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To,

- 1) RAJESHBHAI DHIRUBHAI
- 2) RIKETA RAJESHBHAI DHIRUBHAI

TITLE CERTIFICATE CUM - REPORT

Reg: Title Clearance Certificate of Non-Agricultural Land bearing Final Plot No. 205 admeasuring 2878 Sq. Mtrs. of Town Planning Scheme No. 43 of Revenue Survey No. 380/2/2 admeasuring 4797 Sq. Mtrs., situated, lying and being at Mouje Village Sola of Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to (1) RAJESHBHAI DHIRUBHAI AND (2) RIKETA RAJESHBHAI DHIRUBHAI.



TITLE INVESTIGATION REPORT

In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records

submitted by the owner of the said property/land and believing the same to be true, genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. Prior to year 1938 the land of Revenue Survey No.380/2 of mouje Sola belonged to Shantilal Mangaldas.
2. Thereafter, Co-Owner and Co-occupier of the said land raised loan on the said land in question from District Gram Vikas Mandal., The entry to that effect was entered in revenue record by entry no.1724 dated 01/08/1949.
3. Thereafter Shantibhai Mangaldas died intestate on 21/03/1959 leaving behind his heirs (1) Kankubai wd/o Shantilal Mangaldas, (2) Bhikhabhai Shantilal Patel, (3) Shakrabhai Shantilal Patel, (4) Lilaben Shantilal Patel, (5) Minor Dahyabhai Shantilal Patel and (6) Minor Govindbhai Shantilal Patel. Entry to that effect was entered in revenue record by entry no.2345 dated 03/05/1959, which was certified on dated 01/06/1959.
4. Thereafter, Co-Owner and Co-occupier of the said land repaid the loan of District Gram Vikas Mandal, and hence the charge of the same was released from the revenue records of the said land. The entry to that effect was entered in revenue record by entry no.2416 dated 30/04/1962, which was certified on dated 13/06/1962.
5. Thereafter, Co-Owner and Co-occupier of the said land had entered into inter se family partition of the land in question



together with land bearing Revenue Survey No.380/2 paiki, came to the share of (1) Shakrabhai Shantibhai AND (2) Govindbhai Shantibhai, the entry to that effect was entered in revenue record by entry no.4527 dated 28/01/1986 which was certified on dated 05/03/1986.

6. Thereafter, made hissa durasti for the entire land being Revenue Survey 380/2, containing by the total 9513 Sq.mtrs. as per Order No.S.R.no.2/267-268/91-92., dated 22/07/1992 and by virtue of that the entire land belonging to (1) Bhikhabhai Shantilal AND (2) Dahyabhai Shantilal, and the entry to that effect was entered in revenue record by entry no.5383 dated 26/08/1992, which was certified on 30/09/1992.

7. Thereafter, Owner(s)/Occupier(s) of land (1) Bhikhabhai Shantilal AND (2) Dahyabhai Shantilal had sold and convey said land of Revenue Survey No.380/2, situated, lying and being at Mouje Village Sola of ghatlodia Taluka of Registration District Ahmedabad to (1) Chandubhai Parsotamdas, (2) Ramanbhai Parsotamdas, (3) Dipakbhai Parsotamdas, (4) Rajeshbhai Dhirubhai and (5) Utpalbhai Dhirubhai by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.13381 & 13383 on 15/06/1993. The entry to that effect was entered in revenue record by entry no.5540 dated 29/07/1993, which was certified on 21/09/1993.



8. Thereafter, Co-Owner and Co-occupier of the land (1) Chandubhai Parsotamdas, (2) Ramanbhai Parsotamdas AND (3) Dipakbhai Parsotamdas has voluntarily waived and release his right, title, share, claim and interest in the said land in favour of (1) Rajeshbhai Dhirubhai and (2) Utpalbhai Dhirubhai, hence his name was deleted from the revenue records. The entry to that

effect was entered in revenue record by entry no.7188 dated 15/06/2001, which was certified on 10/08/2001.

9. Thereafter, the names of Legal Heirs of Rajeshbhai Dhirubhai namely Riketa W/o Rajeshbhai Dhirubhai and the names of Legal Heirs of Utpalbhai Dhirubhai namely Dhavalben W/o Utpalbhai Dhirubhai entered in the revenue record of the said land. The entry to that effect was entered in revenue record by entry no.9433 dated 02/05/2007, which was certified on 26/06/2007.

