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Ref. No. 1056/2021

Date :

23 MAR 2021

To,

Ushaben Jayantilal Patel

Add. Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Block/Survey No. 173/3** admeasuring Hectare Are Sq.Mtrs. **0-03-96** As per **T.P.S. No. 66 (Saijpur-Bogha), F.P. No. 46/2** admeasuring **351 Sq.Mtrs.** of Mouje: Saijpurbogha, Taluka: Asarva, Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) is belonging to Ushaben Jayantilal Patel.

As per the instructions given by acting partner of said firm to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 35 years viz. 1980 to 2021 (the registration record of some year of Sub-Registrar's Office is destroyed/ torn out/Not present and hence it can not be inspected and its search is not available, while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also



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verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under :-

1... The land bearing survey no. 173 paiki 1320 Sq. Yards was recorded in the name of Chimanlal Jijibhai Patel and Bahecharbhai Lallubhai Patel prior the year 1972 (Ref. mutation Entry No. 3861, Dtd. 22/03/1972)

2... Thereafter, said land loards i.e. Chimanlal Jijibhai Patel and Bahecharbhai Lallubhai Patel had applied before Add. collector to grant permission of construction on the subject land for weaker class but Add. collector rejected the application vide his office bearing order No. ULC/Vashi/139/81, Dtd. 27/02/1983 and entry to that effect was mutated in the mutation register vide entry No.5966, dated 02/12/1983.

3..... Thereafter, the owners of the said land i.e. Chimanlal Jijibhai Patel and Bahecharbhai Lallubhai Patel through their P.O.A. holder Hasmukhlal Vadilal and Mankumar Galdas has been soldout the land bearing Survey No. 173 paiki admeasuring 237 Sq.Yards to Ashok Chhotalal by executing a Reg. Sale Deed No. 1662, Dtd. 02/02/1988 and entry to that effects was mutated in the mutation register vide entry No. 6608, Dtd. 23/05/1988.

4..... Thereafter, the owners of the said land i.e. Chimanlal Jijibhai Patel and Bahecharbhai Lallubhai Patel through their P.O.A. holder Hasmukhlal Vadilal



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and Mankumar Galdas has been soldout the land bearing Survey No. 173 paiki admeasuring 237 Sq.Yards to Vasuben W/o. Nanalal Chhotalal by executing a Reg. Sale Deed No. 1663, Dtd. 02/02/1988 and entry to that effects was mutated in the mutation register vide entry No. 6609, Dtd. 23/05/1988.

5..... Thereafter, the owners of the said land i.e. Chimanlal Jijibhai Patel and Bahecharbhai Lallubhai Patel through their P.O.A. holder Hasmukhlal Vadilal and Mankumar Galdas has been soldout the land bearing Survey No. 173 paiki admeasuring 237 Sq.Yards to Ritaben Narendrakumar by executing a Reg. Sale Deed No. 1688, Dtd. 02/02/1988 and entry to that effects was mutated in the mutation register vide entry No. 6610, Dtd. 23/05/1988.

6..... Thereafter, as per order issued by Add. collector on 25/05/1988 the effect of mutation entry No. 5966 has been omitted from the revenue record and entry to that effect was mutated in the mutation register vide entry No. 6615 , dated 20/06/1988.

7..... Thereafter, the co-owner and co-occupier of the said land i.e. Becharbhai Lallubhai died on 22/08/1992 intestate leaving behind him his heirs Jiwbien widow of Becharbhai Lallubhai, Arvindbhai Becharbhai and Natwarbhai Becharbhai, Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 7616, dated 01/09/1998.



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8.... Thereafter, the co-owner and co-occupier of the said land i.e. Jiweben widow of Becharbhai Lallubhai died on 11/03/2004 and name of her legal heirs already recoded in the revenue record hence her name has been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.8219, dated 20/04/2006.

