

Ref. No.: 7073

To,

Somnath Infra,

A Partnership Firm

Having address at: Opp. Devkrupa Divine,

Final Plot No. 6, T. P. Scheme No. 72,

Hathijan, Vatva, Ahmedabad-382445.

TITLE REPORT

Re.:- Non-agricultural Land bearing **Final Plot No. 6** (allotted in lieu of Block No. 471 containing by admeasurements 11331 Sq.Mtrs.) containing by admeasurements 6799 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Hathijan-Vinzol), situate, lying and being at Mouje Hathijan, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) belonging to a partnership firm "**Somnath Infra**".



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under:-

1. That, prior to the year 1951, the land bearing Survey No.182 admeasuring Acre 2-32 Gunthas was owned, occupied and possessed by Jesangji Gagadji Thakor with new tenure land.
2. Thereafter, owner and occupier of the land bearing Survey No.182 Jesangji Gagadji Thakor died intestate on 10/08/1954 leaving behind him his legal heirs namely: (1) Khodaji Jesangji Thakor & (2) Somaji Jesangji Thakor and hence, their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was mutated in the Mutation Register vide Entry No. 1735 dated 08/10/1954.
3. Thereafter, co owner and co occupier of the land bearing Survey No.182 Khodaji Jesangji Thakor died intestate on 01/03/1967 leaving behind him his legal heirs namely: (1) Shanaji Khodaji Thakor & (2) Baluben Khodaji Thakor and hence, their joint names have been entered in the revenue records upon hereditary

rights and entry to that effect was mutated in the Mutation Register vide Entry No. 2498 dated 03/05/1967.

4. Thereafter, co-owner and co-occupier of the land Baluben Khodaji Thakor willingly waived her rights and interests persisting in the land bearing Survey No.182 in favour of Shanaji Khodaji Thakor and hence, her name has been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 2499 dated 03/05/1967.
5. Thereafter, provisions of Prevention & Fragmentation and Consolidation of Holdings Act applied and hence, Block No. 471, containing by admeasurements 11331 Sq.Mtrs. was given in lieu of Survey No. 182 and entry to that effect was mutated in the Mutation Register vide Entry No. 3166 dated 02/01/1984.
6. The co owner and co occupier of the land bearing Block No. 471 Somaji Jesangji Thakor died intestate before 39 years without any heir and hence, his name was deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 3782 dated 01/01/1998.
7. Thereafter, Dy. Collector, Viramgam Prant has released the land bearing Block No.471 from the new tenure restrictions and converted into old tenure for agriculture purpose vide his Order No. Jamin / Navi Sharat / Hathijan / S. R. No. 417 / 10 dated 09/11/2010 and entry to that effect was entered in the Mutation Register by Entry No.4937 dated 06-12-2010.
8. Thereafter, Shanaji Khodaji Thakor was executed Irrevocable General Power of Attorney in favour of Vishnubhai Naranbhai Patel and Nayanbhai Gordhanbhai Patel for the land bearing Block No. 471, which was registered in the office of the Sub-Registrar of Ahmedabad-5 (Narol) on 30/08/2010 under serial No.9077.
9. Thereafter, owner and occupier of the land Shanaji Khodaji Thakor through his Power of Attorney Holder Vishnubhai Naranbhai Patel and Nayanbhai Gordhanbhai Patel sold and conveyed the land bearing Block No. 471, admeasuring 11331 Sq.Mtrs. to Niyatiben Sanketbhai Shah with the confirmation of (1) Nayanbhai Gordhanbhai Gondaliya (2) Kantaben d/o Ishwarbhai Somabhai and wd/o Kanubhai Parshotamdas (3) Vishnubhai Naranbhai Patel (4) Navinchandra Chimanlal Patel (5) Vinodbhai Shanaji Thakor (6) Jayantibhai Shanaji Thakor (7) Rajubhai Shanaji Thakor (8) Babubhai Shanaji Thakor (9) Kiranbhai Shanaji Thakor (10) Bharatbhai Shanaji Thakor (11) Savitaben Vinubhai Thakor (12) Jyotsanaben Jayantibhai Thakor (13) Minaben Rajubhai Thakor (14) Laxmiben Babubhai Thakor (15) Sushmaben Kiranbhai Thakor (16) Tejalben Bharatbhai Thakor (17) Shantaben w/o Shanaji Khodaji Thakor & (18)

Kailashben d/o Shanaji Thakor by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad-5 (Narol) on 11/11/2010 under serial No. 11850 and entry to that effect was entered in the Mutation Register vide Entry No. 4947 dated 16/12/2010.

