

MANISH M. PATEL
(Advocate)
(Mo.) 9979937077

Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall, Nr. Shukan Char Rasta,
Nikol, Ahmedabad.

TITLE CERTIFICATE & REPORT

Reg:- Investigation of title to the Non-Agricultural land admeasuring 8253 Sq.Mtrs forming part of The land bearing Revenue/Block No.47 admeasuring 16491 Sq.Mtrs situate lying and being at Mouje Kamod Taluka Vatwa in the registration District of Ahmedabad and belonging to Om infra Through its partners (1) Prafulbhai Vinubhai Patel (Undivided 20% Share) (2) Laljibhai Muljibhai Antala (Undivided 20% Share) (3) Vinubhai Karmasibhai Jogani (Undivided 35% Share) (4) Babubhai Karmasibhai Jogani.

As per instruction I have examined the Title of the above referred land and have caused to be taken searches of available revenue and registration record for last 25 years through my search clerk and from that and from the information given to me and believing the same to be true, correct and trust worthy and also believing the documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective I hereby give my report on title as under:-

- (1) Prior to 1951 Karshanbhai Icchabhai and Manabhai Icchabhai were the co-owners of that land admeasuring about Acre 4.3 Gs bearing Revenue Survey No.62 situated lying and being at Mouje Harigath @ Kamod Ta.Daskroi and District Ahmedabad.
- (2) That, thereafter on account of application of a scheme of Amalgamation came in force at Village Kamod, the Survey No.62 was given to lieu of Block No.47, That, to that effect Mutation entry has been made in the revenue record vide its. No.643 dt.12-09-1963.



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- (3) Thereafter said Karshanbhai Icchabhai and Manabhai Icchabhai sold and conveyed said land to Bhailalbhai Dhayabhai and Sureshchandra Chimanlal by Reg. Sale deed dated 27-07-1967 Vide Mutation entry no.694 dated 10/08/1967 the said entry was cancelled and it was again made Vide Mutation entry no.793 dated 30-10-1975 which was duly certified by the competent authority and not of sale a gain's Amalgamation Act for the Second Right column of revenue records of said land.
- (4) That thereafter the name of (1) Bharatkumar Chimanlal (2) Prakashkumar Chimanlal (3) Kaushikkumar Chimanlal and (4) Rohitkumar Chimanlal entered as co-owner of Bhailalbhai Dhayabhai and Sureshchandra Chimanlal in the said land record as per order of Mamlatdar Daskroi bearing no.RTS-V/972 dated 18-05-1982 vide Mutation entry no.914 dated 25-05-1982 which was duly certified by the competent authority.
- (5) That thereafter Co-owner (1) Sureshchandra Chimanlal (2) Bharatkumar Chimanlal (3) Prakashkumar Chimanlal (4) Kausikkumar Chimanlal and (5) Rohitkumar Chimanlal have released their right from the said land in favour of Bhailalbhai Dhayabhai and name of (1) Sureshchandra Chimanlal (2) Bharatkumar Chimanlal (3) Prakashkumar Chimanlal (4) Kausikkumar Chimanlal and (5) Rohitkumar Chimanlal deleted in to the revenue record vide mutation entry no.1105 dated 07-09-1991 which was duly certified by the competent authority.
- (6) That pursuant to the order passed by Mamlatdar Daskoi bearing no.RTS/Correction/Promulgation sheet/06/08 dated 14-07-2008 where by Promulgation action was taken for making necessary corrections in the computerized records of 7/12 form as per correction Mutation entry no.810 was deleted and added entry no.1166 and second right column Mutation entry no.763 was deleted and added entry no.10/06 vide mutation entry no.1592 dated 27-08-2008.



