



Mukeshkumar V. Shah

B. Com., L.L.M., D.T.P., D.L.P.

(ADVOCATE & NOTARY)

OFFICE : Office No. 6, 4th Floor, K. B. Comm. Center, Nr. Dinbai Tower, Khanpur, Ahmedabad - 380 001.

COURT : Opp. Sub Registrar Office, Collector Office Compound, Gheekanta, Juni Civil, Ahmedabad - 380 001

RESIDENCE : F/65, Snehal Apartments, Opp. Sarvoday Society Part - 1, Sola Road, Ahmedabad - 380 061.

(R) : 079 - 2745 5739
(M.) : 94260 17244

Date :

TITLE CERTIFICATE & SEARCH REPORT

Re. :- Investigation of the Title to Non-Agriculture land of Industrial use bearing Account No.206, Block No.248 paiki (Old Survey No.64, 65p, 80p) admeasuring 6341 sq.mtrs. paiki (admeasuring 2019 sq.mtrs. deduct in O.N.G.C.) admeasuring 4195 sq.mtrs. situated at Mouje Village Geratnagar, Taluka Dascroi, District Ahmedabad and Sub-District Ahmedabad-11 (Aslali) is belonging to (1). **Kirtikumar Mohanbhai Prajapati**, (2). **Chandrakantbhai Mohanbhai Prajapati** as a owners and occupiers.

As per the instruction given to me by (1). **Kirtikumar Mohanbhai Prajapati**, (2). **Chandrakantbhai Mohanbhai Prajapati**. I have taken necessary search with the Sub-Registry records and other relevant Revenue records for last morethen 30 years and state as follows :-

Revenue Mutation Entry No.2 :-

That the New Tenure land was owned and possessed by Najarali Amirmiya.

Revenue Mutation Entry No.492, dated 2/7/1953 :-

That the land owner Najarali Amirmiya expired on 2/6/1953 leaving behind his legal heirs Minor Husenmiya Najarmiya, Minor Kadarali Najarmiya through their guardian Lalbibbi Wd/o. Najarmiya



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entered in the revenue record, which was certified on 1/10/1953.

Revenue Mutation Entry No.668, dated 13/4/1965 :-

That the order of competent authority of Government Amalgamation of Old SURvey No.64, 65, 80 and given New Block No.62 was belonging to Husenmiya Najarmiya, Kadarali Najarmiya, Lalbibbi Wd/o. Najarmiya.

Revenue Mutation Entry No.772, dated 15/10/1970 :-

That the co-owner Hajibibi Javamiya waived her all right, title and interest of the said land in favour of other co-owners and as per her statement, affidavit her name was deleted from the revenue record and this entry was certified.

Revenue Mutation Entry No.775, dated 1/4/1973 :-

That the land owners (1). Husenmiya Nazarmiya, (2). Kadarali Nazarmiya sold and conveyed land bearing Survey No.80 to Manubhai Ambalal and sold and conveyed land bearing Survey No.64 and 65 to (1). Naranbhai Chaturbhai, (2). Shantilal Chaturbhai by way of registered sale deeds on datd 23/8/1975 and name of purchasers entered in the revenue record and this entry was certified.

Revenue Mutation Entry No.779, dated 1/4/1976 :-

That the land owners Husenmiya Najarmiya, Kadarali Najarmiya sold and conveyed land bearing Survey No.64 and 65 to (1). Naranbhai Chaturbhai, (2). Shantilal Chaturbhai by way of registered sale deeds



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on datd 23/9/1975 and name of purchasers entered in the revenue record and this entry was certified on dated 31/5/1977.

Revenue Mutation Entry No.885, dated 21/11/1984 :-

That the co-owner Shantibhai Chaturbhai Patel waived his all right, title and interest of the land bearing Survey No.62A in favour of his brother Naranbhai Chaturbhai Patel by way of registered Release Deed on dated 7/11/1984 and name Shantibhai Chaturbhai Patel was deleted from the revenue record and this entry was certified.

Revenue Mutation Entry No.930, dated 2/11/1987 :-

As per order No.JMN/Vashi/3774, dated 7/2/1987 of competent authority of Government to recover conversion tax on 5/2/1986 under Land Revenue Code Section-67-A.

Revenue Mutation Entry No.981, dated 21/1/1992 :-

As per Gazzate of Government of India published on dated 4/10/1986 that the land bearing Survey No.62/A, admeasuring 1200 sq.mtrs. acquired in O.N.G.C.

