



Amit Rajendra Vyas

B.Com, LL.B., Advocate

Off.-:- 3, 2nd Floor, Block No. B, Rudra Square, Nr. Judges Bungalow Cross Road, Bodakdev, A'bad. Ph. 4002 0403

Ref. NO. : 661/2018

Date : 03-05-2019



TITLE CLEAR CERTIFICATE CUM REPORT

To

"Kaushalya Real Estate Developers"

A Partnership Firm through their authorized Partner,

Mishal Rameshbhai Patel

Office at: Block / Survey No.256/2, T.P. Scheme No.33,

Final Plot No.89, Village Mauje Gota,

Taluka: Ghatlodia, Dist. Ahmedabad.

That the land bearing block/survey No.256/2, having account No.134 and admeasuring 6478 sq. mts. falling within the sim of mauje Gota, Taluka Ghatlodia, registration district Ahmedabad and sub district Ahmedabad - 8 (Sola) since came to be included in T.P. Scheme No.33 (Gota), it has been allotted Final Plot No.89 and the said land admeasuring 3887 sq. mts. as per final plot area, has been allotted for non-agricultural usage of commercial purpose and it is held under the ownership and occupancy of a partnership firm known as "**Kaushalya Real Estate Developers**".



- Initially, the said land was held under the ownership and possession of one Shanabhai Desai.
- As the account holder of the said land bearing block / survey No.256/2 viz. Shanabhai Desaibhai expired in or about the year, 1944, the names of (1) Patel Punjabhai Shanabhai and (2) Haribhai Shanabhai came to be entered in the revenue records by virtue of succession rights. The entry of such succession has been entered in the village form no.6 record of rights vide entry No.632 on 24/09/1946.
- Thereafter, by virtue of a Taluka Circular No.I.N.I. dated 10/03/1951, since it was ordered that the non-irrigable land should be less than 2 Acres and 0 Gunthas and the fragments of irrigable land should not be smaller than 0 Acres and 20 Gunthan and that it should not be sold or offered in mortgage, the entry regarding its fragmentation came to be made and as per the same, the entry of fragmentation came to be entered in the land. The entry of such fragmentation has been entered in the village form No.6 in secondary rights vide No.749 on 01/07/1951.
- Thereafter, as the land owner of the said land viz. Punjabhai Shanabhai died intestate on 14/11/1992, the names of his legal heirs falling in the straight line viz. (1) Kashiben Wd/o. Punjabhai Shanabhai, (2) Jayantibhai Punjabhai, (3) Hasumatiben D/o. Punjabhai and (4) Jayaben D/o. Punjabhai came to be entered by virtue of succession rights. The succession entry to that effect has also been



mutated in the village form No.6 record of rights vide No.2699 on 22/06/2001.

- Thereafter, out of the owners of the said land, Hasumatiben D/o. Punjabhai and Jayaben D/o. Punjabhai had waived their rights vested in the said land in favour of their mother Kashiben, the widow of Punjabhai Shanabhai and their brother Jayantibhai Punjabhai. The mutation entry of such waiver of right came to be entered in the village form No.6, record of rights vide No.2700 on 22/06/2001.
- Thereafter, the owner of the said land viz. Haribhai Shanabhai, since expired on 02/07/2002, the names of his legal heirs viz. (1) Hiraben D/o. Haribhai (2) Manubhai Haribhai and (3) Vasudevbbhai Haribhai came to be entered by virtue of succession rights and the said succession entry has been mutated in the village form No.6 record of rights vide entry No.2874 on 28/10/2002.
- Thereafter, out of the owners of the said land, Hiraben D/o. Haribhai had waived her rights vested in the said land in favour of her brothers viz. (1) Manubhai Haribhai and (2) Vasudevbbhai Haribhai and the entry of deletion of such right has been entered in the village form No.6 record of right vide entry No.2878 on 18/11/2002.
- Thereafter, out of the owners of the said land Jayantibhai Punjabhai died intestate on 24/07/2007 and therefore, the names of his legal heirs viz. (1) Naynaben



Wd/o. Jayantibhai Punjabhai, (2) Bharatbhai Jayantibhai, (3) Shital Jayantibhai and (4) Samir Jayantibhai came to be entered by virtue of succession rights and the entry of such succession has been made in the village form No.6 record of rights vide entry No.3871 which has been certified on 20/12/2007.

- Thereafter, by virtue of the Resolution No.PFR/102011/275/L/1 dated 17/03/2012 passed by the Government in Revenue Department, two new Talukas viz. Ahmedabad (East) and Ahmedabad (West) were formulated after amalgamation the city of Ahmedabad and Dascroi taluka and by virtue whereof, the Gota village of Dascroi Taluka came to be included in the Ahmedabad City (West). The necessary corresponding entry to that effect has been made in the village form No.6 record of right vide entry No.5271 and it has been certified on 05/05/2012.

- Thereafter, out of the owners of the said land Vasudevbhai Haribhai got the names of his legal heirs viz. (1) Hansaben W/o. Vasudevbhai, (2) Sejalben D/o. Vasudevbhai Patel, (3) Hemaben D/o. Vasudevbhai Patel and (4) Moulik Vasudevbhai Patel incorporated during his life time and the entry of incorporation of such names has been mutated in the village form No.6 record of rights vide entry No.7114 and it has been certified on 10/07/2017.

