TITLE CERTIFICATE WITH SEARCH REPORT

Ref : 6645

To,

VASUDEVBHAI KEDARMAL AND OTHERS

Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non agricultural land bearing Final Plot No. 120 admeasuring 3278 sq. mts., T. P. Scheme No. 36 (Chharodi – Tragad) comprised of Block No. 238 admeasuring 5463 sq. mts., situate, lying and being at Mouje – Chharodi, Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat.

TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **VASUDEVBHAI KEDARMAL AND OTHERS,** we have carried out the work of title investigation of the non agricultural land bearing Final Plot No. 120 admeasuring 3278 sq. mts., T. P. Scheme No. 36 (Chharodi – Tragad) comprised of Block No. 238 admeasuring 5463 sq. mts., situate, lying and being at Mouje – Chharodi, Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat presently owned and possessed by **VASUDEVBHAI KEDARMAL AND OTHERS.**

To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents /papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct, we submit our title report as under for your personal purpose.

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1. **Name of the Land owner / s:**

   A. VASUDEVBHAI KEDARMAL

   B. RAMESHCHANDRA KEDARMAL

2. **Nature of the Land in Question and its Uses :**

   (a) Nature of the said Land

   Freehold and non agricultural land

   (b) Use of the said Land

   Non Agricultural Use

3. **Description of the immovable properties under investigation:**

   All that piece and parcel of freehold non agricultural land bearing Final Plot No. 120 admeasuring 3278 sq. mts., T. P. Scheme No. 36 (Chharodi – Tragad) comprised of Block No. 238 admeasuring 5463 sq. mts., situate, lying and being at Mouje – Chharodi Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the **"said Land"**)

4. **Devolution of Title of the Land in Question :-**

   HISTORY OF SURVEY NO. 163/1

4.1 It has been observed by us that, the land bearing Survey No. 163/1 was owned and occupied by Ramaji Pathaji meaning thereby he was the occupier of the said land within the meaning of Sub Section 16 of Section 3 of the Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 239 dated 05-01-1941.

4.2 It has been observed by us that, a charge of the Chharodi Seva Sahakari Mandali Ltd., was created over the land bearing Survey

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No. 163 / 1 by availing loan in favour of the Chharodi Seva Sahakari Mandali Ltd., is expressly corroborated and evidenced by certified mutation entry No. 260 dated 15-08-1941.

4.3 It has been observed by us that, the charge was released by the Chharodi Seva Sahakari Mandali Ltd., vide its No Due Certificate whereby the charge created vide mutation entry No. 260 was released as is expressly corroborated and evidenced by certified mutation entry No. 457 dated 10-03-1954.

4.4 It has been observed by us that, the owner of the said land had obtained the loan of tagavi and hence, the Taluka Authority passed order bearing No. TAG dated 26-08-1949 inter alia directing to enter the charge of tagavi in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 378 dated 19-11-1949.

4.5 It has been observed by us that, the holder of the said land had repaid the loan of tagavi and hence, the Taluka Authority passed order bearing No. REV / TAGAVI MUKTI / VASHI / 1504 / 03 dated 17-09-2003 inter alia directing to release the charge of tagavi as is expressly corroborated and evidenced by certified mutation entry No. 1290 dated 18-09-2003.

HISTORY OF SURVEY NO. 163 / 2

4.6 It has been observed by us that, the land bearing Survey No. 163/1 was owned and occupied by Ramaji Pathaji as Administrator of Hindu Undivided Family meaning thereby he was the occupier of the said land within the meaning of Sub

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Section 16 of Section 3 of the Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 239 dated 05-01-1941.

4.7 It has been observed by us that, the land bearing Survey No.163/2 was declared as " FRAGMENT LAND " in accordance with provision of Sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is expressly corroborated and evidenced by certified mutation entry No. 386 dated 19-08-1951.

4.8 It has been observed by us that, the owner of the said land had obtained the loan of tagavi and hence, the Taluka Authority passed order bearing No. TAG dated 24-06-1958 inter alia directing to enter the charge of tagavi in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 494 dated 01-11-1958.

