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Phone No. : 22760254 , Mobile No. : 98250 32254

Ref. No.

Date : 17.03.2016

CERTIFICATE

Ref. : <u>Non Agricultural Land admeasuring 5463 sq.mtrs. of F. P. No.138, T.P.S. No.111 (Nikol - Kathvada) bearing Survey No.516/2 situated at mouje : Nikol, Ta.Asarwa, Dist. Sub Dist. Ahmedabad to (1) Javanji Ataji, (2) Hathising Ataji, (3) Vajesang Ataji, (4) Amrutji Pavanji, (5) Shivram Pavanji.</u>

THIS IS TO CERTIFY THAT, I have investigated the title of the non agricultural land admeasuring about 5463 Sq.Mtrs. of T.P.Scheme No. 111 (Nikol-Kathvada), Final Plot No.138 of Survey No.516/2 situated at : **Mouje Nikol, Ta.Asarwa, Dist. Ahmedabad** belonging to **<u>(1) Javanji Ataji, (2) Hathising Ataji, (3) Vajesang Ataji, (4) Amrutji Pavanji, (5) Shivram Pavanji</u>** and on verifying the records of the revenue and registration records for last 30 years and title report. I have found the same to be clear and marketable free from all reasonable doubts and without encumbrance.

Ahmedabad.
Date : 17.03.2016

MAHESH G. PATEL G/302/1990 ADVOCATE

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TITLE REPORT

Ref. : Non Agricultural Land admeasuring 5463 sq.mtrs. of F. P. No.138, T.P.S. No.111 (Nikol - Kathvada) bearing Survey No.516/2 situated at mouje : Nikol, Ta.Asarwa, Dist. Sub Dist. Ahmedabad to (1) Javanji Ataji, (2) Hathising Ataji, (3) Vajesang Ataji, (4) Amrutji Pavanji, (5) Shivram Pavanji.

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As per instruction of our clients I have investigated the title of above referred land and have caused to be taken necessary search of revenue and registration records for last 30 years and my report on title is as under.

1. The land of said survey number was in the name of (1) Rasikbhai Govindlal, (2) Arvindbhai Govindlal, (3) Amratlal Chhotalal as a occupier due to only for paying the amount of land revenue and entry to that effect was entered in kacha hakk patrak vide mutation entry No.173 dtd.26.05.1959 and verified on 02.06.1959.

2. Thenafter the name of the tenant Moti Gaga was entered in revenue records of the said land U/s.23 of Mumbai Tenancy Act, 1948. Entry to that effect was entered in the revenue records vide mutation entry No.232 dtd.29.05.1959.

3. As per the proceeding U/s.32(C) of Bombay Tenancy Act, 1948 in Tribunal Case N,335/Nikol the Hon'ble Tribunal has passed the order that, the tenant Ataji Gagaji have to pay Rs.1550/- till 18.01.1962 as a purchase amount. Entry to that effect was made in the revenue records of the said land vide mutation entry No.301 on 08.04.1961 and which was certified on 16.07.1961.

4. As per the order of Tribunal Case No.335/Nikol dtd.17.12.1962 U/s.32 of Mumbai Tenancy Act, 1948, Ataji Gagaji had paid Rs.1550/- as a selling price of land as a purchaser and the form No.9 was issued

by the Tribunal and entry to that effect was made in the revenue records of the said land vide mutation entry No.652 on 25.03.1963 and which was passed by competent authority.

5. Thenafter the government had decided to acquire the said land for industrial purpose and the notification was published in the gazette of Government of Gujarat. but thenafter the government had cancelled the said acquisition and the said entry was removed from revenue records. Entry to that effect was made in revenue records vide Entry No.851 on 05.01.1967 which was certified by competent authority on 03.06.1967.

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6. Thenafter entry No.1048 was rejected due to that entry was not consistent and relevant with the land of said survey number.

7. Thenafter Ataji Gagaji prior to two years died and names of his legal heirs namely (1) Pavanji Ataji, (2) Javanji Ataji, (3) Hathising Ataji, (4) Vajesang Ataji, (5) Januben Ataji were entered in the revenue records. Entry to that effect was entered in the revenue records of the said land vide mutation entry No.2039 on 26.12.1986 and which was certified on 30.01.1987.

