

LEGAL VALUES

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Date: 21/03/2018

To,

M/S. ABHILASHHA BUILDCON

Add:- 47, Vrajdharm Bungalows,
Village Shela, Taluka Sanand,
District Ahmedabad.



Re: In the matter of Title Investigation of immovable property bearing Non-Agricultural Land for residential and commercial purpose on Survey/Block no. 450 admeasuring 8700 sq. meters in Draft T.P. Scheme no. 82 (Lambha-Laxmipura) bearing Final Plot no. 67 admeasuring 5221 sq. meters in Village Lambha, Taluka Vatva in the Registration District & Sub District of Ahmedabad (Aslali-11).

Gentleman,

As per your instruction, I have investigated the title of the captioned property from various records and documents and papers as well as by perusing copies of documents, paper etc., produced before me, I have cause necessary search to be taken with revenue and sub registry records for a period of last thirty years. We have also published a public notice in Sandesh Newspaper calling public at large for any type of objection.

Title Clearance Certificate

For

NON-AGRICULTURAL LAND

SURVEY/BLOCK NO. 450

INCORPORATED IN DRAFT T.P. SCHEME NO. 82

(LAMBHA-LAXMIPURA)

BEARING F P. NO. 67 ADMEASURING 5221 SQ. METERS

IN VILLAGE LAMBHA, TALUKA VATVA

IN THE REGISTRATION DISTRICT & SUB DISTRICT OF

AHMEDABAD (ASLALI-11)

Title Certificate

By

F G. RUSHNAIWALA (Advocate)

FOR

LEGAL VALUES

LEGAL PRACTITIONERS & CONSULTANTS

**Add.: 406, Pratiksha Complex, Nr. Mahalaxmi Cross Road, Paldi,
Ahmedabad.**

We have to state on the basis of the said investigation, documents, Public notice etc., our report on title of the captioned property is as under:-

- 1) That Block No. 450 (Old survey no. 484) Prior to 1945 was in the ownership of Jivanlal Dalshukhlal and Harilal Dalshukhlal. Thereafter the said Jivanlal Dalshukhlal and Harilal Dalshukhlal passed away and as per the order of Mamlatdar vide order no. RTSSRI-137 dated 15/10/1945 as per objection register receivers were appointed for the said land and entry to that effect was duly certified in the revenue record at Mutation entry no. 1107 that was duly certified on date 14/11/1945.
- 2) Thereafter the said land was sold to Patel Jivabhai Madhavdas and Ambalal Bhikhabhai through Receiver of Court Mohanlal Trikamji and Narendralal Chimanlal as per the order of Civil Judge (SD) in Suit no. 67/1930 at a consideration price Rs. 14,200/- on date 25/03/1947 and entry to that effect was duly certified in the revenue record at Mutation entry no. 1172 that was duly certified on date 11/12/1947.
- 3) Thereafter, the co-owner of the said land Survey no. 484 (presently Block no. 450) Ambalal Bhikhabhai sold half of his share to Kantibhai Bhikhabhai and therefore name of Kantibhai Bhikhabhai was added in the records of the rights of the said land with Jivabhai Madhavdas and Ambalal Bhikhabhai and entry to that effect was duly certified in the



revenue record at Mutation entry no. 1187 that was duly certified on date 11/12/1947.

- 4) That the said land was purchase jointly, but the sole name of Jivabhai Madhavdas was entered in the revenue records priorly. But the said land was purchased jointly and therefore name of other purchasers Parshottam Mohanlal, Jivanlal Gopladas were entered in the revenue records as joint owners and entry to that effect was duly certified in the revenue record at Mutation entry no. 1194 that was duly certified on date 22/12/1947.
- 5) Thereafter, as per Tenancy Act, Sec 32 (1) a circular dated 16/02/1948 for protected tenants was issued and the name of all protected tenants were added as protected tenants in the records of the rights of respective agricultural lands and entry to that effect was duly certified in the revenue record at Mutation entry no. 1198 that was duly certified on date 16/02/1948.
- 6) Thereafter, as per order no. RTSSRJ9 (51-52) name of Bhogilal Bhikhabhai was added in the revenue records with his brother named Kantilal Bhikhabhai and Ambalal Bhikhabhai as joint co-owners of the said land and entry to that effect was duly certified in the revenue record at Mutation entry no. 1273 that was duly certified on date 16/01/1953.