4.9 It has been observed by us that, the holder of the said land had repaid the loan of tagavi and hence, the Taluka Authority passed order bearing No. REV / Tagavi Mukti / Vashi / 1504 / 03 dated 17-09-2003 inter alia directing to release the charge of tagavi as is expressly corroborated and evidenced by certified mutation entry No. 1290 dated 18-09-2003

HISTORY OF BLOCK NO. 238

4.10 It has been observed by us that, the provisions of THE BOMBAY PREVENTATION OF "FRAGMENTATION AND CONSOLIDATION" OF 1947 were made applicable to the land in question and the consolidation scheme of Mouje Village - Chharodi was sanctioned by the Settlement Commissioner of Director of land record Gujarat

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State Ahmedabad vide notification dated 10-04-1961 and said scheme was published on page No. 729 and 730 of gazette of government of Gujarat Part - 1 on 06-04-1961 and according to the said consolidation scheme land bearing Survey No. 163/1 admeasuring Acre. 0-37 Guntha and Survey No. 163/2 admeasuring Acre. 0-17 Guntha was given Block No. 238 and its area was fixed to the extent of Acre. 1-14 Guntha and allotted to Ramaji Pathaji in his capacity of Administrator of Hindu Undivided Family as is expressly corroborated and evidenced by certified mutation entry No. 546 dated 05-08-1963.

4.11 It has been observed by us that, the land in question was held by Ramaji Pathaji and others in the revenue record and he submitted an application to the revenue authority to enter the names of his lineal descendants namely (1) Mangaji Pathaji and (2) Prahaladji Somaji as joint holders of the said land during survival and hence, their names were entered as joint holders as defined in Sub Section 25 of Section 3 of Land Revenue Code as is expressly corroborated and evidenced by cancelled mutation entry No. 572 dated 24-02-1967.

4.12 It has been observed by us that, the joint holder of said land namely Ramaji Pathaji had died intestate in the Year – 1993 leaving behind him his lineal descendants as (1) Aataji Ramaji, (2) Chandaji Ramaji, (3) Shardaben Ramaji and (4) Manguben Ramaji and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 870 dated 22-01-1994.

4.13 It has been observed by us that, the holder of said land namely Ramaji Pathaji Administrator of Undivided Family had died

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intestate on 22-11-1993 and his brother Mangaji Pathaji also died intestate and the land was ancestral property of three brother and hence, the names of their lineal descendants and his brother namely (1) Aataji Ramaji, (2) Chandaji Ramaji, (3) Shardaben Ramaji, (4) Manguben Ramaji, (5) Somaji Pathaji, (6) Ghabhaji Mangaji, (7) Dhanaji Mangaji, (8) Madhiben Mangaji, (9) Amratben Mangaji, (10) Ramanji Mangaji, (11) Rupaji Mangaji, (12) Ichhaben Mangaji and (13) Punjiben Mangaji and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1115 dated 09-06-1999.

4.14 It has been observed by us that, the joint holder of said land namely Aataji Ramaji Thakor had died intestate on 14-06-2005 leaving behind him his lineal descendants as (1) Reshmaben Aataji Thakor, (2) Vinaji Aataji Thakor, (3) Javanji Aataji Thakor and (4) Jayantiji Aataji Thakor and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1446 dated 26-09-2005.

4.15 Mutation entry No. 1521 is not pertaining to the land under investigation and hence, it is not being dealt with.

4.16 It has been observed by us that, the joint holder of said land namely Somaji Pathaji had died intestate on 11-05-2003 and his wife Chanchiben Somaji also died intestate on 08-12-2000 leaving behind them their lineal descendants as (1) Galaji Somaji, (2) Lasiben Somaji, (3) Hiraben Somaji, (4) Manguben Somaji, (5) Shakuben Somaji and (6) Baijaben Somaji and hence, their names

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were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1573 dated 31-08-2006.

4.17 It has been observed by us that, the joint holders of the said land namely (1) Galaji Somaji Thakor, (2) Lasiben Somaji Thakor, (3) Hiraben Somaji Thakor, (4) Manguben Somaji Thakor, (5) Shakuben Somaji Thakor, (6) Baijaben Somaji Thakor, (7) Shardaben Ramaji Thakor, (8) Manguben Ramaji Thakor, (9) Ghabhaji Mangaji Thakor, (10) Dhanji Mangaji Thakor, (11) Madhiben Mangaji Thakor, (12) Amratben Mangaji Thakor, (13) Ramanji Mangaji Thakor, (14) Rupaji Mangaji Thakor, (15) Ichhaben Mangaji Thakor, (16) Punjiben Mangaji Thakor had voluntarily waived relinquished their right, title, claim share persisting in the land bearing Block No. 238 in favour of Chandaji Ramaji Thakor and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 1574 dated 31-08-2006.

Note : We have examined that, Sr. No. 9 to 16 had release their right by executing Deed of Release bearing No. 9526 dated 14-08-2006.

4.18 It has been observed by us that, Hon'ble 7th Additional Civil Judge, Ahmedabad Rural at Ahmedabad passed order in Sp. Civil Suit No. 118/2007 and granted injunction against transfer of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1728 dated 18-06-2007.

