

423, Platinum Plaza, Judges' Bungalow Road, Bodakdev, Ahmedabad-54.

Phone : 079-26840305, 26840304, Fax:079-26840303, Cell : 9825077533 E-mail : vmplegal@gmail.com

Date: 05/11/2015

Place: Ahmedabad

To,

Arvindbhai Lalbhai Patel,

20, Pramukh Swaminagar Society,

IOC Road, Chandkheda,

Ahmedabad – 382 424.

CERTIFICATE

Sub: Non-agricultural land bearing Survey Number 16/1 admeasuring 3035 sq. mtrs., Town Planning Scheme Number 75, Final Plot No.24 admeasuring 1821 sq. mtrs., Mouje: Chandkheda, Taluka: Sabarmati, District Ahmedabad in the Registration District of Ahmedabad – 2 (Vadaj).

In respect of the above subject, the land Non-agricultural land bearing Survey Number 16/1 admeasuring 3035 sq. mtrs., Town Planning Scheme Number 75, Final Plot No.24 admeasuring 1821 sq. mtrs., Mouje: Chandkheda, Taluka: Sabarmati, District Ahmedabad in the Registration District of Ahmedabad – 2 (Vadaj) is owned and possessed by (1) Arvindbhai Lalbhai Patel, (2) Maheshbhai Lalbhai Patel, (3) Natwarlal Ranchodbhai Patel and (4) Sakarben Wd/o. Lalbhai Ranchodbhai Patel. An entry to that effect has been mutated in the village record vide entry No. 6981 dated 27/11/1999 duly confirmed on 21/01/2000. The name of (1) Arvindbhai Lalbhai Patel, (2) Maheshbhai Lalbhai Patel, (3) Natwarlal Ranchodbhai Patel and (4) Sakarben Wd/o. Lalbhai Ranchodbhai Patel reflect in Village Form No. 7/12 and is given Khata No. 34 in Village Form No.8-A. Therefore as per the legal scrutiny report of the even date and from the search taken from the office of the Sub Registrar, Gandhinagar for period 1984 to 2010 and office of the Sub Registrar, Ahmedabad – 2 (Vadaj) for period 2010 to 2015, it is hereby certified that (1) Arvindbhai Lalbhai Patel, (2) Maheshbhai Lalbhai Patel, (3) Natwarlal Ranchodbhai Patel and (4) Sakarben Wd/o. Lalbhai Ranchodbhai Patel are jointly having a legal and valid title to the said land free from all charges/Liens/Encumbrance.


Vimal M. Patel
Advocate & Solicitor



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Ahmedabad – 382 424.

Sir,

As per the instructions, I have examined the titles of the above referred property and have caused to be taken searches of available revenue and registration record for last 30 years i.e for the year 1984 to 2010 at the Sub-Registrar's Office Gandhinagar vide receipt number 2015048013894 dated 18/04/2015 and for the year 2010 to 2015 at the Sub-Registrar's Office, Ahmedabad – 2 (Vadaj) vide two receipts bearing number 2015003011835 and 2015003033185 dated 22/04/2015 and 03/11/2015 and from the information given to me and believing the same to be true, correct and trustworthy and also believing the documents / copies / papers furnished in its file to be true and genuine, I hereby give my report on title as under.

FINAL REPORT

Legal scrutiny report in respect of Non-agricultural land bearing Survey Number 16/1 admeasuring 3035 sq. mtrs., Town Planning Scheme Number 75, Final Plot No.24 admeasuring 1821 sq. mtrs., Mouje: Chandkheda, Taluka: Sabarmati, District Ahmedabad in the Registration District of Ahmedabad – 2 (Vadaj) hereinafter after referred as "**Said Land**".



PART – I – PROPERTY DESCRIPTION

Non-agricultural land bearing Survey Number 16/1 admeasuring 3035 sq. mtrs., Town Planning Scheme Number 75, Final Plot No.24 admeasuring 1821 sq. mtrs., Mouje: Chandkheda, Taluka: Sabarmati, District Ahmedabad in the Registration District of Ahmedabad – 2 (Vadaj).

**PART – II DESCRIPTION OF DOCUMENTS PRESENTED FOR
SCRUTINY (PHOTOCOPIES)**

1. Village Form No.7/12 as on 16/05/2012 in respect of Survey No. 16/1 in the name of Arvindbhai Lalbhai Patel and others and Village Form No. 8A khata No. 34.
2. Village Form No.6 bearing all the entries in respect of Survey No. 16/1 at Mouje: Chandkheda, Taluka: Ahmedabad - West, District: Ahmedabad.
3. Copy of N.A. Order dated 27/02/2015 bearing No.CB/JAMIN-2/N.A./S.R.1566/14 passed by the District Collector, Ahmedabad.
4. Copy of zoning certificate dated 04/12/2015 given by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad.
5. Copy of part plan of Revenue Survey No.16/1 given by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad.
6. Copy of Form "F" of Town Planning Scheme No.75 in respect of Survey No.16/1, Final Plot No.24.
7. Copy of letter dated 25/05/2015 given by Ahmedabad Municipal Corporation.
8. Public notice dated 16/04/2015 published in the newspaper Gujarat Samachar dated 16/04/2015 given on behalf of Arvindbhai Lalbhai Patel and others.