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- (7) That said Bhailalbhai Dhayabhai through his Power of Attorney Holder, Rupabhai Ajabhai Solanki sold and conveyed said land to Mahadevbhai Kachrabhai Mavada(Bharvad) and Dasrathbhai Popatbhai Bharvad by sale deed registered before sub-registrar Ahmedabad-5(Narol) at serial no.4486 dated 28-04-2010 vide Mutation entry no.1706 dated 30-04-2010 which was duly certified by the competent authority.
- (8) That said Mahadevbhai Kachrabhai Mavada (Bharvad) and Dashrathbhai Popatbhai Bharvad sold and conveyed said land Block No.47 admeasuring about 16491 Sq.Mtrs to Mahmadyaqb Hajiismail Munshi by sale deed registered before sub registrar Ahmedabad-5(Narol) at serial no.8936 dated 25-08-2010 vide mutation entry no.1718 dated 28-09-2010 the said entry was cancelled by the competent authority and note of Mutation entry no.1706 challenged before Dy.Collector Viramgam Prant in RTS/Appeal/Case no.503/2010.
- (9) That vide Circular bearing no.PFR/102011/275/L-1 dated 17-03-2012 of the revenue department the reformation of Taluka city and Taluka Daskroi of Ahmedabad District had taken place and thus two new talukas .i.e. Ahmedabad city (East) and Ahmedabad city (West) were formed, Accordingly land to village Kamod is included in newly formed Taluka Ahmedabad city(East) vide mutation entry no.1829 dated 03-05-2012.
- (10) That said appeal bearing no.RTS/Appeal/Case No.143/2012 (Old No.503/10, 208/11, 1178/11) in which city Deputy Collector East Ahmedabad passed order bearing RTS/Appeal/Case No.143/2012 on 30-09-2013 and decided that order of cercal officer Aslali Mutation entry no.1706 was certified is cancelled and the appeal was remanded to city mamlatdar (East) Ahmedabad vide mutation entry no.1926 dated 30-10-2013.
- (11) That as per the order of City Mamlatdar (Narol) Ahmedabad bearing no.RTS/Takarari/Remand/Kamod/Case No.10/2014 dated 31-07-2014 and



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decided that the mutation entry no.1706 dated 30-04-2010 was cancelled vide mutation entry no.1976 dated 02-08-2014.

- (12) Thereafter Bhailalbhair Dhayabhai died intestate on 19-10-2008 and Kamlaben Wd/o Bhailalbhair died on 07-11-2014 hence name of his legal heirs (1) Thakorbhai Bhailalbhair (2) Jayantibhai Bhailalbhair (3) Indravadan Bhailalbhair were recorded in the revenue records as the co-owner of the said land vide mutation entry no.2007 dated 21-04-2015 which was duly certified by the competent authority.
- (13) Thereafter said (1) Thakorbhai Bhailalbhair through its power of Attorney holder Dhaval Jayantibhai Patel (2) Jayantilal Bhailalbhair through its power of Attorney holder Dhaval Jayantibhai Patel (3) Indravadan Bhailalbhair through its power of attorney holder Dhaval Jayantibhai Patel and confirming party Mahmadyaqub Hajiiamail Munshi sold and conveyed said land bearing no.47 admeasuring about 16491 Sq.Mtrs to (1) Kiritbhai Shivabhai Patel (Undivided 15% Share) (2) Laljibhai Muljibhai Patel (Undivided 15% Share) (3) Chandresbhai Nanubhai Savaliya (Undivided 15% Share) (4) Zayadkhan Sarifkhan Pathan (Undivided 15% Share) (5) Tribhuvanbhai Shamjibhai Nashit (Undivided 15% Share) (6) Nikunjibhai Jayantibhai Patel (Undivided 12.50% Share) (7) Dhaval Jayantibhai Patel (Undivided 12.50% Share) by sale deed dated 15-12-2016 registered before the sub-registrar of Ahmedabad-13 (City) at serial no.368 dated 03-05-2016 vide mutation entry no.2092 dated 19-05-2016 which was duly certified by the competent authority on dated 14-07-2016.
- (14) Thereafter Co-owner Kiritbhai Shivabhai Patel died intestate on 14-01-2018 hence name of his legal heirs (1) Chandrikaben Wd/o Kiritbhai Patel (2) Jay Kiritbhai Patel and (3) Hiral Kiritbhai Patel were recorded in the revenue records as the co-owner of the said land in place of the name of late Kiritbhai Shivabhai Patel vide Mutation entry no.2181 dated 20-07-2018 which was duly certified by the competent authority on dated 03-08-2018.



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- (15) That as per common order of the revenue department government of gujarat the Ahmedabad City East and Ahmedabad City West Talukas of Ahmedabad District has been divided in the Six separate parts viz (1) Asarva (2) Maninagar (3) Vatwa (4) Ghatlodia (5) Sabarmati (6) Vejalpur and the said Mouje Kamod Village covered within the limit of Taluka Vatwa.
- (16) That Collector Ahmedabad by order bearing no.CB/Land-1/N.A/S.R/2179/2016 F.M.P.S-329150 dated 07-09-2018, granted N.A Use Permission for Residence and commercial Purpose for the said Block No.47 admeasuring about 8663 Sq.Mtrs out of 16491 Sq.Mtrs Vide Mutation entry no.2197 dated 26-11-2018 which was duly certified by the competent authority on dated 19-12-2018.
- (17) That by Declaration Cum Indemnity on 15-07-2016 made on oath by aforesaid said owner duly registered before sub-registrar Ahmedabad-13(City) at serial no.369 have Inter-alia declared there in that the said land were their undivided property and besides then on other person's body or authority has any right title and interest in respect of the same and has not been mortgaged charged assigned leased or dealt with the same in any other manner of whatever nature and the same is free from all encumbrances litigation etc.
- (18) That by declaration cum Indemnity on 15-07-2016 made on oath by aforesaid Mahmadyaqub HajiIsmail Munshi duly registered before sub-registrar Ahmedabad-13(City) at serial no.370 g\have inter alia declared there in that the said land were their undivided property and besides then on other person's body or authority has any right title and interest in respect of the same and has not been mortgaged charged assigned leased or dealt with the same in any other manner of whatever nature and the same is free from all encumbrances litigation etc.
- (19) Thereafter said (1) Kiritbhai Shivabhai Patel (Undivided 15% Share) (2) Laljibhai Muljibhai Patel (Undivided 15% Share) (3) Chandresbhai Nanubhai Savaliya (Undivided 15% Share) (4) Zayadkhan Sarifkhan Pathan (Undivided



