

BIPIN V. PATEL

ADVOCATE

OFFICE :- 304, VITTHAL COMPLEX, OPP. SAKKAR ENGLISH SCHOOL, NEW C. G. ROAD,
CHANDKHEDA, TALUKA :- SABARMATI, DISTRICT :- AHMEDABAD-382424.
MOBILE NO-98252-45475.

TITLE CLEAR CERTIFICATE & REPORT ON TITLE

TO

SWAMAAN DEVELOPERS, A PARTNERSHIP FIRM.

ADDRESS :- 4, Krupa Complex, Opp. AMTS Bus-Stand,
Village-Chandkheda, Taluka-Sabarmati,
District-Ahmedabad.

**SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE in
respect to Non-Agricultural land bearing Final Plot No-49,
allotted in lieu of land bearing Survey No-334/2, under the
Zundal T. P. Scheme No-409/B, the land admeasuring about
1457 Sq. Mtrs. (as per the Final Plot area), the land situate
lying and being at Village-ZUNDAL, Taluka & District-
Gandhinagar.**

We the undersigned Advocate has been assigned to investigate your title in respect to the Non-Agricultural land bearing Final Plot No-49, allotted in lieu of land bearing Survey No-334/2, under the Zundal T. P. Scheme No-409/B, the land admeasuring about 1457 Sq. Mtrs. (as per the Final Plot area), the land situate lying and being at Village-ZUNDAL, Taluka & District-Gandhinagar, for which we have collected necessary documents and carried out necessary search of the concern Sub-Registrar's Office record. Moreover we have examined following evidences before issuance of Title Certificate & Report on Title.

Following documents are taken into consideration.

- A. Record of right i. e. 7/12.
- B. Copy of Village form No-6, an Entry No-1536.
- C. Copy of Village form No-6, an Entry No-1600.
- D. Copy of Village form No-6, an Entry No-1642.



- E. Copy of Village form No-6, an Entry No-1777.
- F. Copy of Village form No-6, an Entry No-2125.
- G. Copy of Village form No-6, an Entry No-2151.
- H. Copy of Village form No-6, an Entry No-2214.
- I. Copy of Village form No-6, an Entry No-3483.
- J. Copy of Village form No-6, an Entry No-3673.
- K. Copy of Village form No-6, an Entry No-3722.
- L. Copy of Village form No-6, an Entry No-4008.
- M. Copy of Village form No-6, an Entry No-4250.
- N. Copy of Village form No-6, an Entry No-4939.
- O. Copy of Village form No-6, an Entry No-6770.
- P. Copy of Village form No-6, an Entry No-8670.
- Q. Copy of Village form No-6, an Entry No-9086.
- R. Copy of Sale-Deed vide No-26105, Dt/21/12/2018.
- S. Copy of N.A. Order, Dt/02/09/2011.
- T. Copy of Public Notice Dt/22/06/2019 published in Gujarat Samachar News Paper.
- U. Copy of Search Report vide Receipt Dt/02/07/2019.
- V. Copy of Development Permission granted by AUDA.

First of all I have perused an entry No-1536, Dated/22/02/1948. On perusing the same it appears from the said note that the land bearing Survey No-334/2, the land admeasuring about 2428 Sq. Mtrs. was owned and possessed by Govindbhai Mathurbhai Patel, Naranbhai Mathurbhai Patel & Somabhai Mathurbhai Patel being owners and possessors. It finds from the said note that by virtue of partition took place amongs the Co-owners, the said land appeared to be allotted to Govindbhai Mathurbhai Patel.

Thereafter it shows from the Mutation Entry No-1600, Dt/01/01/1950 that an owner Govindbhai Mathurbhai Patel died intestate and leaving behind his legal heirs Pranbhai Govindbhai Patel. The name of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter as per the Taluka Circular No-L.N.D. standard area under Section-5 was short by 2-Acre and 20-Guntha. The



mutation entry No-1642, Dated/01/10/1951 was mutated in the village revenue record in respect of the said land and by virtue of the said note the land declared as fragment (Tukda) land and it appears that the said entry was certified by the concerned officer.