4.19 It has been observed by us that, the land in question was new tenure land in nature and hence, the occupiers of said land had submitted an application to the District Collector, Ahmedabad for converting the said land into old tenure land for non-agricultural purpose and after consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB – J-2 / K6793 / 07 dated 06-12-2007 and released land in question from restriction laid down by the statutory Provision of Section-43 of the Tenancy Act converting into old tenure land for non agricultural purpose with a condition stipulated in the said order as is expressly corroborated and evidenced by certified mutation entry No. 1786 dated 02-01-2008.

4.20 It has been observed by us that, by Sale-Deed dated 17-12-2007 executed by (1) Chandaji Ramaji Thakor as himself and karat and manage of HUF, (2) Reshamben Aataji Thakor, (3) Vinaji Aataji Thakor as himself and karta and manager of HUF, (4) Jayantiji Aataji Thakor as himself and karta and manager of HUF, (5) Javanji Aataji Thakor as himself and karta and manager of HUF (Sr. No. 1 to 5 are through their power of attorney holder Piyushbhai Vasudevbhai) as Vendors in their capacity as holders of the agricultural land bearing Block No. 238 admeasuring 5463 sq. mts., in favour of (1) Vasudevbhai Kedarmal and (2) Rameshchandra Kedarmal registered in the Office of the Sub – Registrar of Assurances at Ahmedabad-2 (Vadaj) under Sr. No. 13920, the agricultural land bearing Block No. 238 admeasuring 5463 sq. mts., was sold to (1) Vasudevbhai Kedarmal and (2) Rameshchandra Kedarmal.

By virtue of aforesaid Sale Deed, the names of (1) Vasudevbhai Kedarmal and (2) Rameshchandra Kedarmal were entered as occupiers as defined in Sub Section 16 of Section 3 of Land

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Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 1792 dated 02-01-2008.

Note : We have examined that, the legal heirs of Late Mangaji Pathaji namely Ghabhaji Mangaji Thakor and others - 6 - executed Deed of Confirmation in favour of (1) Vasudevbhai Kedarmal and (2) Rameshchandra Kedarmal registered in the Office of the Sub –Registrar of Assurances at Ahmedabad-8 (Sola) under Sr. No. 3195 dated 20-02-2020.

4.21 It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Dascroi passed order bearing No. RTS / Record Promulgation / 56 / 08 dated 20-08-2008 for rectification the errors and directed to delete mutation entry No. 1521 from the column of occupier of 7/12 abstract of land bearing Block No. 238 as is expressly corroborated and evidenced by certified mutation entry No. 1885 dated 31-08-2008.

4.22 It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Block No. 238 admeasuring 5463 sq.mts., by merging into Draft Town Planning Scheme No. 36 (Chharodi - Tragad) is given Final Plot No. 120 and its area is fixed to the extent of 3278 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

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4.23 It has been observed by us that, the holder of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / CTS / NA / S. R. 65 / 2008 dated 31-07-2009 and granted non-agricultural use permission to the said land bearing Block No. 238 admeasuring 5463 sq. mts., for residential purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 2041 dated 05-01-2010.

4.24 It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR/102011/275/L/1 dated 17.03.2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chharodi Village was covered within the Taluka Boundaries of Ahmedabad City (west) as is expressly corroborated and evidenced by certified mutation entry No. 2325 dated 03-05-2012.

4.25 It has been observed by us that, vide circular of the Revenue Department, Sachivalay Gandhinagar the Taluka Ahmedabad City(East) and Taluka Ahmedabad City(West) in Revenue district Ahmedabad were reorganized and new Taluka were formed and accordingly land of Revenue village-Chharodi is now made part of Taluka Ghatlodiya.

4.26 It has been observed by us that, the City Deputy Collector (West) Ahmedabad passed order bearing No. RTS / Appeal / Case No.

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ADVOCATE

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125 / 2016 dated 28-07-2017 and dismissed the RTS Appeal filed by Ghabhaji Mangaji and others as is expressly corroborated and evidenced by certified mutation entry No. 2874 dated 29-07-2017.

4.27 It has been observed by us that, the City Deputy Collector (West) Ahmedabad passed order bearing No. RTS / Appeal / Case No. 500 / 2016 dated 27-10-2017 and dismissed the RTS Appeal filed by Galabji Somaji and others as is expressly corroborated and evidenced by certified mutation entry No. 2895 dated 07-11-2017.

4.28 It has been observed by us that, the City Deputy Collector (West) Ahmedabad passed order bearing No. RTS / Appeal / Case No. 502 / 2016 dated 27-10-2017 and dismissed the RTS Appeal filed by Galabji Somaji and others as is expressly corroborated and evidenced by certified mutation entry No. 2897 dated 07-11-2017.

