



Hiren Raval & Associates
Advocates

506, Venus Benecia, Nr. Pakvan Dining Hall - II,
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REPORT ON TITLE

Date : 23/10/2021

Re. : IN THE MATTER OF INVESTIGATION OF TITLE TO THE Non-Agricultural land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. and Final Plot No. 49 Paiki admeasuring 3278 sq. mtrs. (as per F-Form Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs.) of Town Planning Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol, Taluka Vatva in the District of Ahmedabad & Registration Sub-District of Ahmedabad-11 (Aslali) belonging to Kedar Developers, a Partnership firm of Ahmedabad having its office at 201, Shanti Arcade, Jaymangal BRTS Bus Stop, Naranpura, Ahmedabad.

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That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last more than around Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That, the then agricultural land bearing Survey No. 639/4 admeasuring Acre-1, Gutha-14 of Mouje Vinzol of Taluka Vatva in the District of Ahmedabad was belonging to Ishvardas Shankardas as an absolute owner and possessor thereof.



2. That, as per Order bearing No. T.N.C. dated- 27/11/1947 in accordance with the provisions of Section-32 G of the Bombay Tenancy & Agricultural Lands Act, name of protected tenant Hanuji Harbhamji was entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2264 dated- 11/02/1948, which was duly certified by the concerned revenue authority.
3. That, as per Circular bearing No. WTN4035 dated- 28/07/1953 in accordance with the provisions of the Bombay Abolition Act 1952, said land was given to possessor of the said land namely Ishvardas Shankardas with 'Khalsa Head' from 01/08/1955. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 2969 dated- 06/02/1955, which was duly certified by the concerned revenue authority.
4. That, as per Taluka Circular bearing No. T.N.C. dated- 03/11/1952, name of Punjaji Sartanji was entered in the other rights column of revenue records as normal tenant. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3100 dated- 29/07/1955, which was duly certified by the concerned revenue authority.
5. That, as per Taluka Circular bearing No. T.N.C. dated- 07/03/1955, said Hanuji Harbhamji (Protected Tenant) was not cultivating the said land for consecutive two years and hence his name was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3142, dated- 29/07/1955, which was duly certified by the concerned revenue authority.

6. That, said Ishvardas Shankardas sold and conveyed the said land to Govinddasji Gurumadhavdasji by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad on dated- 16/06/1955. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3152, dated- 15/10/1955, which was duly certified by the concerned revenue authority.
7. That, as per Taluka Circular bearing No. T.N.C. dated- 07/03/1955, said Punjaji Sartanji (Normal Tenant) was not cultivating the said land for consecutive two years and hence his name was deleted from the other rights column of revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3283, dated- 26/07/1957, which was duly certified by the concerned revenue authority.
8. That, said Govinddasji Gurumadhavdasji sold and conveyed the said land to (i) Punjaji Sartanji (ii) Partapsingh Sartanji and (iii) Karshanji Sartanji by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad under Sr. No. 3091 dated- 18/05/1959. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3357, dated- 11/09/1959, which was duly certified by the concerned revenue authority.
9. That, said Punjaji Sartanji died intestate on 07/03/1996 and hence according to Hindu Law, names of his legal heirs (i) Gajraben Wd/o. Punjaji Sartanji and (ii) Geetaben Punjaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 5621, dated- 21/08/1996, which was duly certified by the concerned revenue authority.

10. That, said (i) Gajraben Wd/o. Punjaji Sartanji (ii) Geetaben Punjaji (iii) Pratapji Sartanji and (iv) Karsanji Sartanji sold and conveyed the said land to (i) Sanjay Haribhai Thakkar (ii) Rajesh Haribhai Thakkar (iii) Jaydev Rajendrasinh Kushwah and (iv) Amit Pravinbhai Thakkar by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad under Sr. No. 5093 dated- 12/09/2006. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6076, dated- 09/11/2006, which was duly certified by the concerned revenue authority.
11. That, said (i) Sanjay Haribhai Thakkar (ii) Rajesh Haribhai Thakkar (iii) Jaydev Rajendrasinh Kushwah and (iv) Amit Pravinbhai Thakkar sold and conveyed the said land to (i) Vallabhbhai Prahladbhai Patel (ii) Subhashbhai Prahladbhai Patel and (iii) Ashaben Shakralal Patel by Sale Deed, which was duly registered with the Sub-Registrar Ahmedabad under Sr. No. 8891 dated- 29/09/2008. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6516, dated- 05/01/2010, which was duly certified by the concerned revenue authority.
12. That, said (i) Vallabhbhai Prahladbhai Patel (ii) Subhashbhai Prahladbhai Patel and (iii) Ashaben Shakralal Patel sold and conveyed the said land along with other land to (i) Rameshbhai Ravjibhai Dobariya HUF through its Karta & Manager Rameshbhai Ravjibhai Dobariya (ii) Hansaben Rameshbhai Patel (iii) Mukeshbhai Bhagvanbhai Chandarana and (iv) Geetaben Pravinbhai Desai by Sale Deed dated- 29/12/2009, which was duly registered with the Sub-Registrar Ahmedabad under Sr. No. 9231 dated- 30/12/2009. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 6533,

