

Ref. No. 4781

To,

"Yogi Enterprise" a Partnership

Firm through its Admin. Partner,

Pravinbhai Kanubhai Desai,

Add.: 64, Prerna Park Society,

Maninagar, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-agricultural land bearing **Final Plot No. 156** containing by admeasurements **6635 Sq. Mtrs.** (allotted in lieu of New Block No. 971 (Old Block No. 239/B, containing by admeasurements 11059 Sq. Mtrs.) containing by admeasurements 11009 Sq. Mtrs.) of T.P. Scheme No. 117, situate, lying and being at Moje Kathwada, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) belonging to "**Yogi Enterprise**", a partnership firm.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

- 1... Originally prior to the year 1969, the land of Survey No. 512, 515 and 516 owned, occupied and possessed by Amrutlal Manilal.
- 2... Thereafter, owner and occupier of the land, Amrutlal Manilal died intestate on dated 4-12-1969 leaving behind him his only legal heir Jashodaben wd/o Amrutlal Manilal and hence her name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2800 dated 10-3-1972.
- 3... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 239, containing by total admeasurements 26994 Sq. Mtrs. given in lieu of the Survey No. 512, 515

and 516 and entry to that effect was mutated in the Mutation Register vide Entry No. 3045, dated 3-10-1975.

- 4... Thereafter, the owner and occupier of the land, Jashodaben wd/o Amrutlal Manilal has sold and conveyed the entire agricultural land bearing Survey No. 516 to Pratapji Vaghaji by sale deed, registered in the office of the Sub-Registrar of Ahmedabad under Serial No. 8957 on dated 11-7-1972 and entry to that effect was entered in Mutation Register by Entry No. 3411 dated 28-6-1982.
- 5... Thereafter, the owner and occupier of the land, Jashodaben wd/o Amrutlal Manilal has sold and conveyed the entire agricultural land bearing Survey No. 515 to Govindbhai Sarabhai by sale deed, registered in the office of the Sub-Registrar of Ahmedabad under Serial No. 8956 on dated 11-7-1972 and entry to that effect was entered in Mutation Register by Entry No. 3412 dated 28-6-1982.
- 6... Thereafter, the owner and occupier of the land, Jashodaben wd/o Amrutlal Manilal has sold and conveyed the entire agricultural land bearing Survey No. 512 to Kachraji Kalaji by sale deed, registered in the office of the Sub-Registrar of Ahmedabad under Serial No. 8955 on dated 11-7-1972 and entry to that effect was entered in Mutation Register by Entry No. 3413 dated 28-6-1982.
- 7... Thereafter, owner and occupier of the land, Pratapji Vaghaji died intestate on dated 13-5-1991 leaving behind him his legal heirs Rajusinh Pratapsinh, Bhupatsinh Pratapji, Bharatsinh Pratapji, Lilaben Pratapsinh, Manjulaben Pratapsinh and Chanchalben wd/o Pratapji Vaghaji and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4018 dated 26-2-1992.
- 8... Thereafter, co-owner and co-occupier of the land, Rajusinh Pratapsinh died intestate on dated 3-5-2001 leaving behind him his legal heirs Lalitaben wd/o Rajusinh Pratapsinh, Jitubhai Rajusinh, Joshnaben Rajusinh, Vikrambhai Rajusinh and Vijaysinh Rajusinh and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4884 dated 16-5-2001.



