



|| SIDDHI || ASSOCIATES

H.L.PATEL (B.Com.,LL.B.)

(ADVOCATE)

(Bar Council No.:G/797/1995)

Office : Shop No.F.F.D-110,Shyam Arcade,
Nr.Gangotri Circle,Nikol ,Ahmedabad.
☎ : 9327030909 , 8160343366

Office : Shop No.11,Bhavani Park Society,
Nr.Chamunda Dairy,Hirawadi Road, Saijpur
Bogha,Ahmedabad. **☎: 9408130909**

Ref.No.:135

Date: 20.10.2020

TITLE REPORT

Re. :- Non-Agricultural Land Bearing **Block / Survey No. 672/2/1**, admeasuring about 0-60-70 He.Are.Sq.Mtrs. i.e. 6070 Sq.Mtrs total land and after covertedion to non- agricultural remaining land 0-36-42 He.Are.Sq.Mtrs.i.e.3642 Sq.Mtrs situated at Village.Sanand, Ta. Sanand & Dist.Ahmedabad in the Registration District Ahmedabad and Sub-District Sanand belonging to **JAGDISHBHAI PRAHLADBHAI & KIRITBHAI PRAHLADBHAI.**

As per the instructions we have got the necessary searches made for the year of 1985-2020 from the Records of Talati, Mamlatdar, Sub-Registrar of Ahmedabad and Superintendent of Stamps and Inspector General of Registration,Ahmedabad vide Application No. 9667, Receipt No.2020029018492 dated 06.10.2020 (1985-2020) and have gone through relevant papers/documents and

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have investigated the title to the land in question and report as under :-

1. Originally to much prior the land bearing Survey No.672/2 was belonging to Raychandbhai Ravchandbhai.
2. Thereafter, the said owner Raychandbhai Ravchandbhai died intestate on 02.12.1932, after his death his legal heirs namely (1) Nemchand Raychand,(2) Kanjilal Raychand,(3) Jayantilal Raychand names were added in mutation record. Entry to this effect was entered in Mutation record vide Entry No.3402 dated 19.04.1933. And the same was certified by certifying officer on dt.02.10.1933.
3. Thereafter, (1) Nemchand Raychand,(2) Kanjilal Raychand, (3) Jayantilal Raychand sold and conveyed the said land bearing Survey Number 672/2 to minor Ramanlal Gafurbhai gaurdian Mena Wo Gufarbhai on dt.13.02.1934. Entry to this effect was entered in Mutation record vide Entry No.3506 dated 12.03.1934. And the same was certified by certifying officer.
4. Thereafter, Ramanlal Gafurbhai sold and conveyed the said land bearing Survey Number 672/2 to Desaibhai Jijidas on dt.17.02.1947. Entry to this effect was entered in Mutation record vide Entry No.5635 dated 24.05.1947. And the same was certified by certifying officer on dt.31.11.1947.





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5. Thereafter (1) Amarsang Kalubhai and (2) Kantilal Narayandas, names were added as protected tenant in mutation record.Entry to this effect was entered in Mutation record vide Entry No.5916. And the same was certified by certifying officer.
6. Subsequently, In the said land, it was noted that the Hon'ble Mumbai Government under the law of The Bombay Personal Inam Abolition Act,1952, entry has been made under the category of Personal Inam.Entry to this effect was entered in Mutation record vide Entry No.6799, dt.01.08.1955. And the same was certified by certifying officer.
7. Thereafter, (1) Amarsang Kalubhai and (2) Kantilal Narayandas, names were removed as protected tenant from mutation record. Entry to this effect was entered in Mutation record vide Entry No.7179,dt.25.12.1956. And the same was certified by certifying officer.
8. Thereafter, the said owner Desaibhai Jijidas died intestate on 21.11.1947, after his death his legal heirs namely

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(1) Prahladbhai Desaibhai,(2) Chunilal Desaibhai, names were added in mutation record.Entry to this effect was entered in Mutation record vide Entry No.5724 dated 13.02.1948. And the same was certified by certifying officer.

