

BHISHMAK PANDIT



Advocate & Associates

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To,

1) ANANDIBEN HASMUKHBHAI PATEL

(Having 67% share in the said Land)

2) VASANTBHAI BHAVJIBHAI PATEL

(Having 33% share in the said Land)

TITLE CERTIFICATE CUM - REPORT

Reg: In the matter of investigation to the title of Non-Agricultural Land bearing Revenue Survey/Block No. 542 admeasuring about 26102 Sq. Mtr. paiki 13051 Sq. Mtr. (After deduction of area under T P Scheme 11959 Sq. Mtr.) situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad belonging to (1) ANANDIBEN HASMUKHBHAI PATEL (Having 67% share in the said Land) & (2) VASANTBHAI BHAVJIBHAI PATEL (Having 33% share in the said Land).

TITLE INVESTIGATION REPORT

In pursuance of your instructions to investigate/verify the titles of aforesaid property/land, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara Mamlatdar and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about thirty years through my search clerk. We have also taken root of titles for last about Thirty years and verified the documents, papers, writings and records submitted by the owner of the said property/land and believing the same to be true,



genuine and obtained from original sources and relied on the facts mentioned therein believing the same to be true, our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. Prior to year 1950 the land of Block/Survey No.542 of mouje Viramgam belonged to (1) Dalpatbhai Harilal and (2) Fulchand Narandas.

2. Thereafter, Owner(s)/Occupier(s) of land (1) Dalpatbhai Harilal and (2) Fulchand Narandas had sold and convey said land of Block/Survey No.542, situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district Viramgam and Registration District Ahmedabad to Chunilal Khetashibhai by Sale Deed on dated 25/05/2050. The entry to that effect was entered in revenue record by entry no. 3222 dated 12/07/1950.

3. Thereafter, Co-Owner and Co-occupier of the said land raised loan on the said land in question from Gujarat State Co. Op. Bank Ltd. The entry to that effect was entered in revenue record by entry no.3999 dated 08/07/1961.

4. Thereafter, Co-Owner and Co-occupier of the said land Repaid the loan of Gujarat State Co. Op. Bank Ltd. And hence the charge of the same was released from the revenue records of the said land. The entry to that effect was entered in revenue record by entry no.6313 dated 15/07/1969.

5. Thereafter, Co-Owner and Co-occupier of the said land raised loan on the said land in question from The Viramgam Seva Sahkari Mandli Ltd. The entry to that effect was entered in revenue record by entry no.6620 dated 27/07/1971.

6. Thereafter, Co-Owner and Co-occupier of the said land raised loan on the said land in question from The Viramgam Seva Sahkari Mandli Ltd. The entry to that effect was entered in revenue record by entry no.6829 dated 15/02/1975.



7. Thereafter Chunilal Khetshibhai died intestate on 16/02/1977 leaving behind his heirs (1) Chanchalben wd/o Chunilal Khetashibhai, (2) Shashikant Chunilal, (3) Kaushikbhai Chunilal and (4) Rameshchandra Chunilal. Entry to that effect was entered in revenue record by entry no. 6914 dated 18/04/1977 which was certified on dated 28/09/1977.

8. Thereafter Rameshchandra Chunilal died intestate on 12/04/2002 leaving behind his heirs (1) Vidhyaben wd/o Rameshchandra Chunilal and (2) Nimeshbhai Rameshchandra. Entry to that effect was entered in revenue record by entry no.9900 dated 10/10/2002.

9. Thereafter, Co-Owner and Co-occupier of the land Chanchalben wd/o Chunilal Khetashibhai died intestate on dated 19/04/2002 and hence, her name has been deleted from the revenue records. Entry to that effect was entered in revenue record by entry no.9901 dated 10/10/2002.

10. Thereafter, Owner(s)/Occupier(s) of land (1) Shashikant Chunilal, (2) Kaushikbhai Chunilal, (3) Vidhyaben wd/o Rameshchandra Chunilal and (4) Nimeshbhai Rameshchandra had sold and convey said land of Block/Survey No.542, situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district Viramgam and Registration District Ahmedabad to Kanjibhai Maljibhai by Sale Deed registered in the office of the Sub-registrar. The entry to that effect was entered in revenue record by entry no.10146 dated 01/11/2003 which was certified on 08/02/2004.



11. Thereafter, Owner(s)/Occupier(s) of land Kanjibhai Maljibhai had sold and convey said land of Block/Survey No.542, situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad to Rameshbhai Dahyabhai by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.131 on dated 24/02/2005. The entry to that effect was entered in revenue record by entry no.10391 dated 20/07/2005 which was certified on 31/08/2005.

12. Thereafter, Owner(s)/Occupier(s) of land Rameshbhai Dahyabhai had sold and convey said land of Block/Survey No.542, situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad to Dashrathbhai Manilal Gajjar by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.1495 & 1506 on dated 28/04/2008 & 29/04/2008. The entry to that effect was entered in revenue record by entry no.10934 dated 19/05/2008 which was certified on 22/07/2008.

13. Thereafter, Owner(s)/Occupier(s) of land Dashrathbhai Manilal Gajjar had sold and convey said land of Block/Survey No.542 admeasuring 26102 Sq.Mtr. paiki 10701 Sq. Mtr., situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad to (1) Anandiben Hasmukhbhai Patel (Having 67% share in the said Land) & (2) Vasantbhai Bhavjibhai Patel (Having 33% share in the said Land) by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.1093 on dated 03/06/2015. The entry to that effect was entered in revenue record by entry no.14309 dated 03/06/2015 which was certified on 08/07/2015.