Thereafter the name of Bhulabhai Trikambhai was entered in the revenue record of the said survey number being ordinary tenant. An Entry to that effect was made vide No-1777.

Thereafter it appears from the Entry No-2125 that the abolition Act-1952 came in to effect by virtue of order passed by Collector Ahmedabad vide circular No-WTN. 4035 Dated/28/05/1953 and Taluka Order No-WTN 108, Dated/02/02/1955 clarifying that as per the provisions of the Jat Inam Abolition Act, the said land vested into Khalsa Raiyat Vari on Dated/01/08/1955 and to recover full revenue from Dated/01/08/1955 and circular to that effect issued by way of posting the said entry.

Thereafter it shows from the mutation Entry No-2151, Dt/15/07/1956 that the name of Ordinary tenant i.e. Bhulabhai Trikambhai was deleted from the revenue record by virtue of the said note.

Thereafter I have perused mutation Entry No-2214, Dt/19/08/1959. It appears from the said note that by way of said entry, the Survey No-334/2 appeared to be getting free from the clutches of the Fragment Act.

Thereafter occupier Pranbhai Govindbhai Patel had taken loan from the Bank of Baroda, Gandhinagar Branch over the said land thus lien created on account of the said loan. An entry to that effect is made vide Entry No-3483.

Thereafter occupier had taken loan from the Zundal Seva Sahakari Mandali over the said land thus lien created on



account of the said loan. An entry to that effect is made vide Entry No-3673.

Thereafter it shows from the Mutation Entry No-3722, that an owner Pranhai Govindbhai Patel died intestate and leaving behind his legal heirs (1) Shanabhai Pranhai Patel, (2) Minor Rohitkumar Babulal Patel, (3) Minor Bharatkumar Babulal Patel, (4) Meenaben W/o Babulal Pranhai him self and guardian of minor Rohit & minor Bharat, (5) Keshavlal Pranhai Patel, (6) Kantibhai Pranhai Patel, (7) Lalitaben Pranhai Patel. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter I have perused an Entry No-4008, Dated/29/06/1991, goes to show that the said land appeared to be owned and possessed by (1) Shanabhai Pranhai Patel, (2) Minor Rohitkumar Babulal Patel, (3) Minor Bharatkumar Babulal Patel, (4) Meenaben W/o Babulal Pranhai him self and guardian of minor Rohit & minor Bharat, (5) Kantibhai Pranhai Patel, (6) Lalitaben Pranhai Patel. Thereafter it appears that by virtue of partition took place amongs the above stated Co-owners, the said land appeared to be allotted only in the name of Keshavlal Pranhai Patel.

Thereafter I have perused an Entry No-4250, Dated/30/05/1995 which goes to show that the said land was foreclosed from the lien of Bank of Baroda, Gandhinagar Branch, by virtue of the loan amount appeared to have been paid by the owner.

Thereafter I have perused an Entry No-4939, Dated/03/03/2004, which goes to show that the said land was foreclosed from the lien of Zundal Seva Sahakari Mandali, by virtue of the loan amount appeared to have been paid by the owner.

Thereafter by virtue of an order passed by District Collector, Gandhinagar converting the said land into Non-



Agriculture use by granting permission vide Order No-CB/LAND/N.A./S.R.46/10/VASHI-14921 to 14936/11, Dt/02/09/2011. An entry to that effect vide No-6770, is made on Dt/13/09/2011 and thereafter certified duly by Circle Officer, Gandhinagar on Dt/29/11/2011. It can be said from the said order that the said land is converted into Non-Agriculture use.