10. Thereafter, land bearing Survey No. 471 containing by total admeasurements 11635 Sq.Mtrs. merged into Town Planning Scheme No. 72 (Hathijan-Vinzol) and it has been given Final Plot No.6 containing by admeasurements 6799 Sq.Mtrs. or thereabout.
11. Thereafter, District Collector (Ganot Branch) has converted the land bearing Final Plot No. 6, admeasuring 6799 Sq.Mtrs. Block No.471 into old tenure for non-agriculture purpose vide his Order No. ACB/TNC/Premium/SR-1307/2012 dated 16/04/2013 and entry to that effect was entered in the Mutation Register by Entry No.5464 dated 17-04-2013.
12. Thereafter, Collector, Ahmedabad has given Non-agriculture use permission to the land bearing Final Plot No. 6, containing by admeasurements 6799 Sq.Mtrs. of Town Planning Scheme No. 72 (Hathijan-Vinzol) for residential purpose use vide his Order No. EST/N.A./T.Bi.Khe/Tatkal/K-65/SR-229/2013 dated 03/10/2013 with certain terms and conditions mentioned therein and entry to that effect was entered in the Mutation Register vide Entry No. 5575 dated 15/10/2013.
13. Thereafter, District Collector, Ahmedabad has given revised Non-agriculture use permission to the land bearing Final Plot No. 6, containing by admeasurements 6799 Sq.Mtrs. of Town Planning Scheme No. 72 (Hathijan-Vinzol) for multipurpose use vide his Order No. 1049/07/16/032/2019 dated 29/08/2019 with certain terms and conditions mentioned therein and entry to that effect was entered in the Mutation Register vide Entry No. 6600 dated 29/08/2019.
14. Thereafter, owner and occupier of the land Niyatiben Sanketbhai Shah sold and conveyed the non-agricultural land bearing Final Plot No. 6 (allotted in lieu of Block No. 471 containing by admeasurements 11331 Sq.Mtrs.) containing by admeasurements 6799 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Hathijan-Vinzol) to (1) Rajeshbhai Rameshbhai Patel (2) Manojbhai Himmatbhai Dobaria and (3) Devarsh Jagdishbhai Chandarana by Sale Deed, which was registered in the office of the Sub-Registrar of Ahmedabad-11 (Aslali) on 18/07/2020 under serial No.5527 and entry to that effect was entered in the Mutation Register vide Entry No. 6764 dated 22/07/2020.



15. Thereafter, owner and occupier of the land (1) Rajeshbhai Rameshbhai Patel (2) Manojbhai Himmatbhai Dobaria and (3) Devarsh Jagdishbhai Chandarana sold and conveyed the non-agricultural land bearing Final Plot No. 6 (allotted in lieu of Block No. 471 containing by admeasurements 11331 Sq.Mtrs.) containing by admeasurements 6799 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Hathijan-Vinzol) to Somnath Infra, a Partnership Firm by Sale Deed, which is registered in the office of the Sub-Registrar of Ahmedabad-11 (Aslali) on 05/04/2022 under serial No. 6721 and entry to that effect is entered in the Mutation Register vide Entry No. 7179 dated 08/04/2022.
16. I have issued a Public Notice in GUJARAT SAMACHAR NEWSPAPER dated 14/04/2022 inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.
17. Thereafter, Ahmedabad Municipal Corporation has approved the plan and given Development Permission to the Non-Agricultural land bearing Final Plot No. 6 (allotted in lieu of Block No. 471) of Town Planning Scheme No. 72 (Hathijan-Vinzol) vide Development Permission No. 001BP21221569 dated 11/03/2022.



I have examined the titles of the land belonging to a partnership firm, "Somnath Infra" and have caused to be taken searches of the available revenue and registration record for last 30 years through our Search Clerk to the Non Agricultural Land bearing Final Plot No. 6 (allotted in lieu of Block No. 471 containing by admeasurements 11331 Sq.Mtrs.) containing by admeasurements 6799 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 72 (Hathijan-Vinzol), situate, lying and being at Mouje Hathijan, Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 and from that and from the Declaration cum Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in the N. A. Order and approved plans.

- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Town Planning Scheme.
- [4] Mutation Entry No. 7179 dated 08/04/2022 is being certified.
- [5] Verification of all original documents.

DATED THIS 29th DAY OF APRIL, 2022



(Sharad N. Darji)
Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2022) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate cum report.