Revenue Mutation Entry No.1001, dated 1/9/1995 :-

That the land owner Naranbhai Chaturbhai Patel sold and conveyed land bearing Survey No.62A to (1). Mohanbhai Revabhai, (2). Kirtikumar Mohanbhai, (3). Chandrakant Mohabhai by way of registered Sale Deed Serial No.2507 on dated 24/8/1995 and name Purchasers entered in the revenue record and this entry was certified.



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Revenue Mutation Entry No.1403, dated 28/7/2011 :-

That the O.N.G.C. final award for acquired land of Survey No. 62/A to its land owner Mohanbhai Revabhai, Kirtibhai Mohanbhai, Chandrakant Mohanbhai on dated 28/7/2011 by Award Case No.AMDL/LAQ/S.R./Geratnagar/07-08/2011.

Revenue Mutation Entry No.1426, dated 7/3/2012 :-

As per Award Case No.AMD/L.A.Q/L.R./Geratnagar/07-08/2011 dated 28/7/2011 the land bearing Survey No.62/A paiki 2019 sq.mtrs. and Survey No.66/paiki 5435 sq.mtrs. acquired in O.N.G.C.

Revenue Mutation Entry No.1538, dated 9/12/2014 :-

That order of Deputy Collector, Dascroi Prant to correction of admeasuring 24585 sq.mtrs. mentioned in village Form No.7/12 of S.No.62/A by their Order No.JAMIN/Kshati/Correction/Geratnagar/S.R.No.32/2014 dated 8/12/2014.

Revenue Mutation Entry No.1558, dated 14/7/2015 :-

That order of Hon'ble District Collector to free from Resitricted authority type the said land in Non-Agriculture use for Industrial purpose by their Order No.CB/CTS-2/Na.Sha./Primium/Geratnagar/S.No./Block No.62/A/S.R.94/2014/E.W.M.S.N.O.-13084 dated 13/7/2015.

Revenue Mutation Entry No.1565, dated 18/9/2015 :-

That order of Hon'ble District Collector to give Non-Agriculture use permission for Industrial purpose of land bearing Survey No.62/A



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by their Order No.CB/ADM/Ta.Bi.Khe./Tatkal/K-65/S.R.251/2015 dated 21/8/2015.

Revenue Mutation Entry No.1613, dated 16/9/2016 :-

That the co-owner Mohanbhai Revabhai Prajapati expired on dated 27/8/2016 leaving behind his legal heirs (1). Jyotsnaben Mohanbhai, (2). Kalpnaben Mohanbhai, (3). Kirtikumar Mohanbhai, (4). Chandrakantbhai Mohanbhai, (5). Hansaben Mohanbhai, (6). Kashiben Wife of Mohabhai-expired total five heirs hence name of legal heirs entered in the revenue record and this entry was certified.

Revenue Mutation Entry No.1616, dated 18/10/2016 :-

That order of Supt. of Land Record to Promolgation of revenue record of Mouje village Geratnagar by their Order No.N.dso/resurvey/aakarbandh/kayamkhardo/GERATNAGAR/2016 dated 14/10/2016.

Revenue Mutation Entry No.1646, dated 25/5/2017 :-

That order of Hon'ble District Collector to free from Resitricted authority type the said land in Non-Agriculture use for Industrial purpose by their Order No.ACB/ CTS-1/Na.Sha./Primium/Geratnagar S.No./ Block No.62/A/S.R.60/ 2014 dated 16/3/2017.

Revenue Mutation Entry No.1648, dated 1/6/2017 :-

That the co-owners (1). Jyotsnaben Mohanbhai, (2). Kalpnaben Mohanbhai, (3). Hansaben Mohanbhai waived their all right, title and interest of the land bearing Survey No.161, 165, 201, 247, 248 in favour of (1). Kirtikumar Mohanbhai, (2). Chandrakantbhai



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Mohanbhai by way of registered Release Deed serial No.931 on dated 16/5/2017 and this entry was certified.

Revenue Mutation Entry No.1670, dated 22/9/2017 :-

That order of Hon'ble District Collector to give Non-Agriculture use permission for Industrial purpose of land bearing Survey No.247 by their Order No.CB/CTS-1/Ta.Bi.Khe./K-65/S.R.No.64/2017 dated 24/7/2017.