PART – III TRACING OF TITLE AND POSSESSION

1. That, originally land bearing Survey No.16/1 was situated at Mouje: Chandkheda, District: Gandhinagar. Subsequently, the said village came within the limits of Taluka: Dascroi, District: Ahmedabad. Subsequently, it came within the limits of Taluka Ahmedabad City (West). The land bearing Survey No.16/1 admeasuring 3035 sq. mtrs. comes under the Town Planning Scheme No.75 and is allotted Final Plot No.24 admeasuring 1821 sq. mtrs. Thereafter it has come within the Taluka limits of Sabarmati
2. Originally as per the revenue record, the land bearing Survey No.16/1 was orally sold by Motibhai Ishwarbhai to Ranchodbhai Jivabhai on 30/07/1937 as recorded in the village record vide entry bearing No.2251 dated 25/08/1937 duly certified on 21/10/1937. The said land was declared as fragmented land and an entry to that effect is



mutated in the village record vide entry bearing No.3020 dated 25/04/1951 duly certified on 30/04/1952.

3. That, Ranchodbhai Jivabhai expired on 11/11/1964. In view thereof, the name of his heirs viz. (1) Rupaliben Wd/o. Ranchodbhai Jivabhai, (2) Lalbhai Ranchodbhai, (3) Shardaben Ranchodbhai, (4) Natwarlal Ranchodbhai and (5) Surajben Wd/o. Manibhai Ranchodbhai were mutated in the village record vide entry bearing No. 4163 dated 20/01/1965 duly certified on 19/04/1965. That, Surajben Wd/o. Manibhai Ranchodbhai and Shardaben Ranchodbhai waived their right over the said land and therefore their names were deleted from the revenue record vide entry bearing No.4164 dated 25/01/1965 duly certified on 13/10/1965.
4. The entry of declaration of fragmentation of land as per Notification dated 29/10/1956 was deleted in view of order dated 16/06/2001 passed by the Collector, Gandhinagar as per circular dated 28/05/1971 of the Revenue Department, Gandhinagar was recorded in the village record vide entry bearing No.4766 dated 14/03/1974. Accordingly, the entry of fragmentation of the land was deleted and stood remain in the revenue record.
5. A charge of the Chandkheda Seva Sahkari Mandli over the said land was recorded vide entry bearing No.4766 dated 14/03/1974. In view of the loan being paid, the said charge was released and it was deleted from revenue record vide entry bearing No.5295 dated 07/09/1981 duly certified on 25/11/1981. In the meantime, Rupaliben Wd/o. Ranchodbhai Jivabhai expired on 21/07/1976 and therefore her name was deleted from the revenue record vide entry bearing No.4955 dated 01/05/1977 duly certified on 15/07/1977. Subsequently, Lalbhai Ranchodbhai Patel expired on 09/11/1999. In view thereof, the name of his heirs (1) Arvindbhai Lalbhai Patel, (2) Maheshbhai Lalbhai Patel, (3) Natwarlal Ranchodbhai Patel and (4) Sakarben Wd/o. Lalbhai Ranchodbhai Patel. An entry to that effect has been mutated in the village record vide entry No. 6981 dated 27/11/1999 duly confirmed on 21/01/2000.
6. That, land bearing Survey No.16/1 was situated at Mouje: Chandkheda, District: Gandhinagar. Subsequently, the said village came within the limits of Taluka: Dascroi, District: Ahmedabad as



recorded in the village record vide entry bearing No.8821 and 8822 dated 07/02/2008 and 08/02/2008 respectively. Subsequently, it came within the limits of Taluka Ahmedabad City (West) pursuant to the Resolution dated 17/03/2012 passed by the Revenue Department, State of Gujarat, Gandhinagar as recorded in the village record vide entry bearing No.10761 dated 02/05/2012. The land bearing Survey No.16/1 admeasuring 3035 sq. mtrs. comes under the Town Planning Scheme No.75 and is allotted Final Plot No.24 admeasuring 1821 sq. mtrs. The said land falls in residential zone 1 - R1 as per the zoning certificate dated 04/12/2014 given by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad. As per the said certificate, a road of 30 mtrs. passes on southern - western side of the said land. Therefore, under the Town Planning Scheme, the area of Survey No.16/1 admeasuring 3035 sq. mtrs. is given Final Plot No.24 admeasuring 1821 sq. mtrs. The permission to use the land for nonagricultural purpose is granted by an order dated 27/02/2015 bearing No.CB/JAMIN-2/N.A./S.R.1566/14 passed by the District Collector, Ahmedabad. An entry to that effect is mutated in the village record vide entry bearing No. 11917 dated 17/04/2015 duly certified on 11/07/2015. That the property tax for the year 2015-2016 was assessed and estimated amount of Rs. 5,000/- as on 20/05/2015 for the year 2015-2016 is payable which is paid by submitting a blank cheque to Ahmedabad Municipal Corporation as confirmed vide letter dated 25/05/2015. The said land now falls within the taluka limits of Sabarmati, District: Ahmedabad.



