



Dt : 4/7/2016

To,
Nandanvan (Gota)
Co. Op. Housing Society Ltd.,
Gota, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report to non agricultural land bearing Final Plot No. 208 admeasuring 6614 Sq. Mtrs allotted in lieu of Revenue Survey No. 476 admeasuring 11024 Sq. Mtrs, which is comprised in T. P Scheme No. 56, Situated at Mouje : Gota, Taluka : Ghatlodia in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola)

I was instructed to investigate and report to you and give my opinion on title to the above referred land. In that respect, I Have gone through relevant document/ papers produced before me and the search report prepared by our search clerk for last 30 years of the available records of Sub-Registrar. And on the basis I have investigated title to the land and report to you as under :-

- 1) Prior to 1950, 1) Sonaji Lalluji 2) Babaji Lalluji 3) Ramtaji Lalluji through his Guradian Bai Mena were owners of Survey No. 476 of Mouje : Gota, Taluka – Ghatlodia, District-Ahmedabad.
- 2) Thereafter, Hon. Mamlatdar vide its order no. Tagavi-147 dated 28/5/1958 to release the charge on said land as repayment made by owner of land. The entry to that effect was entered in the revenue



records vide mutation entry No. 966 on 5/6/1958. The said entry was certified by the concerned authority on dated 15/12/1958.

- 3) Thereafter, owner Soanji Lalluji died intestate on dated 18/1/1982 and name of his legal heirs 1) Jivaji Sonaji 2) Jayantiji Sonaji 3) Vaghaji Sonaji were entered in the revenue records vide mutation entry No. 1819 on 8/4/1985. The said entry was certified by the concerned authority on dated 22/8/1985.
- 4) Thereafter, owner Babaji Lalluji died intestate on dated 14/8/1988 and name of his legal heirs Bhikhiben Bababhai was entered in the revenue records vide mutation entry No. 1959 on 24/9/1988. The said entry was certified by the concerned authority on dated 27/10/1988.
- 5) Thereafter, owners of the said land 1) Ramtaji Sonaji 2) Jayantiji Sonaji 3) Vaghaji Sonaji 4) Bhikhiben Babaji sold and conveyed land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 to 1) Chandrakant Chimanlal 2) Suryakant Chimanlal 3) Sunilbhai Chimanlal 4) Sanjaybhai Chinubhai by registered sale deed which was registered before Sub-Registrar on 5/4/1995 with serial No. 1713. This land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 was mutated in the name of 1) Chandrakant Chimanlal 2) Suryakant Chimanlal 3) Sunilbhai Chimanlal 4) Sanjaybhai Chinubhai vide mutation entry No. 2200 on 7/5/1995. The said entry was certified by the concerned authority on dated 30/6/1995.
- 6) Thereafter, Hon. Mamlatdar (Dascroi) has issued an order vide No. R.T.S/TAKARATI/CASE NO-18/2004 dated 21/9/2004. The entry to that



effect was entered in the revenue records vide mutation entry No. 2937 on 17/4/2003.

- 7) Thereafter, Taluka Development Officer (Dascroi) issued an order vide no. T.P./R.E.V/TAGAVI MUKTI/VASHI/151/04 dated 28/1/2004 to release the charge on said land as prepayment made by owner of land. The entry to that effect was entered in the revenue records vide mutation entry No. 3059 on 28/1/2004. The said entry was certified by the concerned authority on dated 29/3/2004.
- 8) Thereafter, Hon. Mamlatdar (Dascroi) has issued an order vide No. R.T.S/TAKARARI/CASE NO-18/2004 dated 21/9/2004 for cancellation of entry no. 2937 mention above. The entry to that effect was entered in the revenue records vide mutation entry No. 3228 on 9/11/2004. The said entry was certified by the concerned authority on dated 13/12/2004.
- 9) Thereafter, owners of the said land Chandrakant Chimanlal Dalal himself and as karta and manager of their H.U.F through his P.O.A Holder Sanjay Chinubhai Zaveri 2) Suryakant Chimanlal Dalal himself and as karta and manager of their H.U.F 3) Sunilbhai Chinubhai Zaveri himself and as karta and manager of their H.U.F 4) Sanjay Chinubhai Zaveri himself and as karta and manager of their H.U.F sold and conveyed land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 to Rajeshkumar Kantilal Patel himself and as karta and manager of their H.U.F by registered sale deed which was registered before Sub-Registrar on 24/12/2004 with serial No. 8076. This land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 was mutated in the name of Rajeshkumar Kantilal Patel himself and as karta and manager of their H.U.F vide



mutation entry No. 3257 on 14/2/2005. The said entry was certified by the concerned authority on dated 20/4/2005.