4.29 It has been observed by us that, the Special Secretary Revenue Department (Appeal) Ahmedabad passed order bearing No. MVV / B.KhP / AMD / 32 / 2017 dated 15-02-2018 and dismissed the revision application filed by Ghabhaji Mangaji and others confirming the order dated 31-07-2009 passed by the District Collector, Ahmedabad for granting non agricultural use permission as is expressly corroborated and evidenced by certified mutation entry No. 2939 dated 20-02-2018.

4.30 It has been observed by us that, the Special Secretary Revenue Department (Appeal) Ahmedabad passed order bearing No. MVV / B.KhP / AMD / 33 / 2017 dated 15-02-2018 and dismissed the revision application filed by Ghabhaji Mangaji and others confirming the order dated 06-11-2007 passed by the District Collector, Ahmedabad for granting non agricultural use permission as is expressly corroborated and evidenced by certified mutation entry No. 2940 dated 20-02-2018.

4.31 It has been observed by us that, the Special Secretary Revenue Department (Appeal) Ahmedabad passed order bearing No. MVV / JMN / AMD / 14 / 2017 dated 15-02-2018 and dismissed the revision application filed by Galabji Somaji and others confirming the order dated 06-12-2007 passed by the District Collector, Ahmedabad for granting non agricultural use permission as is expressly corroborated and evidenced by certified mutation entry No. 2943 dated 20-02-2018.

4.32 It has been observed by us that, the Special Secretary Revenue Department (Appeal) Ahmedabad passed order bearing No. MVV / JMN / AMD / 13 / 2017 dated 15-02-2018 and dismissed the revision application filed by Galaji Somaji and others confirming the order dated 31-07-2009 passed by the District Collector, Ahmedabad for granting non agricultural use permission as is expressly corroborated and evidenced by certified mutation entry No. 2944 dated 20-02-2018.

5. Mutation of the name / s of the land owner / s in revenue records :

On bare perusal of latest Village Form No. 7, the names of (1) Vasudevbhai Kedarmal and (2) Rameshchandra Kedarmal are appearing as occupiers of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code.

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6. Searches :

6.1 We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 Perusal of the revenue record as are made available to us :
Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 Lis pendence / Litigations :
That, the principal of Lis pendence is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

7. Public Notice :
As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" dated **23-08-2020** for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

8. Special Observation :

8.1 It has been observed by us that, the land under investigation was converted into old tenure land for non – agricultural use by the competent authority after recovering the amount of premium and said land has been already been into non – agricultural land in accordance with the Provision of Section 65 of Land Revenue Code and it is well settled position of law that, the laws relating to agricultural land are not applicable to non – agricultural..

8.2 It has been observed by us that, as reflected in mutation entry No. 1574 dated 31-08-2006 (1) Galaji Somaji Thakor, (2) Lasiben Somaji Thakor, (3) Hiraben Somaji Thakor, (4) Manguben Somaji Thakor, (5) Shakuben Somaji Thakor, (6) Baijaben Somaji Thakor, (7) Shardaben Ramaji Thakor, (8) Manguben Ramaji Thakor had waived their rights, but not by registered document and it is pertinent to note that, the Hon'ble Supreme Court in the case of Kale V/s. Deputy Director of Consolidation, reported in AIR 1976 SC 807 made observation that, even a family arrangement may be oral and in each case no registration is necessary. Moreover, the Hon'ble High Court of Gujarat also made observation to that effect, in case of Anandiben Jamabhai Patel V/s. State of Gujarat and Other. Moreover considerable time of about ten years elapsed after releasing their right from the said land. Moreover, Supreme Court of India had delivered Civil Appeal No. 784 / 2010 on 01-05-2019 in case of Thulsidhara and others V/s. Naryanappa and others and laid down the principal of laws and in the case of family partition and released of right from agricultural land, registration is not mandatory and the Government of Gujarat has also issued such instruction by issuing circular.