9. Therafter, the said Co-owner Chunilal Desaibhai sold and coveyed the said land bearing Survey Number.672/2 ad-measuring 1 acre 19 guntha land to Maneklal Prahladbhai on dt.13.06.1980.Entry to this effect was entered in Mutation record vide Entry No.12553 dated 25.06.1980. And the same was certified by certifying officer on dt.28.07.1980.
10. Thereafter with reference to the sale of 1 acre 19 guntha land, Mamlatdar and Krushi Panch(tenant) in case no.158/83, dt.02.09.1983 order that the purchaser has not violated section-63 of Tenancy Act. Therefore the given notice was withdrawn. Entry to this effect was entered in Mutation record vide Entry No.13615 dated 21.01.1985. And the same was certified by certifying officer.
11. Thereafter, the said owner of the land Maneklal Prahladbhai died intestate on dt.26.01.2007, after his death his legal heir Kiritbhai Maneklal, name was added in mutation record.Entry to this effect was entered in Mutation record vide Entry No.20600 dated 17.02.2007. And the same was certified by certifying officer on dt.16.05.2020.





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12. Thereafter, according to order of mamlatdar sanand vide order no. village office/Defect correction/sanand/correction reg. no.14/vashi.2008,dt.01.09.2008, the said land with the above survey number, as stated in the order, to catch the amendment, as per the defect register order no. 29 to 50 and page no.5 to 8, an order was made to amend the record. Entry to this effect was entered in Mutation record vide Entry No.21872 dated 11.11.2008. And the same was certified by certifying officer on dt.03.01.2009.
13. Thereafter, owner of the said land Prahladbhai Desaibhai Patel died intestate on dt.25.10.1994 and his wife Jadiben Prahladbhai also died intestate on dt.03.05.2008 after their death their legal heirs (1) Jagdishbhai Prahladbhai,(2) Kiritbhai Prahladbhai,(3) Manjulaben Prahladbhai,(4) Saralaben Prahladbhai, names were added in mutation record.Entry to this effect was entered in Mutation record vide Entry No.22662 dated 23.11.2009. And the same was certified by certifying officer on dt.13.01.2010.



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14. Thereafter, by letter of District Inspector of Land Record vide order no.D.S.O/D.R.K./KJP/S.R.No.153/14-15, Order No.D.S.O./D.R.K./Hissa Durasti/KJP/S.R.No.153/14-16,dt.08.10.2015 and Supplement letter no.113 being filled, Survey Number 672/2/paiki admeasuring 12039 Sq.Mtrs land was divided and by that, part of land which belong to (1) Jagdishbhai Prahladbhai,(2) Kiritbhai Prahladbhai,(3) Manjulaben Prahladbhai,(4) Saralaben Prahladbhai was given Revenue Survey Number-672/2/1 admeasuring 6070 Sq.Mtrs and part of land which belong to Kiritbhai Maneklal was given Revenue Survey Number-672/2/2 admeasuring 5969 Sq.Mtrs. Entry to this effect was entered in Mutation record vide Entry No.28184 dated 12.10.2015. And the same was certified by certifying officer on dt.26.11.2015.
15. Thereafter, (1)Manjulaben Prahladbhai,(2) Saralaben Prahladbhai Co-owners of the land bearing Survey Number- 672/2/1 admeasuring 6070 Sq.Mtrs. released and waved their rights in favour of their brother namely (1)Jagdishbhai Prahladbhai, (2)Kiritbhai Prahladbhai without taking any consideration.Entry to this effect was entered in Mutation record vide Entry No.30526 dated 21.02.2019. And the same was certified by certifying officer on dt.21.02.2019.





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((7))

16. Thereafter, Jagdishbhai Prahladbhai Patel gave an application to convert the land bearing Survey Number-6722/2/1 admeasuring 6070 Sq.Mtrs paiki 3624 Sq.Mtrs.land from agricultral land to non-agricultural land under Section-65 of Gujrat Land Revenue Code,1879 on dt.05.06.2019. With reference to this Collector,Ahmedabad gave Non-Agricultural use permission vide order no.970/07/04/070/2019 dt.27.08.2019.Entry to this effect was entered in Mutation record vide Entry No.31269 dated 27.08.2019. And the same was certified by certifying officer on dt.15.10.2019.
17. Thereafter,(1)Jagdishbhai Prahladbhai, (2)Kiritbhai Prahladbhai sold and conveyed the Non-Agricultural Land Bearing **Block / Survey No. 672/2/1**, admeasuring about 0-60-70 He.Are.Sq.Mtrs. i.e. 6070 Sq.Mtrs total land and after covertion to non- agricultural remaining land 0-36-42 He.Are.Sq.Mtrs.i.e.3642 Sq.Mtrs situated at Village. Sanand, Ta. Sanand & Dist.Ahmedabad in the Registration District Ahmedabad and Sub-District Sanand to



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Shivam Developers by registered sale deed. The Sale Deed was Registered before the Sub-Registrar by Registration No. 6689 dated 15.09.2020. Entry to this effect was entered in revenue record vide Entry No.32139 dated 25.09.2020.