- 10)** Thereafter, owners of the said land Rajeshkumar Kantilal Patel himself and as karta and manager of their H.U.F sold and conveyed land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 to 1) Trikambhai Jamnadas Patel 2) Ambalal Kachradas Patel 3) Dr. Prahladbhai N. Patel 4) Joitaram Narandas Patel by registered sale deed which was registered before Sub-Registrar on 17/2/2006 with serial No. 1541. This land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 was mutated in the name of 1) Trikambhai Jamnadas Patel 2) Ambalal Kachradas Patel 3) Dr. Prahladbhai N. Patel 4) Joitaram Narandas Patel vide mutation entry No. 3428 on 14/3/2006. The said entry was certified by the concerned authority on dated 13/6/2006.
- 11)** Thereafter, Hon. District Development Office of Ahmedabad vide its order No.MSL/BKHP/SR/VASHI/1854 TO 1859 dated 8/5/2006 gave permission to convert user of the said land from agricultural to non Agricultural Residential purpose and gave it Final Plot No. 208 admeasuring 6614 Sq. Mtrs. of T. P. Scheme No. 56. The effect of that was entered in the revenue record vide mutation entry No. 3467 on 20/5/2006. The said entry was certified by the concerned authority on dated 30/6/2006.
- 12)** Thereafter, owners of the said land 1) Trikambhai Jamnadas Patel 2) Ambalal Kachradas Patel 3) Dr. Prahladbhai N. Patel 4) Joitaram Narandas Patel sold and conveyed land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 to Nandanvan (Gota) Co. Op. Housing Society



Ltd. (Reg. no. GH/22950 dated 18/8/2006) by registered sale deed which was registered before Sub-Registrar on 22/12/2006 with serial No.14827. This land admeasuring 11024 Sq. mtrs of Revenue Survey No. 476 was mutated in the name of Nandanvan (Gota) Co. Op. Housing Society Ltd. (Reg. no. GH/22950 dated 18/8/2006) vide mutation entry No. 3703 on 28/2/2007. The said entry was certified by the concerned authority on dated 22/6/2007.

- 12) Thereafter, owners of the land applied to AUDA for sanction of lay-out Plan & Issue of construction permission. AUDA sanctioned Lay-out Plan by case no. P.R.M./490/7/06 for type A, B, C & D on dated 29/3/2007. Thereafter, Revised plan has been approved by AUDA Vide No. F/20140530/1804 on dated 30/5/2014.
- 13) Thereafter, As per the order of Hon. Mamlatdar of Dascroi Taluka vide order No. RTS/RECOD PROMULGATION/72/08 on dated 3/10/2008. Rectification has been made by concerned authority. The entry to that effect was entered in the revenue records vide mutation entry No. 4177 on dated 27/12/2008. The said entry was certified by the concerned authority on dated 12/3/2009.
- 14) Thereafter, order vide no. PFR/102011/275/L/1 dated 17/3/2012 passed by revenue department, Government of Gujarat name of Taluka Dascroi was renamed as Ahmedabad City East and mutation entry was entry certified by the concerned authority on dated 5/5/2012.



Documents Pursued :-

Sr No.	Documents	Date
1.	Photocopy of Village Form No. 7/12.	/6/2016
2.	Photocopy of Entries of village Form 6. 966 1819 1959 2200 2937 3059 3228 3257 3428 3467 3703 4177 5271	Various dates
3.	Photocopy of Sale Deed executed by Rantuji Somaji & others in favour of Chandrakant Chimanlal & others	Reg Serial No. 3255, Dated 30/5/1996
4.	Photocopy of Sale Deed executed by Chandrakant Chimanlal Dalal himself and as karta and manager of their H.U.F & others in favour of Rajeshkumar Kantilal Patel himself and as karta and manager of their H.U.F	Reg Serial No. 8076, Dated 24/12/2004
5.	Photocopy of Sale Deed executed by Rajeshkumar Kantilal Patel himself and as karta and manager of their H.U.F in favour of Trikambhai Jamnadas Patel & others	Reg Serial No. 1541 Dated 17/2/2006
6.	Original N.A. Order	8/5/2006
7.	Photocopy of Sale Deed executed by Trikambhai Jamnadas Patel & others in favour of Nandanvan (Gota) Co. op. Housing Society Ltd.	Reg Serial No. 14827 Dated 22/12/2006
8.	Photocopy of Rectification of Sale Deed executed by Trikambhai Jamnadas Patel	Reg Serial No. 7535, Dated



	& others in favour of Nandanvan (Gota) Co. op. Housing Society Ltd.	15/6/2007
9.	Photocopy of Plan Pass By AMC	29/3/2007
10.	Photocopy of F Form	30/5/2014
11	Photocopy of Revised Plan pass by AMC	30/5/2014

I have issued a public notice news paper "Divya Bhaskar" on dated 17/6/2014 & 21/6/2016 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.

I am of the opinion and hereby certify that the title to non agricultural land bearing Final Plot No. 208 admeasuring 6614 Sq. Mtrs allotted in lieu of Revenue Survey No. 476 admeasuring 11024 Sq. Mtrs, which is comprised in T. P Scheme No. 56, Situated at Mouje : Gota, Taluka : Ghatlodia in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola) belongs to Nandanvan (Gota) Co. Op. Housing Society Ltd. is clear, marketable & free from encumbrance.



Dipal P. Pathak
For V. V. Patel & Associates
Dipal P. Pathak
(Partner)

Note:

- [1] This is to inform that Search of registration record of immediate past about 6 months is not available.
- [2] Please note that the registration record of the year 1985 to 1994 is destroyed, torn out & not available. Hence it cannot be inspected and its proper search is not available.
- [3] This is to inform that we are not responsible for computerized print to Search of registration record from office of Sub-Registrar.