dated- 05/01/2010, which was duly certified by the concerned revenue authority.

13. That, said land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. of Mouje Vinzol covered under the Town Planning Scheme No. 72 (Hathijan-Vinzol).
14. That, said land bearing Survey No. 639/4 along with other land bearing Survey No. 639/3, 639/6, 639/7/2 and Final Plot No. 49/1 admeasuring 5706 sq. mtrs. of T. P. Scheme No. 72 of Mouje Vinzol converted into non-agricultural land for residential purpose as per Order bearing No. CB / CTA / N.A. / S.R.411 / 2012 dated- 25/07/2012 issued by Collector - Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 7174, dated- 07/08/2012, which was duly certified by the concerned revenue authority.
15. That, Collector - Ahmedabad has granted the revised N.A. use permission for multipurpose for land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. paiki 3278 sq. mtrs. vide Order bearing No. 2444 / 07 / 16 / 029 / 2019 dated- 17/12/2019. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 8213, dated- 17/12/2019, which was duly certified by the concerned revenue authority.
16. That, as per Opinion issued by Town Planner - Ahmedabad, said land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. given Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs. under Town Planning Scheme No. 72 (Hathijan-Vinzol).

17. That, said (i) Rameshbhai Ravjibhai Dobariya HUF through its Karta & Manager Rameshbhai Ravjibhai Dobariya (ii) Hansaben Rameshbhai Patel (iii) Mukeshbhai Bhagvanbhai Chandarana and (iv) Geetaben Pravinbhai Desai sold and conveyed the said Non-Agricultural land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. and Final Plot No. 49 Paiki admeasuring 3278 sq. mtrs. (as per F-Form Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs.) of Town Planning Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol to Kedar Developers, a Partnership Firm by Sale Deed dated- 04/03/2021, which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 3828 dated- 10/03/2021. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 8445, dated- 15/04/2021, which was duly certified by the concerned revenue authority.
18. That, members & coparceners of Rameshbhai Ravjibhai Dobariya HUF namely (i) Geetaben W/o. Rameshbhai Dobariya (ii) Chintanbhai S/o. Rameshbhai Dobariya himself and as a natural guardian & father of Minor Siya Chintanbhai Dobariya, Minor Sparsh Chintanbhai Dobariya (iii) Poonam Chintan Dobariya (iv) Nishant S/o. Rameshbhai Dobariya himself and as a natural guardian of Minor Kavish, Minor Araben and (v) Vaishali Nishant Dobariya have executed a Deed of Confirmation in favour of Kedar Developers, a Partnership Firm, which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 9340 dated- 21/06/2021 and confirmed the aforesaid Sale Deed bearing Registration No. 3828 dated- 10/03/2021 in favour of Kedar Developers, a Partnership Firm inter alia declaring therein that said land was sold and conveyed to the said firm for



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legal necessity of their Hindu Undivided Family and for benefit of estate of their minors.

19. That, said Kedar Developers, a Partnership Firm has given the said land bearing Survey No. 639/4 paiki and Final Plot No. 49 Paiki admeasuring 12.98 sq. mtrs. of Town Planning Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol to Torrent Power Ltd. for electricity sub-station purpose by Lease Deed, which was duly registered with the Sub-Registrar Ahmedabad-11 (Aslali) under Sr. No. 8769 dated- 09/06/2021.
20. That, Kedar Developers, a Partnership Firm through its Authorized Partner Shri Mukeshkumar Chhaganlal Patel executed a Declaration before notary public at Ahmedabad on dated- 29/06/2021 declaring inter alia therein that the said land is free from all encumbrances and the aforesaid party has not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner.
21. That, upon instructions of aforesaid party, we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on dated- 11/10/2021 inter alia invited claims & objections from the public in general and in response thereto, we have not received any kind of claims or objections in any manner till date.
22. That we have taken search from the Talati and Sub-Registrar's records for the period of last about more than 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby



certified that the said land belonging to Kedar Developers, a Partnership Firm
is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Survey No. 639/4
admeasuring 5463 sq. mtrs. and Final Plot No. 49 Paiki admeasuring 3278 sq. mtrs.
(as per F-Form Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs.) of Town Planning
Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol, Taluka Vatva in the District of
Ahmedabad & Registration Sub-District of Ahmedabad-11 (Aslali) and the same is
bounded as follows;