Thereafter it shows from the Mutation Entry No-8670, that an owner Keshavlal Pranbhai Patel died on Dated/04/11/2017 intestate and leaving behind his legal heirs (1) Leelaben Keshavlal Patel, (2) Dharmishthaben Keshavlal Patel, (3) Virendrakumar Keshavlal Patel. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter on referring mutation Entry No-9086, Dt/24/01/2019 that the Survey No-334/2, the land admeasuring about 2428 Sq. Mtrs. (as per Revenue Record) Zundal T. P. Scheme No-409/B, the land admeasuring about 1457 Sq. Mtrs. (as per the Final Plot area) had been sold and conveyed by (1) Leelaben Keshavlal Patel, (2) Dharmishthaben Keshavlal Patel, (3) Virendrakumar Keshavlal Patel to Swamaan Developers, a partnership firm by way of Registered Sale-Deed Dt/21/12/2018 vide Registered No-26105. An entry to that effect was certified on Dated/26/04/2019.

Thereafter Ahmedabad Urban Development Authority has granted the development permission for the said land vide Case No-PRM/261/6/2019/390 on Date/27/08/2019.

Now, in order to check the hidden rights whomsoever of the persons from the society at large, if any, I gave public notice in the daily GUJARAT SAMACHAR News Paper on Dt/22/06/2019, inviting objection from the interested persons. In response to the aforesaid public notice, I have not received any objection so far.



Hence, I opine that from documents submitted by the applicant and believing the same to be true, correct & trustworthy, and furnished to us to be true that the title of the applicant pertaining to the Non-Agricultural land bearing Final Plot No-49, allotted in lieu of land bearing Survey No-334/2, under the Zundal T. P. Scheme No-409/B, the land admeasuring about 1457 Sq. Mtrs. (as per the Final Plot area), the land situate lying and being at Village-ZUNDAL, Taluka & District-Gandhinagar are clear and marketable and free from all encumbrances or any kind of encumbrances without any reasonable doubt.

Date :- 19TH SEPTMBER, 2019.

Yours truly,



Bipin V. Patel
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(BIPIN V. PATEL)
ADVOCATE

BIPIN V. PATEL

ADVOCATE

OFFICE :- 304, VITTHAL COMPLEX, OPP. SAKKAR ENGLISH SCHOOL, NEW C. G. ROAD,
CHANDKHEDA, TALUKA :- SABARMATI, DISTRICT :- AHMEDABAD-382424.
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TITLE CLEAR CERTIFICATE & REPORT ON TITLE

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**SWAMAAN DEVELOPERS, A Partnership Firm,
Address :- 4, Krupa Complex, Opp. AMTS Bus-Stand,
Village-Chandkheda, Taluka-Sabarmati,
District-Ahmedabad.**

**SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE in
respect to Non-Agricultural land bearing Final Plot No-52,
allotted in lieu of land bearing Survey No-334/4/A, under the
Zundal T. P. Scheme No-409/B, the land admeasuring about
1153 Sq. Mtrs. (as per the Final Plot area), the land situate
lying and being at Village-ZUNDAL, Taluka & District-
Gandhinagar.**

We the undersigned Advocate has been assigned to investigate your title in respect to the Non-Agricultural land bearing Final Plot No-52, allotted in lieu of land bearing Survey No-334/4/A, under the Zundal T. P. Scheme No-409/B, the land admeasuring about 1153 Sq. Mtrs. (as per the Final Plot area), the land situate lying and being at Village-ZUNDAL, Taluka & District-Gandhinagar, for which we have collected necessary documents and carried out necessary search of the concern Sub-Registrar's Office record. Moreover we have examined following evidences before issuance of Title Certificate & Report on Title.

Following documents are taken into consideration.