- 7) Thereafter, vide order no. W.T.N. 9087 dated 02/02/1955 as per section 29/1 of personal Inami and special tenure abolition act all the Inami land were entered in the name of Government and entry to that effect was duly certified in the revenue record at Mutation entry no. 1429 that was duly certified on date 14/03/1955.
- 8) Thereafter, As per Taluka circular no. T.N.C. issued under sec 29(1) of Tenancy Act all the agricultural land which are not been cultivated the name of protected tenants were deleted from those land and entry to that effect was duly certified in the revenue record at Mutation entry no. 1679 that was duly certified on date 07/09/1956.
- 9) Thereafter, the society have given NOC for clearing there encumbrance over different land of owners of the said land and have transferred that encumbrance on the said land as per the Resolution passed by the society and entry to that effect was duly certified in the revenue record at Mutation entry no. 1703.
- 10) Thereafter, Kantilal Bhikhabhai, Ambalal Bhikhabhai, Bhogilal Bhikhabhai and Jivabhai Madhavdas had sold and conveyed the said land to Harijan Manabhai Vashrambhai and entry to that effect was duly certified in the revenue record at Mutation entry no. 2028 that was duly certified on date 11/03/1965.



- 11)** Thereafter, As per the No due certificate of the society and as the dues of the society were repaid back encumbrance over the said land was cleared and entry to that effect was duly certified in the revenue record at Mutation entry no. 2213 that was duly certified on date 06/04/1970.
- 12)** That, The village of Lambha was consolidate (Akatrikaran) by and order of Settlement Commissioner of Director of land records Ahmadabad Gujarat vide Order No. KGP/AHMEDABAD 241 Dated 26/12/1969 which is published in Gujarat circular letter part 1, Page no 261 dated 08/01/1969, Survey No. 484 of Village Lambha was allotted Block No. 450 and entry to that effect was duly certified in the revenue record at entry no. 2309.
- 13)** Thereafter, the owners of the said land has acquired encumbrance over the said land from Lambha Sahkari society and entry to that effect was duly certified in the revenue record at Mutation entry no. 2422 that was duly certified on date 13/10/1977.
- 14)** Thereafter, the owner, occupier and account holder of the said land Parmar Manabhai Vashrambhai passed away leaving his legal heirs namely 1) Shakriben Manabhai 2) Shantaben Manabhai 3) Ramilaben Manabhai 4) Tejiben Manabhai 5) Heraben Manabhai 6) Takhiben Manabhai 7) Naginbhai son of Manabhai and their names were entered



by succession in the revenue records at Mutation entry no. 3080 on dated 09/05/2000.

15) Thereafter, 1) Shakriben Manabhai 2) Shantaben Manabhai 3) Ramilaben Manabhai 4) Tejiben Manabhai 5) Heraben Manabhai 6) Takhiben Manabhai had released their right in favour of Naginbhai son of Manabhai with their free will and consent and therefore their names were deleted from the records of right of the said land and Entry to that effect was entered and duly certified in the Revenue records by entry no. 3224 on dated 31/05/2004.

16) That, Mutation entry no. 3324 is not related to the said land.

17) Thereafter, the owner of the said land had acquired loan over the said land from The Lambha Seva Sahkari Society and entry to that encumbrance was duly certified in the revenue record at Mutation entry no. 3369 that was duly certified on date 20/05/2006.

18) That mutation entry no. 3706 dated 20/11/2008 is pertaining to promulgation of computerized records as per the order no. RTS/record promulgation /65/8 dated 22/08/2008.

19) Thereafter, the owner and occupier of the said land have repaid the loan and charge created on the said land from The Lambha Seva Shakari Mandli and vide no-due certificate from the said society said encumbrance was cleared and entry to that effect was duly certified



in the revenue record at Mutation entry no. 4045 that was duly certified on date 03/11/2010.

20) That, vide order no. PFR/102011/275/L/1 dated 17/03/2012 City Taluka was further divided in two parts as City-West & City-East and Village Lambha was transferred to Taluka City (East) zone and entry to that effect was entered & duly certified in the Revenue records at entry no. 4489 on date 05/05/2012.

21) Thereafter, the said old tenure Agricultural Land Block no. 450 admeasuring 8700 sq. meters was included in Draft Town Planning Scheme no. 82 (Lambha Laxmipura-II) and the said Block no. 450 was allotted Final Plot no. 67 admeasuring 5221 sq. meters as per the F-Form dated 06/05/2015 produced before me.

22) Thereafter, on date 15/09/2015 the said Agricultural land was purchased by 1) Bharvad Navghanbhai Karmanbhai 2) Vijaybhai Navgahnabhai 3) Gopalbhai Navgahnabhai vide registered deed of sale which is duly registered at office at sub registrar Ahmedabad-13 (City Taluka Agricultural) and entry to that effect was duly certified in the revenue record at Mutation entry no. 4973 that was duly certified on date 08/11/2015.