9.... Thereafter, as per order No. ULC/U-1/Vatva/699, Dtd. 01/11/1999 the status quo has been recorded vide PENCIL entry but there was no any mutation entry recorded in the revenue record of the subject land , Hence the owner of the subject land applied before Dy. Collector (ULC), Ahmedabad and Dy. Collector (ULC) allowed the application and status que has been vacated by order No. ULC/U-7/SCA/674/97/04, Dtd. 15/07/2006 and entry to that effect was mutated in the mutation register vide entry No. 8265, dated 17/07/2006.

10.... Thereafter, the owners of the said land i.e. Chimanlal Jijibhai Patel , Arvindbhai Bahecharbhai Patel and Natwarbhai Becharbhai Patel has been soldout the land bearing Survey No. 173 paiki admeasuring 232.43 Sq.Mtrs (SP B-1) to Amarben Naranbhai Desai by executing a Reg. Sale Deed No. 5749, Dtd. 04/08/2006 and entry to that effects was mutated in the mutation register vide entry No. 8321, Dtd. 16/12/2006.

11.... Thereafter, the owner of the said land i.e. Ashok Chhotalal Shah has been soldout the land bearing Survey No. 173 paiki western side admeasuring 1320 Sq.Yards paiki private hissa No. A/2 admeasuring 198.16 Sq.Mtrs. (237



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Sq. Yards) to Ushaben Jayantilal Patel by executing a Reg. Sale Deed No. 8441, Dtd. 06/10/2008 and entry to that effects was mutated in the mutation register vide entry No.8717, Dtd. 21/11/2008.

12.... Thereafter, the owner of the said land i.e. Vashuben W/o. Nanalal Chhotalal has been soldout the land bearing Survey No. 173 paiki western side admeasuring 1320 Sq.Yards paiki private hissa No. A/1 admeasuring 198.16 Sq.Mtrs. (237 Sq.Yards) to Ushaben Jayantilal Patel by executing a Reg. Sale Deed No. 8603, Dtd. 14/10/2008 and entry to that effects was mutated in the mutation register vide entry No.8717, Dtd. 21/11/2008.

13.... Thereafter, the owner of the said land i.e. Amarben Naranbhai Desai has been soldout the land bearing Survey No. 173 paiki private hissa No. B/2 admeasuring 242.47 Sq.Mtrs. (290 Sq.Yards) to Ushaben Jayantilal Patel by executing a Reg. Sale Deed No. 630, Dtd. 07/02/2006 and entry to that effects was mutated in the mutation register vide entry No.8739, Dtd. 19/12/2008.

This entry has been rejected by competent authority.

14.... Thereafter, as per orded issued by City Mamlatdar, Ahmedabad vide order No. RTS/Sudhar Hukam/Kshati Yadi/SR No. 1792/08, Dtd. 26/09/2008 the computerised 7/12 extract has been correted and entry to that effects was mutated in the mutation register vide entry No. 8850, Dtd. 20/01/2009.



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15.... Thereafter, the owner of the said land i.e. Ritaben Narendrabhai has been soldout the land bearing Survey No. 173 paiki admeasuring 242.47 Sq.Mtrs. to Amarben Naranbhai by executing a Reg. Sale Deed No. 2446, Dtd. 07/07/1995 and entry to that effects was mutated in the mutation register vide entry No.8929, Dtd. 24/07/2009.

16.... Thereafter, the owner of the said land i.e. Amarben Naranbhai Desai has been soldout the land bearing Survey No. 173 paiki private hissa No. B/2 admeasuring 242.47 Sq.Mtrs. (290 Sq.Yards) to Ushaben Jayantilal Patel by executing a Reg. Sale Deed No. 630, Dtd. 07/02/2006 and entry to that effects was mutated in the mutation register vide entry No.8930, Dtd. 24/07/2009.

17.... Thereafter, the owner of the said land i.e. Amarben Naranbhai Desai has been soldout the land bearing Survey No. 173 paiki admeasuring 232.43 Sq.Mtrs. (278 Sq.Yards) to Sunilsinh Dharmsinh Rajput by executing a Reg. Sale Deed No. 1970, Dtd. 14/03/2008 and entry to that effects was mutated in the mutation register vide entry No. 8971, Dtd. 07/10/2009.