I found that That the said land bearing Survey No.62/A lieu whereof in Town Planning Scheme No.116 (Ramol-Geratpur-Hathijan) and allotted Final Plot No.37/1, admeasuring 2019 sq.mtrs. of original plot and admeasuring 1211 sq.mtrs. of Final Plot and Final Plot No.37/2, admeasuring 23578 sq.mtrs. (Final Plot No.37/2/1, admeasuring 4195 sq.mtrs. and Final Plot No.37/2/2, admeasuring 9952 sq.mtrs.) total admeasuring 25597 sq.mtrs. of Original Plot and admeasuring 15358 sq.mtrs. of Final Plot and thereafter as per order of Deputy Collector, Dascroi Prant Ahmedabad that the rectification in admeasuring of land bearing Survey No.62/A dated 8/12/2014 and after correction in admeasuring that true and correct admeasuring of Survey No.62/A given Final Plot No.37/1, admeasuring 2019 sq.mtrs. acquired in O.N.G.C. and admeasuring 1211 sq.mtrs. of Final Plot and Final Plot No.37/2, admeasuring 22566 sq.mtrs. (Final Plot No.37/2/1, admeasuring 4195 sq.mtrs. and Final Plot No.37/2/2, admeasuring 9345 sq.mtrs.) total admeasuring of Final Plot is 14751 sq.mtrs. under order of Town Planning Officer, Ward-5, Ahmedabad by order



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No.T.P.S.116/Ramol-Geratpur-Hathijan/42 dated 22/1/2015 and to informed by letter to Mamlatdar, Ahmeadabad.

I personally find above revenue mutation entries and as per taken available record of Index-II of Sub-Registrar offices, Ahmedabad that my opinion (1). **Kirtikumar Mohanbhai Prajapati**, (2). **Chandrakantbhai Mohanbhai Prajapati** are owners and occupiers of the Non-Agriculture land of Industrial use bearing Account No.206, Block No.248 paiki (Old Survey No.64, 65p, 80p) admeasuring 6341 sq.mtrs. paiki (admeasuring 2019 sq.mtrs. deduct in O.N.G.C.) admeasuring 4195 sq.mtrs. situated at Mouje Village Geratnagar, Taluka Dascroi, District Ahmedabad and Sub-District Ahmedabad-11 (Aslali).

At present (1). **Kirtikumar Mohanbhai Prajapati**, (2). **Chandrakantbhai Mohanbhai Prajapati** are owners and occupiers of the Non-Agriculture land of Industrial use bearing Account No.206, Block No.248 paiki (Old Survey No.64, 65p, 80p) admeasuring 6341 sq.mtrs. paiki (admeasuring 2019 sq.mtrs. deduct in O.N.G.C.) admeasuring 4195 sq.mtrs. situated at Mouje Village Geratnagar, Taluka Dascroi, District Ahmedabad and Sub-District Ahmedabad-11 (Aslali)

SCHEDULE

ALL THAT PIECE AND PARCEL OF Non-Agriculture land of Industrial use bearing Account No.206, Block No.248 paiki (Old Survey No.64, 65p, 80p) admeasuring 6341 sq.mtrs. paiki (admeasuring 2019 sq.mtrs. deduct in O.N.G.C.) admeasuring 4195 sq.mtrs. situated at Mouje Village Geratnagar, Taluka Dascroi, District Ahmedabad and Sub-District Ahmedabad-11 (Aslali).



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That I have caused necessary searched from available record for a period of last more than 30 years from the records of the offices of Sub-Registrar Office Ahmedabad-1 (City) by Receipt No.2019002032030, Application No.26337, dated 25/11/2019 Year 1960 to 1994 of Index-II some records of Index-II of Sub Registrar Office are torn and offices of Sub-Registrar Office Ahmedabad-5 (Narol) by Receipt No.2019005029254, Application No.19434, dated 18/11/2019 Year 1995 of Index-II and records of the offices of Sub-Registrar Office Ahmedabad-14 (Dascroi) by Receipt No.2019314010628, Application No.6286, dated 16/11/2019 Year 2011 to 2019 of Index-II record and revenue record as well as Talati and it appears that the above property is without any encumbrance, charge, right or lien.

Place : Ahmedabad.

Date : 28/11/2019


Mukesh V. Shah,
Advocate & Notary