

H. M. PATEL ASSOCIATES

Advocates : Nirav Patel, Vishal Brahmbhatt, Purvi Brahmbhatt

Property & Land Title Investigator

F/1, Kundan Apartments Part – II, Opp.Tulsi Party Plot, Vasna, Ahmedabad-380007. Contact : 9825688771, 8849719993, 9712988771, 8347988771.

(1)

To,

Murlidhar Heights LLP,

Ahmedabad.

TITLE CLEARANCE CERTIFICATE WITH REPORT

Subject- Verification to the title of the Non Agricultural Land of Survey No. 791/4, admeasuring 1113 sq. mtrs paiki land of 856 sq. mtrs is allotted to Final Plot No. 238 land of 514 Sq. mtrs. of Town Planning Scheme No. 42, Final Plot No. 238 situate at Mouje village Sola (sim) of Taluka- Ghatlodiya, Registration District Ahmedabad-8 (Sola) belonging to Murlidhar Heights LLP.



As per instruction given by you and after taken necessary search of the last 27 years of Sub-Registrar Office records of Ahmedabad-2 (vadaj) and Ahmedabad-8 (Sola), after verification of the documents provided to us regarding the Survey No. 791/4, admeasuring 1113 sq. mtrs paiki land of 856 sq. mtrs is allotted to Final Plot No. 238 land of 514 Sq. mtrs. of Town Planning Scheme No. 42, Final Plot No. 238 situate at Mouje village Sola (sim) of Taluka- Ghatlodiya, Registration District Ahmedabad-8 (Sola). We give opinion on the title as under.

SEARCH REPORT

1. Much Prior it appears that the total land bearing

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(2)

admeasuring 1113 Sq.mtr of Survey No. 21 was belonging to Dosa Gala as Talukdar.

- 2 Thereafter Dosa Gala died around 10/01/1936 so his widow Laheribai came as his legal heirs with the effect of Varasai. (Reference : Revenue Entry No. 1147 dated by 15/10/1936.)
- 3 Thereafter the said land entered into Khalsa Raiyatvali Head with Order No. W.S.N 2/2/1955. (Reference : Revenue Entry No. 2223 dated by 25/2/1955.)
- 4 Thereafter Laheribai widow of Dosa Gala died around 1945 so her legal heirs namely (1) Shanabhai Hirabhai, (2) Pasabhai Hirabhai, (3) Ambalal Hirabhai, (4) Gangabai widow of Visabhai Hirabhai and (5) Minor Lalabhai Visabhai's Guardian Gangabai, all came to revenue record as Kabjedars with the effect of Varsai. (Reference : Revenue Entry No. 2374 dated by 20/01/1960 certified on 28/02/1960.)
- 5 Thereafter many years ago said Visabhai Hirabhai and Gangabai widow of Visabhai died so their legal heirs namely (1) Lalabhai Visabhai and (2) Ambaben Visabhai came to revenue record as Kabjedars with effect of Varsai. (Reference : Revenue Entry No. 10196 dated by 11/07/2008 certified on 06/09/2008.)
- 6 Thereafter Ambalal Hirabhai died around 18/12/2007 so his legal heirs came to revenue record as Kabjedars namely (1) Punambhai Ambalal, (2) Sharadaben



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Ambalal, (3) Sureshbhai Ambalal, (4) Champaben Ambalal, (5) Manubhai Ambalal and (6) Gangaben widow of Ambalal Hirabhai by the effect of Varsai. (Reference : Revenue Entry No. 10197 dated by 11/07/2008 certified on 06/09/2008.)

7. Thereafter Pasabhai alias Parshottambhai Hirabhai died around long time ago and Revaben w/o Parshottambhai died around 02/04/2002 and so their legal heirs came to revenue record as Kabjedars namely (1) Lilaben Parshottambhai alias Pasabhai Prajapati, (2) Amaratiben Parshottambhai alias Pasabhai Prajapati, (3) Kapilaben Parshottambhai alias Pasabhai Prajapati. (Reference : Revenue Entry No. 10198 dated by 11/07/2008 certified on 06/09/2008.)

8. Thereafter Owners of the said land (1) Shanabhai Hirabhai, (2) Laljibhai Visabhai, (3) Ambaben Visabhai, (4) Punambhai Ambalal, (5) Shardaben Ambalal, (6) Sureshbhai Ambalal, (7) Champaben Ambalal, (8) Manubhai Ambalal, (9) Gangaben widow of Ambalal Hirabhai, (10) Lilaben Parshottambhai alias Pasabhai Prajapati, (11) Amaratiben Parshottambhai alias Pasabhai Prajapati, (12) Kapilaben Parshottambhai alias Pasabhai Prajapati sold the said land to Shri Hasmukhbhai Nanjibhai Paansuriya and said sale deed was registered at Sub registrar Of Ahmedabad-8(Sola) under registration number 16688 dated 07/10/2008 and the entry was rejected due to **Namdar Sarkar** Head. (Reference : Revenue Entry No.



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10362 dated by 13/10/2008 rejected on 06/12/2008.)