23) Thus the said land which is properly describe under the schedule hereunder stands in the name of Bharvad Navghanbhai Karmanbhai



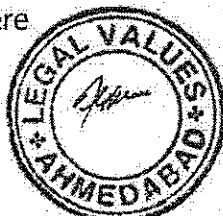
Vijaybhai Navgahnbhai and Gopalbhai Navgahnbhai as joint owners & occupiers.

24) Thereafter, by an order dated 12/02/2018 of District Collector of Ahmedabad the said land was converted to Non-Agricultural for residential & commercial purpose vide order no. CB/LAND-3/NA/LAMBHA/S.N./BLOCK No.450/SR-1884/2015.

25) Thereafter, on date 23/02/2018 the Landowners Bharvad Navghanbhai Karmanbhai, Vijaybhai Navgahnbhai and Gopalbhai Navgahnbhai have entered in a Development Agreement with M/s. Abhilashha Buildcon to develop the said Land.

26) That perusing revenue records & other documents it appears that Bharvad Navghanbhai Karmanbhai, Vijaybhai Navgahnbhai and Gopalbhai Navgahnbhai are the absolute owners, occupiers of the Block no. -450 (Old survey no. 484) admeasuring 8700 sq.mts. assessment of Rs. 4.12 paisa bearing Final Plot no. 67 admeasuring 5221 sq. meters with all right to use adjacent Kharaba Land admeasuring to 202 sq.mts included in and lying and being at village Lambha, Taluka Vatva, In the Registration District Sub District of Ahmedabad.

27) That, as a part of investigation of the Title I have publish public notice in Sandesh News Paper dated 28/02/2018 and public at large were



call upon to raise objection if any within 7 days from the publication of the said public notice.

28) After the publishing of the said notice no one have came forward or have raised objection in reference to the notice publish in the said news paper.

29) That revenue search was carried out in the office of Sub-Registrars of Ahmedabad-and the said report is given on the basis of available revenue records and Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record and on perusing other relevant and various documents produced before me, I have not found any charge or encumbrance in/on upon the said Block no. 450 (Old survey no. 484) admeasuring 8700 sq.mts. assessment of Rs. 4.12 paisa bearing Final Plot no. 67 admeasuring 5221 sq. meters to subsisting as on date in revenue records.

30) OPINION:

Title of immovable property immovable property bearing Non-Agricultural Land for residential and commercial purpose on Survey/Block no. 450 admeasuring 8700 sq. meters in Draft T.P. Scheme no. 82 (Lambha-Laxmipura) bearing Final Plot no. 67 admeasuring 5221 sq. meters in Village Lambha, Taluka Vatva in the



Registration District & Sub District of Ahmedabad (Aslali-11) which is more particularly described in the First Schedule hereunder written, is found clear marketable and free from reasonable doubts and encumbrances.

: FIRST SCHEDULE ABOVE REFERRED TO :

(Description of Property)

ALL THE PIECE & PARCEL OF IMMOVABLE PROPERTY
IMMOVABLE PROPERTY BEARING NON-AGRICULTURAL LAND
FOR RESIDENTIAL AND COMMERCIAL PURPOSE ON
SURVEY/BLOCK NO. 450 ADMEASURING 8700 SQ. METERS IN
DRAFT T.P. SCHEME NO. 82 (LAMBHA-LAXMIPURA) BEARING
FINAL PLOT NO. 67 ADMEASURING 5221 SQ. METERS IN
VILLAGE LAMBHA, TALUKA VATVA IN THE REGISTRATION
DISTRICT & SUB DISTRICT OF AHMEDABAD (ASLALI-11).

TITLE CERTIFICATE :

UNDER THE CIRCUMSTANCES, I HERBY CERTIFY THAT THE TITLE OF
THE SAID OLD TENURE AGRICULTURE LAND BEARING BLOCK NO.
450 ADMEASURING 8700 SQ. METERS IN DRAFT T.P. SCHEME
NO. 82 (LAMBHA-LAXMIPURA) BEARING FINAL PLOT NO. 67
ADMEASURING 5221 SQ. METERS IN VILLAGE LAMBHA, TALUKA
VATVA IN THE REGISTRATION DISTRICT & SUB DISTRICT OF AHMEDABAD



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(ASLALI-11) ABOVE REFERRED IN SCHEDULE IS CLEAR, MARKETABLE,

FREE FROM ALL REASONABLE DOUBT: -

Place: Ahmedabad

Date: 21/03/2018

Fahim & Rushnatwala



Advocate
(LEGAL VALUES)