- 9... Thereafter, owner and occupier of the land, Kachraji Kaluji died intestate on dated 20-8-1985 leaving behind him his only legal heir Khodaji Kachraji and hence his name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 5558 dated 2-3-2007.
- 10... Thereafter, the Deputy Collector, Viramgam Prant, Ahmedabad has given block bifurcation permission for the land bearing Block No. 239 in respect of sell of the land by their Order No. ADM/Kathwada/Block Bifurcation/SR No.5/2008, dated 21-1-2008 under provisions of the Amalgamation Act, and entry to that effect was entered in the Mutation Register by Entry No. 5836 dated 21-1-2008.
- 11... Thereafter, the owners and occupiers of the land, Khodaji Kachraji, Ashokji Khodaji, Babuji Khodaji and Sahdev Khodaji have sold and conveyed the agricultural land bearing Block No. 239 Paiki 11059 Sq. Mtrs. to Vijaybhai Ravjibhai by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) under Serial No. 1154 on dated 6-2-2008 and entry to that effect was entered in Mutation Register by Entry No. 5860 dated 13-2-2008.
- 12... Thereafter, the entire land bearing Block No. 239, containing by total admeasurements 26994 Sq. Mtrs. has been divided in two parts as per order of DILR, Ahmedabad vide Order No. KJP/DP No.86, dated 15-4-2008 and by virtue of that, (1) Block No. 239/A, containing by admeasurements 15935 Sq. Mtrs. came to the share of Govindbhai Sarabhai, Bhupatsinh Pratapsinh, Bharatsinh Pratapsinh, Lilaben Pratapsinh, Manjulaben Pratapsinh, Chanchalben wd/o Pratapsinh, Lalitaben wd/o Rajusinh Pratapsinh, Janubhai Rajusinh, Joshnaben Rajusinh, Vikramsinh Rajusinh and Vijaysinh Rajusinh and (2) Block No. 239/B, containing by admeasurements 11059 Sq. Mtrs. came to the share of Vijaybhai Ravjibhai, and entry to that effect was entered in the Mutation Register by Entry No. 5960 dated 25-4-2001.
- 13... Thereafter, the land of Block No. 239/B, containing by admeasurements 11059 Sq. Mtrs. merged into Town Planning Scheme No. 117 and it has been given Final Plot No. 156, containing by admeasurement 6635 Sq. Mtrs.



- 14... Thereafter, new resurvey record has been prepared for Kathwada Village and also that has been verified and promulgated as per order of the Mamlatdar, Daskroi Taluka, Ahmedabad District vide Order No. DSO/Re-survey/Akarbandh/Kayamkhardo/Kathwada/2016, dated 8-9-2016 and by virtue of that, Block No. 239/B, containing by admeasurement 11059 Sq. Mtrs. has given New Block No. 971, containing by admeasurements 11009 Sq. Mtrs., and entry to that effect was entered in the Mutation Register by Entry No. 8864 dated 8-9-2016.
- 15... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the above land bearing Final Plot No. 156, containing by admeasurements 6635 Sq. Mtrs. or thereabouts of T.P. Scheme No. 117 for Industrial Purpose by their Order No. CB/CTS-1/N.A./Kathwada/S.R.Number-1788/2016, dated 24-7-2017 and entry to that effect was entered in Mutation Register by Entry No. 9518 dated 4-8-2017.
- 16... Thereafter, the owner and occupier of the land, Vijaybhai Ravjibhai has sold and conveyed the said non-agricultural land bearing **Final Plot No. 156**, containing by admeasurements **6635 Sq. Mtrs.** or thereabouts of T.P. Scheme No. 117 to to "**Yogi Enterprise**" a partnership firm by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol) under Serial No. 14692 on dated 4-9-2017 and entry to that effect was entered in Mutation Register by Entry No. 9558 dated 5-9-2017.
- 17... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **13-9-2018** inviting any claims, rights or encumbrances if any in respect of the said land and I have not received any objection in response thereof from anybody.

I have examined titles of the land belonging to "**Yogi Enterprise**" a **partnership firm** and have caused to be taken searches of the **available** revenue and registration record for last 30 years through my search clerk to the **Non-agricultural land** bearing **Final Plot No. 156** containing by admeasurements **6635 Sq. Mtrs.** (allotted in lieu of New Block No. 971 (Old Block No. 239/B, containing by admeasurements 11059 Sq. Mtrs.) containing by admeasurements 11009 Sq. Mtrs.) of T.P. Scheme No. 117,

situate, lying and being at Moje Kathwada, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and from the affidavit filed before me and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to me to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order.
- [3] Provisions of the Municipal Corporation Act and use as per Zone of AMC and Plans of Construction being sanctioned by AMC and Provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 14TH DAY OF DECEMBER, 2018.



(Sharad N. Darji)

Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1978 to 1981 and 1983 to 1992 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1994 to 2018) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.