9. Thereafter Hasmukhbhai applied to Prant Officer Viramgam and made an application RTS/Appeal/Case No. 77/2009 dated 17/04/2009 against the revenue entry no 10362 for the sale deed no 16688/2008 to the Prant Officer and the entry was cancelled with the reference that Respected Collector Sir has not done the Observation yet. (Reference : Revenue Entry No. 10596 rejected on 05/5/2009.)
10. Thereafter there was an error in said land's survey no so Mamlatdar Daskroi passed the order with no Hukam no./RTS/Record Promulgation/8/09 dated 15-01-2009 and Khalsa Raiyatvali Hede entered to the other rights of the revenue record. (Reference : Revenue Entry No. 10686 dated by 11/06/2009 certified on 06/09/2008.)
11. Thereafter Collector of Ahmedabad passed order regarding revenue entry no 10362 briefed Hasmukhbhai Nanjibhai Pansuriya bought the said land without paying any premium to the government and cancel the Viramgam Prant order no RTS/Appeal/Case-77-09 dated 17-04-2009 and considered to pay the premium on the said land and also regularized the entry no 10362. (Reference : Revenue Entry No. 10971 dated by 11/12/2009 certified on 25/01/2010.)
12. Thereafter change of Ahmedabad City Taluka and Daskroi Taluka and it was rearranged and with two new



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divisions namely Ahmedabad East and Ahmedabad west and village Sola taluka city fall under Ahmedabad west.

(Reference : Revenue Entry No. 12588 dated by 03/06/2012.)

13. Thereafter change of Tenure of said land for use of agricultural to agricultural use the said New tenure land paid up with premium Rs.45,50,575/- (Reference : Revenue Entry No. 17494 dated by 15/03/2019 certified on 29/05/2019.)
14. Thereafter owner of the said land Shri Hasmukhbhai Pansuriya made an application before Collector regarding sale deed with shanabhai hirabhai and others with order from collector sir ahmedabad with order no LB/Review/Case No.18/09 dated 16/10/09. (Reference : Revenue Entry No. 17507 dated by 19/03/2019 certified on 06/06/2019.)
15. Thereafter owner of the said land Shri Hasmukhbhai Pansuriya sold the said land to Bharatbhai Babubhai Desai and said sale deed was registered at Sub registrar Of Ahmedabad-8(Sola) under registration number 1732 dated 02/08/2019 (Reference : Revenue Entry No. 17872 dated by 07/09/2019 certified on 15/11/2019.)
16. Thereafter Shri Bharatbhai Babubhai Desai sold the said land to Murlidhar Heights LLP's partners namely (1) Jayeshkumar Kantilal Shah, (2) Bharatbhai Babubbhai Desai, (3) Bhagvanbhai Karmanbhai Aajara, (4) Falguni



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Hasitkumar Khamar, (5) Bhupendrakumar Bhaichandbhai Prajapati and said sale deed was registered at Sub registrar Of Ahmedabad-8(Sola) under registration number 1887 dated 01/02/2021. (Reference : Revenue Entry No. 18773 dated by 03/02/2021 certified on 08/04/2021.)

17. Thus as on today Non Agricultural Land of Survey No. 791/4, admeasuring 1113 sq. mtrs paiki land of 856 sq. mtrs is allotted to Final Plot No. 238 land of 514 Sq. mtrs. of Town Planning Scheme No. 42, Final Plot No. 238 situate at Mouje village Sola (sim) of Taluka- Ghatlodiya, Registration District Ahmedabad-8 (Sola) belonging to Murlidhar Heights LLP.

18. Further to the Part of investigation of title we have given public notice, which was published in the daily news paper "SANDESH" on dated : 12/05/2021 inviting objections & claims regarding the title of the said land, but in the respect to the above notice we have not received any objections or claims and hence we issued this Title Certificate in favor of You.

19. This Opinion and Report on Title is based on the searches taken with the Revenue Records (Perusal Papers) and available Records of the Sub Registrar (Index II) only.

Search receipt No.2021003020841 / Ahmedabad-2 (Vadaj).

Date : 21-5-2021.

Search receipt No.2021308017095 / Ahmedabad-8 (Sola).

Date : 21-5-2021.



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UNDER THE CIRCUMSTANCES, we are giving the opinion of
the title of Murlidhar Heights LLP to the land above referred to
is clear, marketable, free from all encumbrances and reasonable
doubt, subject to



Place:-Ahmedabad

Date:- 25 -05-2021

Vishal J. Brahmbhatt

Vishal J Brahmbhatt (Advocate)

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TITLE CLEARANCE CERTIFICATE

THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid owner of the said land, as also we have published a public notice in a Gujarati Daily News Paper "SANDESH" dated-12/05/2021 and we have not received any objection thereof and we have investigated the title to the said land belonging to aforesaid owner of the said land and we have found that the referred Non Agricultural Land of Survey No. 791/4, admeasuring 1113 sq. mtrs paiki land of 856 sq. mtrs is allotted to Final Plot No. 238 land of 514 Sq. mtrs. of Town Planning Scheme No. 42, Final Plot No. 238 situate at Mouje village Sola (sim) of Taluka- Ghatlodiya, Registration District Ahmedabad-8 (Sola) is free from all reasonable doubts, burdens, encumbrances and litigations. The said Land can be sold transferred or mortgaged to any other person. The title is clear and Marketable.



Place:-Ahmedabad

Date :- 25 -05-2021

Vishal J Brahmbhatt

(Advocate)

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Subject to :

1. All original papers should be obtained checked and verified before any sale transaction.
2. Latest revenue records should be obtained and should be checked and verified with the present owner and all entries of the second rights column should be checked and cleared if found of burdens.
3. The title is based upon the documents provided to me by the Respective parties.
4. The title is based upon the searches provided by the Respective Sub-Registrar offices.
5. All laws applicable from time to time.
6. The title is subject to The Bombay Land Revenue Code and Tenancy act and Town Planning Act.