8. Thenafter, Januben Ataji waived her right interest on the said land but that entry was rejected.

9. Thenafter, as per the entry No.301 and 652 the name of Rasiklal Govindlal, Arvindlal Govindlal, Amratlal Chhotalal was continued but the Aataji Gagaji had paid the purchase amount of Rs.1550/- and however due to non produce of Form No.9 the name of original owner was continued in second rights but Form No.9 is produced and the name of (1) Rasiklal Govindlal, (2) Arvindlal Govindlal, (3) Amratlal Govindlal was removed from the second rights of revenue records as per the order of Tribunal Case No.335 (Nikol). Entry to that effect was entered in the revenue records vide mutation entry No.2962 on 19.02.2000 which was certified on 28.03.2000.

10. Thenafter Ataji Gagaji was expired intestate before 20 years and the son of Ataji Gagaji namely Pavanji Ataji was also expired on

26.03.2004 and the name of legal heirs of both nemely (1) Javanji Ataji, (2) Hathising Ataji, (3) Vajesang Ataji, (4) Januben Ataji, (5) Shamuben Wd/o. Pavanji Ataji, (6) Amrutji Pavanji, (7) Shivram Pavanji, (8) Hetaben Pavanji, (9) Pashiben Pavanji were entered in the revenue records of the said land. Entry to that effect was entered in the revenue records vide mutation entry No.3761 on 01.07.2005 which was certified on 28.10.2005.

11. Thenafter Januben Ataji was expired on 28.08.1998 and her husband and her sons have waived their rights on the said land in favour of brother of Januben Ataji. Entry to that effect was entered in the revenue records vide mutation entry No.3762 on 01.07.2005 which was certified on 28.10.2005.

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12. Thenafter the rights of (1) Shamuben Wd/o.Pavanji Ataji, (2) Hetaben Pavanji, (3) Pashiben Pavanji in the said land as the co-owners in the said land but they have waived their rights in favour of (1) Amrutji Pavanji & (2) Shivram Pavanji. Entry to that effect was entered in the revenue records vide mutation entry No.3765 on 01.07.2005 which was certified on 28.10.2005.

13. Thenafter the said land of 9105 sq.mtrs. of survey No.516/2 was comprised in Town Planning Scheme No.111 (Nikol-Kathwada) and final plot No.138 of 5463 sq.mtrs. land has been allotted to the land owners.

14. That the land admeasuring 5463 sq.mtrs. of Survey No.516/2 of T.P.Scheme No.111 (Nikol-Kathwada), Final Plot No.138 was removed from control of Pratibandhit Satta Prakar and converted into old tenure as per the order of Additional Collector Order No.CDC/TNC/S.R.8/10 on 13.04.2011. Entry to that effect was made in the revenue records of the said land vide entry mutation No.7341 on 28.04.2011 which was certified on 06.06.2011.

15. Thenafter as per the resolution number - Pafar/102011/275/9/1 dtd.17.03.2012 of Ministry of Revenue of State Government the City Taluka of Ahmedabad has been divided into two talukas namely Ahmedabad City (East) and Ahmedabad City (West) and the Nikol Gam was entered in the Taluka of Ahmedabad City (East). Entry to that effect

was entered in the revenue records of the said land vide entry mutation No.8261 on 03.05.2012 and which was certified on 05.05.2012.

16. Thenafter at the time of prohibited tenure land converted into old tenure and for non-agricultural purpose the Ahmedabad Collector had extended time till 12.11.2012 as per the order of District Collector vide his order No.CDC/TNC/S.R.No.8/11 dtd.17.03.2011 and entry to that effect was entered in the revenue records vide entry No.8458 on 01.08.2012 and which was certified on 01.10.2012.

17. The Collector Ahmedabad by his order dated 05.09.2012 bearing No. EST/N.A./T.B.Khe./Tatkal/K.65/S.R.36/2012 granted N.A. Permission for the said land.

18. Thenafter the Ahmedabad City Divided in 6 Taluk and the Nikol Gam was included in Asarwa Taluka.

19. That I have issued the public notice in Gujarat Samachar News Paper dated 01.03.2016 inviting any claim of the rights, interest as to the said property but no any objection has been raised by anyone till today.

In view of what is stated I am the opinion and hereby certified that titles of aforesaid land is fully in possession and ownership of (1) Javanji Ataji, (2) Hathising Ataji, (3) Vajesang Ataji, (4) Amrutji Pavanji, (5) Shivram Pavanji. Thus, the aforesaid land is clear and marketable and free from reasonable doubts and without encumbrance.

MAHESH G. PATEL G/302/1990 ADVOCATE

Ahmedabad.
Date : 17.03.2016.

Mahesh G. Patel
Advocate