10. Thereafter, the D.I.L.R., Ahmedabad has made hissa durasti for the entire land being Revenue Survey 380/2, containing by the total 9595 Sq.mtrs. as per KJP No.55, dated 29/02/1998 and by virtue of that the entire land has been divided in two parts (1) Revenue Survey No.380/2/1, containing by admeasuring 4798 Sq.Mtrs. belonging to Utpalbhai Dhirubhai & Dhavalben W/o Utpalbhai Dhirubhai AND (2) Revenue Survey No.380/2/2, containing by admeasuring 4797 Sq.Mtrs. belonging to Rajeshbhai Dhirubhai & Riketa W/o Rajeshbhai Dhirubhai, and the entry to that effect was entered in revenue record by entry no.9950 dated 14/03/2008 which was certified on 25/04/2008.



11. Thereafter, District Collector, Ahmedabad granted permission to the Said Land of Revenue Survey No.380/2/2 admeasuring 4797 Sq.Mtr. paiki 2878 Sq. Mtr for Non-agricultural use permission vide their order bearing No. 3162/07/17/058/2021, dated: 23/11/2021. The entry to that effect was entered in revenue record by entry no.19415 dated 23/11/2021, which was certified on 13/01/2022.

12. That the said (1) Rajeshbhai Dhirubhai AND (2) Riketa Rajeshbhai Dhirubhai had submitted an application to the Office of Ahmedabad Municipal Corporation (AMC) for obtaining

Development permission for Residential cum Commercial Units and hence Ahmedabad Municipal Corporation had granted the said application vide Development Permission No. 05741/100621/A4919/R0/M1 for Block-A AND 05742/100621/A4920/R0/M1 for Block-B, dated 31/01/2022.

13. As a part of investigation of title, we have issued public notice appeared in the daily newspaper "SANDESH" dated : 02/01/2022 for inviting any claim in, on or upon the said land. Pursuant to which, we have not received any claim/objection from any persons, in response thereto.

14. Thus the said Non-Agricultural Land bearing Final Plot No. 205 admeasuring 2878 Sq. Mtrs. of Town Planning Scheme No. 43 of Revenue Survey No. 380/2/2 admeasuring 4797 Sq. Mtrs., situated, lying and being at Mouje Village Sola of Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) is independently owned, occupied and possessed by (1) Rajeshbhai Dhirubhai AND (2) Riketa Rajeshbhai Dhirubhai.



15. The aforesaid report/opinion is reference of revenue records and Sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrances and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents; statements etc. produced/submitted by the owners and relied on the facts mentioned therein believing the same to be true.

16. We have been informed by the owner/s of the said property/land that except the above stated facts. The said property/land has not been given in security. Neither they nor any of their heirs administrators, Successors and assigns or any

prior owner/s or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said property/land is not subject matter of any pending proceedings and that any order decree, attachment or any order of any court or authority not operating against the said property/land adversely affecting the title. The said property/land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal and scrutiny of the deeds, documents, papers, writings and records etc. submitted/ furnished by you and believing the same to be true, genuine and obtained from original sources, I am of the opinion that the title of the captioned property/land belonging to (1) Rajeshbhai Dhirubhai AND (2) Riketa Rajeshbhai Dhirubhai is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to :-



- (a) Verification of all original title chain documents, revenue records and previous transfer executed by Power of Attorney Holder [If Any].
- (b) Fulfillment the terms and conditions laid down in N.A. Order.
- (c) Fulfillment the terms and conditions laid down in Development permission.
- (d) Fulfillment of the Provisions of relevant laws for the time being in force.

SCHEDULE

ALL THAT piece or parcel of immovable property being Non-Agricultural Land bearing Final Plot No. 205 admeasuring 2878 Sq. Mtrs. of Town Planning Scheme No.

43 of Revenue Survey No. 380/2/2 admeasuring 4797 Sq. Mtrs., situated, lying and being at Mouje Village Sola of Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola).

Date : 10.02.2022

Place : Ahmedabad





Bhishmak Y. Pandit, Advocate

Enrolment No.G/1865/2008

Caution:- This is to inform that sometimes search of registration records of immediate past about some years is not available and search of complete registration record not available due to destruction records and tearing of pages of Books available for inspection. Moreover, conditional Computerized search is issued by the sub-registrar is not well prepared/maintained by state government Agency and hence may be erroneous resulting into error and with that caution, condition, understanding and on the basis of Registration search the above Title Opinion Certificate is issued.