8.3 It has been observed by us that, When the land was sold by sale deed bearing 13920 dated 17-12-2007, the said land was ancestral property in nature and hence, it was essential to obtain

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confirmation of legal heirs of vendor but it is a fact that, considerable time about thirteen years elapsed after said sale transaction and it is pertinent to note that, as per the provision of Article 59 of Indian Limitation Act, the suit for cancellation of sale deed can be filed within three years from the knowledge about it but the doctrine of notice contained in Section 3 of Transfer of Property Act is important and especially the principle of implied or constructive notice is required to be construed and as per the explanation 1 of Section 3 of Transfer of Property Act, a person is said to have notice about the registered sale deed from date of its registration and mutation entry is also a public record and one has constructive notice about it. Moreover, the Hon'ble Supreme Court of India has established the principle of law laid down in the case of Dilboo By Lrs & Anr. Vs/. Dhanraji and others, 2500 7 SCC 702 the person is deemed to have knowledge about sale transaction from the date of its registration and the Hon'ble High Court of Gujarat has also laid down the principle in the case of Becharbhai Zaverbhai Patel V/s. Jasubhai Shivabhai Patel 2013 (1) GLR 398 that the person is deemed to have knowledge about sale deed from the date of its registration and such as on bare perusal of Article 59 of Indian Limitation Act, statutory provision of Section 3 of Transfer of Property Act and above referred case laws, it is crystal clear that, sale deed can be challenged within three years from the date of its registration.

In the instant case, sale deed was executed in the Year – 2007 and hence, inference may be drawn that, the legal heirs of vendors were deemed to have knowledge about said sale deed and said sale deed has not been challenged inspite of lapse of about thirteen years and hence, any probable claim on their part will

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ASSOCIATES *(Advocates)*

suffer from legal infirmity and same shall be hardly sustainable in the eye of law and such as said sale transactions are deemed to be lawful and valid. However, it would be advisable to obtained confirmations of legal heirs of vendors and confirmations of original owners.

Note : We have examined that, said sale deed bearing No. 13920 dated 17-12-2007 by power of attorney holder and hence, the confirmations of original owners was necessary but considerable time about thirteen years elapsed and hence, the said transaction was deemed to be valid in view of the Law of Limitation.

8.4 It is pertinent to note that, we have examine available sub registry record i. e. for seventeen years of the land under investigation but it is pertinent to note that, entire sub registry record i. e. the sub registry record of thirty years are not available in the concerned government office i. e. the sub registrar of assurances and hence, it is not possible to examine the sub registry record of the entire thirty years of the said land.

8.5 It has been observed by us that, the Hon'ble 7th Additional Civil Judge, Ahmedabad Rural passed order in Sp. Civil Suit No. 118/ 2007 considering the compromise pursis of the parties below Exh. 15 and according the said pursis, it is the duty of the respondent to execute the sale deed in favour of plaintiff of the said suit in the context of the Agreement to Sale dated 14-08-2006 and defendants have no objection if the relief is granted by the court and accordingly the decree was drawn and it appears that, the defendants of the said suit had executed sale deed bearing No. 13920 dated 17-12-2007 as per the order of the Hon'ble court.

8.6 We have examined that, (1) Laxmiben Somaji Thakor, (2) Hiraben Somaji Thakor, (3) Manguben Somaji Thakor, (4) Baijaben Somaji Thakor and (5) Shakuben Somaji Thakor had executed Deed of Power of Attorney in favour Galaji Somaji Thakor registered in the Office of the Sub Registrar of Assurances at Ahmedabad-2 (Vadaj) under Sr. No. 17005 dated 17-09-2010 but it is pertinent to note that, sale deed of the said land was executed on 17-12-2007 and hence, such power of attorney has no meaning and it is also fact that, said joint holders had released their rights at reflected in mutation entry No. 1574 dated 31-08-2006.

9. Conclusions :

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to his land more particularly described in Schedule hereunder written is clear, marketable and freeform encumbrances and reasonable doubts subject to :

1. Fulfilment of terms and condition laid down in N. A. Order and the provisions of the Gujarat Town Planning and Urban Development Act, 1976 and rules made there under and Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
2. Registered Confirmation of vendors in view of Sale Deed bearing No. 13920 and confirmation of legal heirs of vendors being obtained.

10. Certificate about legal opinion :

We opine that, **(1) VASUDEVBHAI KEDARMAL AND (2) RAMESHCHANDRA KEDARMAL** has valid, clear free from any charges or reasonable doubts and marketable title to the said

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land subject to the observations made in all forgoing paras and especially the observation made in para-9 above.

SCHEDULE

(Description of the land in question)

ALL THAT piece or parcel of the non agricultural land bearing Final Plot No. 120 admeasuring 3278 sq. mts., T. P. Scheme No. 36 (Chharodi – Tragad) comprised of Block No. 238 admeasuring 5463 sq. mts., situate, lying and being at Mouje – Chharodi Taluka – Ghatlodia in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat.

Date : February 04, 2021.
Place : Ahmedabad.

Manish Kanubhai Patel, Advocate
Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

(1) This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.

(2) Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/properly and there are no pending litigations or injunction/status quo granted therein in respect of the said land/property.