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- 15% Share) (5) Tribhuvanbhai Shamjibhai Nashit (Undivided 15% Share) (6) Nikunjibhai Jayantibhai Patel (Undivided 12.50% Share) (7) Dhaval Jayantibhai Patel (Undivided 12.50% Share) sold and conveyed said land bearing no.47 admeasuring about 16491 Sq.Mtrs paiki 8253 sq. mtr. Non agricultur land to Om infra Through its partners (1) Prafulbhai Vinubhai Patel (Undivided 20% Share) (2) Laljibhai Muljibhai Antala (Undivided 20% Share) (3) Vinubhai Karmasibhai Jogani (Undivided 35% Share) (4) Babubhai Karmasibhai Jogani (Undivided 25% Share) by sale deed dated registered before the sub-registrar of Ahmedabad-11 (Ashalali) at serial no.2982 dated 06/03/2019 vide mutation entry no.2222 dated 14/03/2019 which was duly certified by the competent authority on dated 01/05/2019.
- (20) Thereafter said (1) Kiritbhai Shivabhai Patel (Undivided 15% Share) (2) Laljibhai Muljibhai Patel (Undivided 15% Share) (3) Chandresbhai Nanubhai Savaliya (Undivided 15% Share) (4) Zayadkhan Sarifkhan Pathan (Undivided 15% Share) (5) Tribhuvanbhai Shamjibhai Nashit (Undivided 15% Share) (6) Nikunjibhai Jayantibhai Patel (Undivided 12.50% Share) (7) Dhaval Jayantibhai Patel (Undivided 12.50% Share) sold and conveyed said land bearing no.47 admeasuring about 16491 Sq.Mtrs Paiki 8253 sq. mtr. Non agricultur land to Om infra Through its partners (1) Prafulbhai Vinubhai Patel (Undivided 20% Share) (2) Laljibhai Muljibhai Antala (Undivided 20% Share) (3) Vinubhai Karmasibhai Jogani (Undivided 35% Share) (4) Babubhai Karmasibhai Jogani (Undivided 25% Share) by sale deed dated registered before the sub-registrar of Ahmedabad-11 (Ashalali) at serial no.2982 dated 06/03/2019 vide mutation entry no.2222 dated 14/03/2019 which was duly certified by the competent authority on dated 01/05/2019.
- (21) Thereafter Development Permission of Commercial Building were approved by Town Planner Ahmedabad Municipal Corporation vide Case no BLNNR/SZ/070119/CGDCRV/A1387/RO/M1 and Rajachitthi no.01227/070119/A1387/ROM1 (Block no.A) and vide Case no BLNNR/SZ/ 070119/



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CGDCRV/A1388/RO/M1 and Rajachitthi no.01228/070119/ A1388/ ROM1 (Block no.B) and vide Case no BLNNR/SZ/ 070119/CGDCRV/ A1389/ RO/M1 and Rajachitthi no.01229/070119/ A1389/ RO/M1 (Block no.C) and vide Case no BLNNI/SZ/ 070119/CGDCRV/ A1390/RO/M1 and Rajachitthi no.01230/070119/ A1390/ RO/M1 (Block no.D) dated- 01/03/2019

- (22) That during the course of Investigation of title to the land in question I had issued a public notice in the Gujarati daily news paper “ Sandesh ” dated 10/04/2019 inviting objections if any form the public in general for issuing my title clearance certificate in relation there to and in response to said public notice I have not received any objection from any person body or authority claiming any right title or interest of what so ever nature directly or indirectly in the said land.

Date :- 02/05/2019
Ahmedabad.



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Note of caution and disclaimer :-

- (1) This is to in from that search of registration record of immediate past about 2-3 months is not possible.
- (2) That the computerized record is not well prepared/maintained by state government agency and hence may be erroneous.