18.... Thereafter, the owner of the said land i.e. Sunilsinh Dharmsinh Rajput has been soldout the land bearing Survey No. 173 paiki admeasuring 232.43 Sq.Mtrs. (278 Sq.Yards) to Rameshchandr Chhotalal Gandhi by executing a Reg. Sale Deed No. 615, Dtd. 22/01/2010 and entry to that effects was mutated in the mutation register vide entry No. 9015, Dtd.02/02/2010.



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19....

Thereafter, the Government of Gujrat had re-organazied two taluka's named City and Dascroi of District Ahmedabad and reformed it into two taluka's named Ahmedabad City East and Ahmedabad City West, by its resolution passed dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 9375, dated 03/05/2012. so the land of entire village Saijpurbogha gone in the new taluka Ahmedabad City East.

20....

Thereafter, the owner of the said land i.e. Ushaben Jayantilal Patel has been soldout the land bearing Survey No. 173 paiki Private Hissa No. B/2 ad-measuring 242.47 Sq.Mtrs. Rameshchandr Chhotalal Gandhi by executing a Reg. Sale Deed No. 6200, Dtd. 27/04/2015 and entry to that effects was mutated in the mutation register vide entry No. 9737, Dtd.06/10/2015.

21....

Thereafter, As per order issued by DILR, Ahmedabad vide order No. DSO/DRK/Hissa Durasti/K.J.P./S.R. No.624/15-16, Javak No. 258/85, Pu.Pa.No. 60, Dtd. 04/07/20016 the land bearing Survey No. 173 has been devided as mentioned under...

Survey No.	Area	Revenue	Occupior
173/1	475 Sq.Mtrs.	0-47	Rameshchanra Chhotalal Gandhi
173/2	233 Sq.Mtrs.	0-24	Vashuben Nanalal Chhotalal
173/3	396 Sq.Mtrs.	0-39	Ushaben Jayantilal Patel
173/4	4359 Sq.Mtrs.	0-47	Yangmen Co-op.Hou.Soc.Ltd.



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Entry to said order was mutated in the mutation register vide entry No. 9782, dated 25/07/2016.

22.... Thereafter, Said land loard i.e. **Ushaben Jayantilal Patel** had applied befor the Collector Ahmedabad to convert the agricultural land of Survey No. 173/3, T.P.S. No.66, F.P. No. 46/2 admeasuring **351 Sq.Mtrs.** into Multi-Purpose. The Collector had allowed the application vide its order No. CB/Land-1/N.A./S.R./2385/2015, FMPS No. 309493, Dtd. 27/11/2018 and entry to that effect was mutated in the mutation register vide entry No. 10023, dated 11/02/2019.

23.... As a part of investigation, I have issued a public notice in **Gujarat Samachar** dated **06/02/2021** on behalf of owner inviting any claim, rights or encumbrances if any in respect of the land, But till date, I have not received any objection or obligation in response thereof from anybody.

24... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 35 years to the non agricultural land bearing **Block/SurveyNo. 173/3** admeasuring Hectare Are Sq.Mtrs. **0-03-96** As per **T.P.S. No. 66 (Saijpur-Bogha)**, F.P. No. **46/2** admeasuring **351 Sq.Mtrs.** of Mouje: Saijpurbogha, Taluka: Asarva, Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.



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I hereby opine that the same is clear and marketable and free reasonable doubts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural Land bearing **Block/Survey No. 173/3** admeasuring Hectare Are Sq.Mtrs. **0-03-96** As per **T.P.S. No. 66 (Saijpur-Bogha)**, F.P. **No. 46/2** admeasuring **351 Sq.Mtrs.** of Mouje: Saijpurbogha, Taluka: Asarva, Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda).

Date : **23 MAR 2021**


Hiren A. Rajput

Advocate



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Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritance property owner.
- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my client.