14. Thereafter, Co-Owner and Co-occupier of the said land Repaid the loan of The Viramgam Seva Sahkari Mandli Ltd (which was taken vide mutation entry nos. 6620 & 6829). And hence the charge of the same was released from the revenue records of the said land as per charge release letter dated 19/10/2016 issued by the The Viramgam Seva Sahkari Mandli Ltd. The entry to that effect was entered in revenue record by entry no.15037 dated 24/10/2016 which was certified on 03/12/2016.



15. That Thereafter, District Collector, Ahmedabad granted permission to the Said Land of Block/Survey No.542 admeasuring 26102 Sq.Mtr. paiki 14086 Sq. Mtr for Commercial purpose Non-agricultural use permission vide their order bearing No. CB/LAND-1/N.A./S.R.1238/2016, dated: 04/09/2017. The entry to that effect was entered in revenue record by entry

no.15413 dated 16/09/2017 which was certified on 26/10/2017.

16. That Thereafter, District Collector, Ahmedabad granted permission to the Said Land of Block/Survey No.542 admeasuring 26102 Sq.Mtr. paiki 10701 Sq. Mtr for purpose of Non-agricultural use permission vide their order bearing No. CB/NA/AHMEDABAD/Viramgam/542/1009897/2019, dated: 01/08/2019. The entry to that effect was entered in revenue record by entry no.16684 dated 22/08/2019 which was certified on 06/11/2019.

17. Thereafter, Owner(s)/Occupier(s) of land Dashrathbhai Manilal Gajjar had sold and convey said land of Block/Survey No.542 admeasuring 26102 Sq.Mtr. paiki non agricultural land 14086 Sq. Mtr. paiki 2350 Sq. Mtr., situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad to (1) Anandiben Hasmukhbhai Patel (Having 67% share in the said Land) & (2) Vasantbhai Bhavjibhai Patel (Having 33% share in the said Land) by Sale Deed registered in the office of the Sub-registrar of Assurances under serial No.553 on dated 10/03/2021. The entry to that effect was entered in revenue record by entry no.17748 dated 10/03/2021 which was certified on 20/04/2021.

18. That the said (1) ANANDIBEN HASMUKHBHAI PATEL (Having 67% share in the said Land) & (2) VASANTBHAI BHAVJIBHAI PATEL (Having 33% share in the said Land) had submitted an application to the Office of Viramgam Area Development Authority (VADA) for obtaining Development permission for Residential Units and hence Viramgam Area Development Authority had granted the said application vide Development Permission No. 1045BP21220004, dated 15/09/2021.

19. As a part of investigation of title, we have issued public notice appeared in the daily news paper "SANDESH" dated: 17/11/2021 for inviting any claim in, on or upon the said land. Pursuant to which, we have not received any claim/objection from any persons, in response thereto.



20. Thus the said Non-Agricultural Land bearing Revenue Survey/Block No. 542 admeasuring about 26102 paiki 13051 (After deduction of area under T P Scheme 11959 Sq. Mtr.) situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad is independently owned, occupied and possessed by (1) ANANDIBEN HASMUKHBHAI PATEL (Having 67% share in the said Land) & (2) VASANTBHAI BHAVJIBHAI PATEL (Having 33% share in the said Land).

21. The aforesaid report/opinion is reference of revenue records and Sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrances and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents; statements etc. produced/submitted by the owners and relied on the facts mentioned therein believing the same to be true.

22. We have been informed by the owner/s of the said property/land that except the above stated facts. The said property/land has not been given in security. Neither they nor any of their heirs administrators, Successors and assigns or any prior owner/s or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said property/land is not subject matter of any pending proceedings and that any order decree, attachment or any order of any court or authority not operating against the said property/land adversely affecting the title. The said property/land or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal and scrutiny of the deeds, documents, papers, writings and records etc. submitted/ furnished by you and believing the same to be true, genuine and obtained from original sources, I am of the opinion that the title of the captioned property/land belonging to (1) ANANDIBEN HASMUKHBHAI PATEL (Having 67% share



in the said Land) & (2) VASANTBHAI BHAVJIBHAI PATEL (Having 33% share in the said Land) is clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-

(a) Verification of all original title chain documents, revenue records and previous transfer executed by Power of Attorney Holder [If Any].

(b) Fulfillment the terms and conditions laid down in N.A. Order.

(c) Fulfillment the terms and conditions laid down in Development permission.

(d) Fulfillment of the Provisions of relevant laws for the time being in force.

SCHEDULE

ALL THAT piece or parcel of immovable property being Non-Agricultural Land bearing Revenue Survey/Block No. 542 admeasuring 26102 Sq. Mtr. Paiki 13051 sq.mtr. (After deduction of area under T P Scheme 11959 Sq. Mtr.) situated, lying and being at Mouje Village Viramgam of Taluka and Sub-district of Viramgam and Registration District Ahmedabad.

Date : 27.11.2021

Place : Ahmedabad



Bhishmak Y. Pandit, Advocate
Enrolment No.G/1865/2008



Caution:- This is to inform that sometimes search of registration records of immediate past about some years is not available and search of complete registration record not available due to destruction records and tearing of pages of Books available for inspection. Moreover conditional Computerized search is issued by the sub-registrar is not well prepared/maintained by state government Agency and hence may be erroneous resulting into error and with that caution, condition, understanding and on the basis of Registration search the above Title Opinion Certificate is issued.