- A. Record of right 7/12.**
- B. Copy of Village form No-6, an Entry No-1623.**



- C. Copy of Village form No-6, an Entry No-1642.
- D. Copy of Village form No-6, an Entry No-2145.
- E. Copy of Village form No-6, an Entry No-2151.
- F. Copy of Village form No-6, an Entry No-2332.
- G. Copy of Village form No-6, an Entry No-3530.
- H. Copy of Village form No-6, an Entry No-3531.
- I. Copy of Village form No-6, an Entry No-3856.
- J. Copy of Village form No-6, an Entry No-4223.
- K. Copy of Village form No-6, an Entry No-4994.
- L. Copy of Village form No-6, an Entry No-5002.
- M. Copy of Village form No-6, an Entry No-5843.
- N. Copy of Village form No-6, an Entry No-5994.
- O. Copy of Village form No-6, an Entry No-6295.
- P. Copy of Village form No-6, an Entry No-6378.
- Q. Copy of Village form No-6, an Entry No-6681.
- R. Copy of Village form No-6, an Entry No-7568.
- S. Copy of Village form No-6, an Entry No-8637.
- T. Copy of Village form No-6, an Entry No-8812.
- U. Copy of Village form No-6, an Entry No-9005.
- V. Copy of Village form No-6, an Entry No-9058.
- W. Copy of Village form No-6, an Entry No-9085.
- X. Copy of Village form No-6, an Entry No-9236.
- Y. Copy of Village form No-6, an Entry No-9298.
- Z. Copy of Sale-Deed vide No-26733, Dated/31/12/2018.
- AA. Copy of N.A. Order, Dt/06/12/2018.
- AB. Copy of Public Notice Dt/22/06/2019 published in Gujarat Samachar News Paper.
- AC. Copy of Search Report vide Receipt Dt/02/07/2019.
- AD. Copy of Development Permission granted by AUDA.

First of all I have perused an entry No-1623 goes to show that the land bearing Survey No-334/4/A, appeared to be owned and possessed by Bai Harkha Lallu being owner and possessor.

Thereafter as per the Taluka Circular No-L.N.D. standard area under Section-5 was short by 2-Acre and 20-Guntha. The mutation entry No-1642, Dated/01/10/1951 was mutated in the



village revenue record in respect of the said land and by virtue of the said note the land declared as fragment (Tukda) land and it appears that the said entry was certified by the concerned officer.

Thereafter it shows from the mutation Entry No-2145, Dt/01/06/1956 that the name of protected tenant i.e. Amtha Moti & Naran Lallu were deleted from the revenue record by virtue of the said note.

Thereafter it shows from the mutation Entry No-2151, Dt/15/07/1956 that the name of Ordinary tenant i.e. Naran Lallu was entered in the revenue record of the said land by virtue of said note.

Thereafter from the Entry No-2332, Dated/20/06/1960 goes to show that tenant Naran Lallu was not entitled to purchase the said land as per Section-32 of the Tenancy Act as an owner being widow.

Thereafter it shows from the Mutation Entry No-3530, Dt/07/11/1981 that an owner Naranbhai Lallubhai & Jethabhai Lallubhai died intestate and leaving behind his legal heirs (1) Lalbhai Naranbhai, (2) Shanabhai Naranbhai, (3) Maniben Naranbhai, (4) Sardaben Naranbhai, (5) Bai Kanku W/o Naranbhai Lallubhai. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter it shows from the Mutation Entry No-3531, that an Owner Bai Harkha Haribhai Lallubhai died intestate and leaving behind his legal heirs (1) Lalbhai Naranbhai, (2) Shanabhai Naranbhai, (3) Maniben Naranbhai, (4) Sardaben Naranbhai, (5) Bai Kanku W/o Naranbhai Lallubhai. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.



Thereafter occupier had taken loan from the Zundal Seva Sahakari Mandali over the said land thus lien created on account of the said loan. An entry to that effect is made vide Entry No-3856.

Thereafter it shows from the Mutation Entry No-4223, Dated/08/02/1995 that Co-owner Shanabhai Naranbhai died on Dated/22/02/1994 intestate and leaving behind his legal heirs (1) Mahendrabhai Shanabhai Patel, (2) Rakeshbhai Shanabhai Patel, (3) Bharatbhai Shanabhai Patel. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter it shows from the mutation Entry No-4994, Dated/10/05/2004 that one of the Co-owner Bai Kanku W/o Naranbhai Lallubhai died intestate and accordingly her name was deleted from the revenue record by virtue of the said note.

