date : 25 / 06 / 2018

To,

Ashishbhai Tribhovanbhai

Ahmedabad.



TITLE CERTIFICATE

Re:- Commercial Use Non Agricultural land bearing Final Plot No. 121 admeasuring about 2064 sq. mtrs. [allotted in lieu of Block No. 570 (Khata No. 707) admeasuring about : He.Are.Sq.Mtrs.: 0-34-40] of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to Ashishbhai Tribhovanbhai being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property").

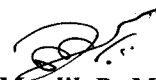


THIS IS TO CERTIFY THAT, We have investigated the titles of Ashishbhai Tribhovanbhai to the Commercial Use Non Agricultural land bearing Final Plot No. 121 admeasuring about 2064 sq. mtrs. [allotted in lieu of Block No. 570 (Khata No. 707) admeasuring about : He.Are.Sq.Mtrs.: 0-34-40] of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) and have caused to be taken searches of available revenue and registration record for last about 30 years and from publishing public notice in daily news paper "Gujarat Samachar" dtd.07.10.2017 and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1). Pursue the rules & conditions laid down in N.A. Permission.
- (2). Provision of Town Planning Act and Use as per the Zone and Final Plot allotted / being allotted to the said land by the Local Town Planning Authority.

DATED THIS 25th DAY OF JUNE, 2018




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.



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To,
Ashishbhai Tribhovanbhai
Ahmedabad.



TITLE REPORT



Re:- Commercial Use Non Agricultural land bearing Final Plot No. 121 admeasuring about 2064 sq. mtrs. [allotted in lieu of Block No. 570 (Khata No. 707) admeasuring about : He.Are.Sq.Mtrs.: 0-34-40] of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to Ashishbhai Tribhovanbhai being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property").

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to Ashishbhai Tribhovanbhai is clear and marketable and free from all reasonable doubts subject to the following :-

Land bearing Revenue Survey No.367/1 being the Agricultural one was held by Mohan Becharbhai as owner-occupier as per Revenue Records.

Thereafter the land owner availed loan of Tagavi, accordingly Taluka Panchayat, Daskroi, charge / lien was created on the said property.

(Reference : Revenue Entry No.1764, dated 14.06.1928)

Thereafter the family partition took place between Mohanbhai Becharbhai and his family members as a result of which the said land vested in Mohanbhai Becharbhai.

Thereafter hiss mapni was conducted by the concern authority.

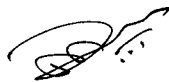
(Reference : Revenue Entry No.3449, dated 31.01.1951).

Thereafter the land owner Mohanbhai Becharbhai Nathubhai died on dtd.14.11.1954 leaving behind him, his heir namely : Umedbhai Mohanbhai.

(Reference : Revenue Entry No.3816, dated 21.02.1955).

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No.510 was allotted in lieu of Revenue Survey No.367/1.

(Reference : Revenue Entry No.5520, dated 30.12.1976).



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Thereafter the land owner Umedbhai Mohanbhai died on dtd.27.07.1984 leaving behind him, his heirs namely : Lalubhai Umedbhai, Manekben Umedbhai and Madhuben Umedbhai.

(Reference : Revenue Entry No.5976, dated 06.02.1985).

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No.570 was allotted in lieu of Block No.510.

(Reference : Revenue Entry No.6101, dated 15.04.1987 and approved dated 14.09.1987).

Thereafter the land owner repaid the aforesaid loan of Tagavi and accordingly the Taluka, Vikas Adhikari released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No.8368 dated 12.11.2002).

Thereafter the said Lalubhai alias Lalubhai Umedbhai, Manekben D/o. Umedbhai Mohanbhai and Madhuben D/o. Umedbhai Mohanbhai sold and conveyed the said land to Ashishbhai Tribhovanbhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad - 3 (Memnagar), vide Sr. No.3444 dtd.29.11.2002.

(Reference : Revenue Entry No.8386, dated 29.11.2002).

The land bearing Block No.570 admeasuring about He.Are.Sq.Mtrs.: 0-34-40, included in Town Planning Scheme No.53/A and allotted Final Plot No.121, admeasuring about 2064 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the after said land from Non Agricultural Land into Commercial Use Non Agricultural Land and Hon'ble District Collector, Ahmedabad issued the Commercial Use Non Agricultural Permission by his / her order No.: N.A./J.Su./S.R.No.12/11/A.No.410407/11, dtd.25.03.2011.

(Reference.: Revenue Entry No.11386, dated 09.05.2011).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Shilaj Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. PaFaR/10211/275/L/1, dated 17.03.2012.

(Ref.: Revenue Entry No.11767, dated 03.05.2012).

And since then the said property is in the absolute ownership and possession of Ashishbhai Tribhovanbhai.



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I have taken search relating to the said property. I have taken search for the period from 1987 to 2017 (2018 running) relating to the said property. I have searched the Concerned Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspaper "Gujarat Samachar" dtd.07.10.2017 regarding the said property, and in pursuance the said public notice, I have not received any objection from anybody for the said property.

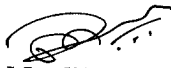
As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from charges and dues.

I may state that the title of Ashishbhai Tribhovanbhai with respect to the above mentioned said land, is clear and marketable and free from any encumbrances and doubts subject to :

- (1). Pursue the rules & conditions laid down in N.A. Permission.
- (2). Provision of Town Planning Act and Use as per the Zone and Final Plot allotted / being allotted to the said land by the Local Town Planning Authority.

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