- Thereafter, out of the owners of the said land, Manubhai Haribhai died intestate on 17/05/2016 and therefore, the names of his legal heirs falling in straight



line viz. (1) Kikilaben Wd/o. Manubhai Patel, (2) Anandkumar Manubhai Patel and (3) Vikrambhai Manubhai Patel came to be entered by virtue of successive rights and the entry of such succession has been mutated in the village form No.6, record of rights vide entry no.7381 and it has been certified on 16/03/2018.

- Thereafter, out of the land owners of the said land as Kashiben - the widowed wife of Punjabhai Shanabhai expired on 19/05/2016 and as the legal heirs of Kashiben Punjabhai viz. her daughter Hasumatiben Punjabhai Patel had passed away on 23/06/2016 and as her son Jayantibhai Punjabhai Patel had passed away on 24/07/2007, the names of their legal heirs viz. (1) Jayaben Punjabhai Patel, (2) Naynaben Wd/o. Jayantibhai Patel, (3) Bharatbhai Jayantibhai Patel, (4) Shitalbhai Jayantibhai Patel and (5) Samirbhai Jayantibhai Patel came to be entered by virtue of successive rights. The succession entry to that effect has been mutated in the village form No.6 record of rights vide entry No.7382 and it has been certified on 16/03/2018.

- Thereafter, out of the owners of the said land Jayaben Punjabhai, by virtue of executing a release deed without consideration had waived all her rights vested in the said land in favour of her sister-in-law Naynaben Wd/o. Jayantibhai Patel and her nephews viz. (1) Bharatbhai Jayantibhai Patel, (2) Shitalbhai Jayantibhai Patel and (3) Samirbhai Jayantibhai Patel and the entry of such deletion of right came to be mutated in the village form No.6 record



of rights vide entry No.7482 and it has been certified on 18/06/2018.

- Thereafter, the permission for using the said land situated in the sim of mauje village Gota and bearing block / survey No.256/2 F.P. No.89 admeasuring 3887 sq. mts. for nonagricultural purposes came to be accorded by the District Collector, Ahmedabad on 07/09/2018 vide non-agriculture order No.CB/Land-1/N.A./S.R.-631/2018. The corresponding entry to that effect came to be mutated in the village form No.6 record of right vide entry No.7694 and it has been registered on 11/10/2018.

- Thereafter, the joint co-owners of the said land viz. (1) Vasudevbhai Haribhai, (2) Naynaben Wd/o. Jayantibhai Punjabhai, (3) Bharatbhai Jayantibhai, (4) Shital Jayantibhai, (5) Samir Jayantibhai, (6) Hansaben Wd/o. Vasudevbhai Patel, (7) Sejalben Vasudevbhai Patel, (8) Hemakshiben Vasudevbhai Patel, (9) Moulik Vasudevbhai Patel, (10) Kokilaben Manubhai Patel, (11) Anandkumar Manubhai Patel, (12) Vikrambhai Manubhai Patel and the consenting parties viz. (1) the legal heirs of Moulik Vasudev Patel namely, (1/1) Jalpaben W/o. Moulikbhai Vasudevbhai forherself and as the natural guardian of minor Dhyana and minor Dron, (2) legal heirs of Bharatbhai Jayantibhai namely (2/1) Manishaben W/o. Bharatbhai Jayantibhai for herself and as the natural guardian of minor Pratham Bharatbhai, (2/2) Nehi Bharatbhai Patel, (3) legal heirs of Shital Jayantibhai namely (3/1) Bhavnaben W/o. Shitalbhai Jayantibhai for herself and as the natural



guardian of minor Nisarg Shitalbhai, (4) legal heirs of Samar Jayantibhai namely (4/1) Komalben W/o. Samir Jayantibhai for herself and as the natural guardian of minor Pransu Samirbhai and (5) legal heirs of Anandkumar Manubhai Patel namely (5/1) Hetalben W/o. Anandkumar Manubhai for herself and as the natural guardian of minor Krishna Anandkumar, have all together and jointly sold the said property to one partnership viz. Kaushalya Real Estate Developers by way of a registered Sale Deed. The said sale deed has been registered vide serial No.19560 on 19/10/2018 in the office of the Sub-Registrar, Ahmedabad. The necessary corresponding in that regard has been mutated in the village form No.6 record of right vide entry No.7709 on 26/10/2018.

Thereafter, an advertisement came to be published in the Gujarat Samachar Daily dated 13/09/2018 by the undersigned Advocate Shri Amit Rajendra Vyas with regard to all the rights and titles of the said property being clear and marketable and till date, there is no objection of whatsoever nature which has been received in that regard from any person, institute or firm. After having checked the revenue records of the said land from the year, 1950 to 1994 and after scrutinizing the copies of its sale deeds, its share certificate, joint agreements and receipts issued therefor and after having carried out a search in the office of Sub Registrar, Ahmedabad-2 (wadaj) vide receipt No.2018003060502 on 17/12/2018 and after carrying out search in respect of the said land from the year, 1994 to 2018 in the office of the Sub Registrar, Ahmedabad-8 (Sola) vide receipt No.2018308044882 dated 17/12/2018,



No.2018003060502 on 17/12/2018 and after carrying out search in respect of the said land from the year, 1994 to 2018 in the office of the Sub Registrar, Ahmedabad-8 (Sola) vide receipt No.2018308044882 dated 17/12/2018, this title clear certificate cum report has been issued in respect of the entire rights and titles of the said property. The above narrated title clear certificate cum report has been issued by me Advocate Amit R. Vyas today in respect of the said property.

AMIT RAJENDRA VYAS
B.COM., LL.B. ADVOCATE

PLACE: AHMEDABAD

DATE: 03-05-2019

Amit Rajendrabhai Vyas

Advocate