Thereafter I have perused an Entry No-5002, Dated/26/06/2004 which goes to show that the said land was foreclosed from the lien of Gujarat State Co. Op. Agri & Rural Development Bank Ltd., Gandhinagar Branch, by virtue of the loan amount appeared to have been paid by the owner.

Thereafter I have perused an Entry No-5843, Dated/25/05/2008 which goes to show that the said land was foreclosed from the lien of Zundal Seva Sahakari Mandali, by virtue of the loan amount appeared to have been paid by the owner.

Thereafter by way of Pramolgation of whole revenue record of the Village-Zundal an Entry to that effect appeared to have been posted vide No-5994, Dated/26/11/2009.

Thereafter I have perused an entry No-6295, goes to show that deceased Lalbhai Naranbhai had executed Will



Dated/25/05/1998 declaring his legal heirs of the undivided share of the said land in favour of Vikrambhai Lalbhai and Manubhai Lalbhai. It has further shown that an objection raised by way of Takrari Case No-249/2010. It appears that the said note was not certified and accordingly appeared to be rejected by the competent authority.

Thereafter it shows from the Entry No-6378, which goes to show that Notice of Lispendence appeared to have been Registered with regard to the RCS No-233/2010, filed before the Gandhinagar Civil Court, the suit appeared to have been filed by Anandbhai Lalbhai Patel Etc. against Vikrambhai Lalbhai Patel Etc. It shows that the said entry was not certified by the competent authority.

Thereafter from the certified copy of Ex-25 and Misc. Civil Application No-99/2011 at Ex-11 and Ex-1 and copy of plaint of RCS No-233/2010, I found that the above stated suit as well as CMA appeared to have been withdrawn unconditionally by the Anand Lalbhai Patel Etc. So, I can say that no litigation before the Civil Court appeared to have been pending hereinafter.

Thereafter it shows from the Mutation Entry No-6681, that the Co-Owner Lalbhai Naranbhai Patel died on Dated/10/06/2010 and Kamlaben Lalbhai Patel died on Dated/24/01/2010 intestate and leaving behind his legal heirs (1) Lalitaben Lalbhai, (2) Vikrambhai Lalbhai, (3) Manubhai Lalbhai and (4) Vimlaben Lalbhai. The names of the said legal heirs mutated/entered in the revenue record by virtue of the said note.

Thereafter it shows from the mutation Entry No-7568, Dated/24/12/2014 that one of the Co-owner Maniben Naranbhai died on Dated/29/01/2014 intestate and accordingly her name was deleted from the revenue record by virtue of the said note.



Thereafter it appears from the Entry No-8637, Dated/23/03/2018 goes to show that Anand Lalbhai Patel had executed before the Registrar of Gandhinagar the cancellation of Notice of Lispendence vide Registered No-7726, Dated/11/06/2012 in lieu of the Civil Suit No-233/2010 appears to have been withdrawn by the plaintiff of the said suit.

Thereafter it shows from the Entry No-8812, Dated/24/07/2018 that the notice issued under the Tenancy Act appears to have been withdrawn by the Mamlatdar, Gandhinagar by way of passing an order in Tenancy Case No-11/2018, Dated/29/05/2018 declatring that Naranbhai Lallubhai was legal owner and occupier of the said land.

Thereafter from the Entry No-9005 goes to show that above stated order of the Mamlatdar and Agricultural Punch, Gandhinagar vide Order No-Tenancy Case No-11/2018, Dated/29/05/2018, the said order appears to have been taken into rivew by the Dy. Collector (Land Reform) Appeal, Gandhinagar, an Order passed vide No-Land Reform/Appeal/Review/SR/73-18-Vashi-4991-18, Dt/20/09/2018.

Thereafter by virtue of an order passed by District Collector, Gandhinagar converting the said land into Non-Agriculture use i.e. for purpose of residence, by granting permission vide Order No-CB/LAND/N.A./S.R.307/17/VASHI-41509 to 41522/2018, Dt/06/12/2018. An entry to that effect vide No-9058, is made on Dt/08/01/2019 and thereafter certified duly by Circle Officer, Gandhinagar on Dt/16/02/2019. It can be said from the said order that the said land is converted into Non-Agriculture use.