7. That, a public notice dated 16/04/2015 was given in the newspaper "Gujarat Samachar" on 16/04/2015 inviting objections within a period of 8 days from the date of the notice. In response to the said public notice, no objections were received by me. Even as on today, I have not received any objections in response to the public notice dated 16/04/2015.
8. From the search caused with the office of the Sub Registrar, Ahmedabad - 2 (Vadaj) it is found that (1) Arvindbhai Lalbhai Patel, (2) Maheshbhai Lalbhai Patel, (3) Natwarlal Ranchodbhai Patel and (4) Sakarben Wd/o. Lalbhai Ranchodbhai Patel all for themselves and their HUF have entered into a Banakhat (agreement) dated

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22/05/2015 registered at Sr. No.5664 with Friends Developers, a Partnership Firm through their partner (1) Patel Maheshbhai Lalbhai and (2) Patel Mayank Baldevbhai.

PART -IV - ENCUMBRANCE CERTIFICATES

The said property described in Part I above is free from All charges/Liens/Encumbrance subjected to ensuring that proposed owner is in possession of all original title related documents to rule out possibility of "the said land" being subjected to Equitable Mortgage/Mortgage by Deposit of Title Deed. However, the owners have entered into a Banakhat dated 22/05/2015 registered at Sr. No.5664 with Friends Developers, a Partnership Firm through their partner (1) Patel Maheshbhai Lalbhai and (2) Patel Mayank Baldevbhai.

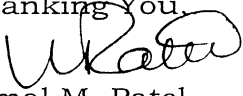
PART - V THE SCRUTINY OF REVENUE RECORDS & PAYMENT OF TAX

The premises appears to have been converted for nonagricultural use in the year 2015 and therefore the property tax is assessed and paid as per the letter dated 25/05/2015 given by Ahmedabad Municipal Corporation.

PART - VI SANCTIONED PLAN:

The said land being open non-agricultural land and therefore at present there is no question of any plan sanctioned by the competent authority.

Thanking You,



Vimal M. Patel
Advocate & Solicitor



દિવસે સદરહુ જમીનનો મોટા ભાગનો

અવે
સદર
અમં
હીર
સિવ
લેવ

ગુજરાત સમાચાર
અમદાવાદ સ્થાપના
૧૬/૪/૧૫ પાના નં

અમારી મારફત
કંપની,
રીટર્સ,
વાડી,

જાહેર નોટિસ

આથી લાગતા વળગતા તથા જાહેર જનતાને જાણ કરવામાં આવે છે કે, અમદાવાદ જિલ્લાના તાલુકા સાબરમતીના મોજે ચાંદખેડાના સર્વે નં. ૧૬/૧, ફાઈટ ટાઉન પ્લાનીંગ સ્કીમ નં. ૭૫, ફાઈનલ પ્લોટ નં. ૨૪ ની રહેણાંકના હેતુ માટે બિનખેતી થયેલ ૧૮૨૧ ચોરસમીટર વાળી ખુલ્લી જમીન અરવિંદભાઈ લાલભાઈ પટેલ, મહેશભાઈ લાલભાઈ પટેલ, નટવરલાલ રણછોડભાઈ પટેલ તથા સાકરબેન તે લાલભાઈ રણછોડભાઈ પટેલની વિધવાનાઓએ સંયુક્ત કબજા, ભોગવટા અને માલિકીની આવેલ છે તેવું જણાવી અમારી પાસે ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે તો સદરહુ મિલકત પરત્વે કોઈને કોઈ પણ જાતનો વાંધો-તર્રાર, હક્ક, હિત, હિસ્સો, લાગભાગ, વારસાઈ હક્ક, ભરણપોષણનો હક્ક, લેણું, બોજો,

ગીરો, લીયન કે કોઈપણ જાતની જવાબદારી હોય તો આ નોટિસ પ્રસિધ્ધ થયેથી દિવસ-૮ (આઠ)માં લેખિત આધાર પુરાવા સાથે નીચેના સરનામે અમોને જાણ કરવી. મુદત વિત્યે આ મિલકત પરત્વે કોઈ પણ જાતના વાંધા-તર્રાર હોય તો તે ટાઈટલ માંગનારની તરફેણમાં જતા (Waive) કરેલ છે તેમ માની અમો ઉપરોક્ત મિલકત અંગેનું ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટ ઈસ્યુ કરી આગળની કાર્યવાહી કરીશું. જેની જાહેર જનતા તથા લાગતા વળગતાઓએ સ્પષ્ટ નોંધ લેવી.

Date : 16/04/2015

Vimal M. Patel
Solicitor & Advocate
VMP Legal

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જાહેર નોટિસ

હિતસંબંધ, ગીરો, બોજો, અલાખો, ઈઝમેન્ટરાઈટ આવેલ હોય તો આ નોટિસ પ્રસિધ્ધ થયેથી દિન-૭માં