On or towards the East : 18 mtr. T. P. Road
On or towards the West : AMC Reservation Final Plot No.93
On or towards the North : Final Plot No.47/5
On or towards the South : Final Plot No.49/1/2

HIREN RAVAL & ASSOCIATES
ADVOCATES



NOTE : This is to inform that sometime the search of complete registration record is
not available due to tearing of book No. 2 of Registration Records as well as
technical system of the Government.



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TITLE CLEARANCE CERTIFICATE

Date : 23/10/2021

Re.: In the matter of Investigation of Title to the Non-Agricultural land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. and Final Plot No. 49 Paiki admeasuring 3278 sq. mtrs. (as per F-Form Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs.) of Town Planning Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol, Taluka Vatva in the District of Ahmedabad & Registration Sub-District of Ahmedabad-11 (Aslali) belonging to Kedar Developers, a Partnership firm of Ahmedabad having its office at 201, Shanti Arcade, Jaymangal BRTS Bus Stop, Naranpura, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period from 1994 to 2021 and Search Receipt bearing No. 15165 dated- 12/10/2021 and Search Receipt bearing No. 10791 dated- 12/10/2021 and we have perusal and verification of documents of title deeds produced to us by the aforesaid party, as also we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Newspaper, "Gujarat Samachar" dated- 11/10/2021 and we have not received any objection thereof and Shri Mukeshkumar Chhaganlal Patel partner of the said firm has executed declaration in respect of the said land before notary public at Ahmedabad dated- 29/06/2021 and on the basis of the said declaration we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances.





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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Survey No. 639/4 admeasuring 5463 sq. mtrs. and Final Plot No. 49 Paiki admeasuring 3278 sq. mtrs. (as per F-Form Final Plot No. 49/1/1 admeasuring 3277 sq. mtrs.) of Town Planning Scheme No. 72 (Hathijan-Vinzol) of Mouje Vinzol, Taluka Vatva in the District of Ahmedabad & Registration Sub-District of Ahmedabad-11 (Aslali) and the same is bounded as follows;

On or towards the East : 18 mtr. T. P. Road

On or towards the West : AMC Reservation Final Plot No.93

On or towards the North : Final Plot No.47/5

On or towards the South : Final Plot No.49/1/2

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ADVOCATES**



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અરજી પહોંચ

મિલકત નું વર્ણન : સર્વેન-639/4

Search in : વિંઝોલ /VINZOL

પહોંચ નંબર ૨૦૨૧૦૦૫૦૨૩૯૬૨ અરજી નંબર
તારીખ ૧૨ માહે

૧૫૧૬૫ અરજી વર્ષ ૨૦૨૧
ઓક્ટોબર સને ૨૦૨૧

રજુ કરનારનું નામ હિરેન રાવલ એન્ડ એસો
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1994 2011

દડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



કુલ એકદરે રૂ. ૨૯૦.૦૦

અંકે રૂપિયા બે સો નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

V.D.Nadiyadara
સબ રજીસ્ટ્રાર
અમદાવાદ - ૬-નારોલ

અંકે રૂ. : 290.00

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સબ રજીસ્ટ્રાર, અમદાવાદ - ૬-નારોલ

અરજી પહોંચ

મિલકત નું વર્ણન : સન-639/4,ટીપી-72,એફ પી-49/1/1

Search in : વિંઝોલ /VINZOL

પહોંચ નંબર ૨૦૨૧૩૧૧૦૨૮૨૧૩ અરજી નંબર ૧૦૭૮૧ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૨ માહે ઓક્ટોબર સને ૨૦૨૧

રજુ કરનારનું નામ હિરેન રાવાલ એન્ડ એસો

નોંચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

ફોરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

મોઘ અગર તપાસણી.....Year: 2011 2021

ડડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



કુલ એકંદરે રૂ. ૨૨૦.૦૦

અંકે રૂપીયા બે સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

G. K. PATEL
સબ રજીસ્ટ્રાર

અમદાવાદ- ૧૧ અસલાલી

અંકે રૂ. : 220.00

20211012720647574

સબ રજીસ્ટ્રાર, અમદાવાદ- ૧૧ અસલાલી