Thereafter on referring mutation Entry No-9085, Dt/24/01/2019 that the Survey No-334/4/A, the Non-Agricultural land bearing Final Plot No-52, allotted in lieu of



land bearing Survey No-334/4/A, under the Zundal T. P. Scheme No-409/B, the land admeasuring about 1153 Sq. Mtrs. (as per the Final Plot area), the land situate lying and being at Village-ZUNDAL, Taluka & District-Gandhinagar had been sold and conveyed by (1) Mahendrabhai Shanabhai Patel, (2) Bharatbhai Shanabhai Patel, (3) Rakeshbhai Shanabhai Patel, (4) Lalitaben Lalbhai Patel, (5) Vikrambhai Lalbhai Patel, (6) Manubhai Lalbhai Patel, (7) Vimlaben Lalbhai Patel to Swamaan Developers, a partnership firm by way of Registered Sale-Deed Dt/31/12/2018 vide Registered No-26733. An entry to that effect was certified on Dated/26/04/2019.

Thereafter by way of order passed by Mamlatdar, Gandhinagar, vide No-MAM/LAND/VASHI/1940/19, Dt/28/05/2019 with respect to modification in the Revenue Record, name of Sardaben Naranbhai ordered to be entered in the revenue record of the said land alongwith the other lands. An Entry to that effect posted vide No-9236, Dated/15/07/2019.

Thereafter it appears from the Entry No-9298, Dt/31/08/2019 that Co-owner Sardaben D/o Naranbhai Lallubhai has withdrawn her share in favour of (1) Mahendrabhai Shanabhai Patel, (2) Bharatbhai Shanabhai Patel, (3) Rakeshbhai Shanabhai Patel, (4) Lalitaben Lalbhai Patel, (5) Vikrambhai Lalbhai Patel, (6) Manubhai Lalbhai Patel, (7) Vimlaben Lalbhai Patel by way of Registered Deed of Release vide Registered No-16758, Dated/15/12/2015.

Thereafter from the Search Report Dated/02/07/2019 goes to show that One Ramilaben Manubhai Patel has Registered Declaration vide No-5704 confirming the right and Title in favour of the Manubhai Lalbhai Patel Etc. declaring that she confirm the ownership of the land of the applicant.



Thereafter Ahmedabad Urban Development Authority has granted the development permission for the said land vide Case No-PRM/261/6/2019/390 on Date/27/08/2019.

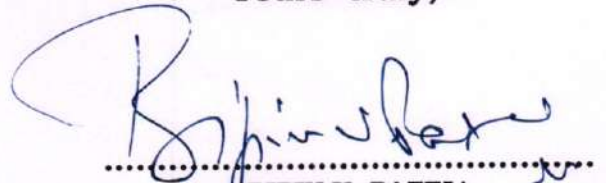
Now, in order to check the hidden rights whomsoever of the persons from the society at large, if any, I gave public notice in the daily GUJARAT SAMACHAR News Paper on Dt/22/06/2019, inviting objection from the interested persons. In response to the aforesaid public notice, I have not received any objection so far.

Hence, I opine that from the documents submitted by the applicant and believing the same to be true, correct & trustworthy, and furnished to us to be true that the title of the applicant pertaining to the Non-Agricultural land bearing Final Plot No-52, allotted in lieu of land bearing Survey No-334/4/A, under the Zundal T. P. Scheme No-409/B, the land admeasuring about 1153 Sq. Mtrs. (as per the Final Plot area), the land situate lying and being at Village-ZUNDAL, Taluka & District-Gandhinagar are clear and marketable and free from all encumbrances or any kind of encumbrances without any reasonable doubt.

Date :- 19TH SEPTMBER, 2019.

Yours truly,




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(BIPIN V. PATEL)
ADVOCATE