In view of what is here in above stated I am of the opinion that the title to the land to **JAGDISHBHAI PRAHLADBHAI & KIRITBHAI PRAHLADBHAI** and the said Non-Agricultural Land Bearing **Block / Survey No. 672/2/1**, admeasuring about 0-60-70 He.Are.Sq.Mtrs. i.e. 6070 Sq.Mtrs total land and after covertedion to non- agricultural remaining land 0-36-42 He.Are.Sq.Mtrs.i.e.3642 Sq.Mtrs situated at Village.Sanand, Ta. Sanand & Dist.Ahmedabad in the Registration District Ahmedabad and Sub-District Sanand is clear and marketable and free from reasonable doubts and encumbrance.

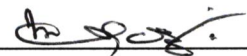
I have issued this certificate on the proof of the following xerox documents.

01. Village Form No. 7/12.
02. Village Form No. 6-Haqq.
03. Copy of Search Report.
04. Revenue Entry No. 32139/2020.

Place : Ahmedabad.

Date : 20 OCT 2020





(H.L.PATEL)

Advocate



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Ref.No.:135

Date: 20.10.2020

TITLE CERTIFICATE

The Titles of Non Agricultural Use Land Bearing **Block / Survey No. 672/2/1**, admeasuring about 0-60-70 He.Are.Sq.Mtrs. i.e. 6070 Sq.Mtrs total land and after covertedion to non- agricultural remaining land 0-36-42 He.Are.Sq.Mtrs.i.e.3642 Sq.Mtrs situated at Village.Sanand, Ta. Sanand & Dist.Ahmedabad in the Registration District Ahmedabad and Sub-District Sanand belonging to **JAGDISHBHAI PRAHLADBHAI & KIRITBHAI PRAHLADBHAI** are clear and marketable and free from any lien or encumbrances. There is no encumbrances or attachments on above said land. This land is free from all encumbrance and from all attachment and free from all resonable doubts and charges.

Place : Ahmedabad.

Date: 20.10.2020

(H.L.PATEL)

Advocate



અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક/સર્વે નં 672/2/1

Search in : SANAND GAM/SANAND GAM

પહોંચ નંબર ૨૦૨૦૦૨૮૦૧૮૪૮૨ અરજી નંબર ૮૬૬૭ અરજી વર્ષ ૨૦૨૦
તારીખ ૬ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ એચ.એલ.પટેલ

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: 1985 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૪૭૦.૦૦

કુલ એકંદરે રૂ. ૪૭૦.૦૦

અંકે રૂપિયા ચાર સો સીત્તેર પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Jitendra Kumar Vishnubhai Patel
સબ રજીસ્ટ્રાર
સાણંદ

અંકે રૂ. : 470.00

20201006472274451

સબ રજીસ્ટ્રાર, સાણંદ

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇંસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in એચ.એલ.પટેલ

ગામ નું નામ : SANAND GAM

અરજી નંબર : ૯૬૬૭

મિલકતનું વર્ણન બ્લોક/સર્વે નં 672/2/1

દસ્તાવેજની આ શોધ

એસ.આર.ઓ - સાણંદ

મા -13

વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા

સુંઘીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ધર નંબર (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ		દસ્તાવેજ સહીની તારીખ નોંધણીની તારીખ	શેરો
માલિકી ફેરખત/વેચાણ શ. ૧૧૧૦૦૦૦૦	બ્લોક નં 672/2/1 ની હે.આર.ચો.મી 0-60-70 ચાને 6070 ચો.મી વાળી જમીન બીન ખેતીનીમાં રૂપાંતર કરતા કપાતમાં ગાયેલ જમીનને બાદ કરતા બાકી રહેતી હે.આર.ચો.મી 0-36-42 ચાને 3642 ચો.મી વાળી મલ્ટીપર્પઝના હેતુ માટેની બિન ખેતીની જમીન	જગદીશભાઈ પ્રહલાદભાઈ કિરીટભાઈ પ્રહલાદભાઈ	શિવમ ડેવલોપર્સ એ નામની ભાગદારી પેઢી	૧૫/૦૯/૨૦૨૦ ૧૫/૦૯/૨૦૨૦	૬૬૮૯	



તારીખ : ૦૬/૧૦/૨૦૨૦

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - સાણંદ