

Ref. No. 5886

To,

"Rashmi & Dobariya" Developers,

A partnership firm through its Admin.

Partner, Manojbhai Himatbhai Dobariya,

Add.: 209, Akshat Tower, Near Pakwan

Char Rasta, Thaltej, Ahmedabad-380054.

TITLE REPORT WITH CERTIFICATE



Re. :- Non-agricultural land bearing **Sub Plot No. 2**, containing by total admeasurements **15947 Sq. Mtrs.** or thereabouts (Land of New Block No. 1076/1/002, containing by admeasurements 26578 Sq. Mtrs.) of Final Plot No. 97/1, containing by total admeasurements 28236 Sq. Mtrs. (allotted in lieu of New Block No. 1076/1 (Old Block No. 136 Paiki), containing by total admeasurements 47060 Sq. Mtrs.) of T.P. Scheme No. 117, situate, lying and being at Moje Kathwada, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) belonging to "**Rashmi & Dobariya Developers**", a partnership firm.

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... Originally prior to the year 1953, the lands of Survey No. 236+237+238+239+240+241+242+243+244+245+246+254+255 were owned, occupied and possessed by Jayantilal Shivilal and Mohanlal Vitthaldas.
- 2... Thereafter, co-owner and co-occupier of the land, Mohanlal Vitthaldas has gifted the land of Survey No. 236+237+238+239+240+241+242+243+244+245+246+254+255 to Minor Nitinkumar Mohanlal through his guardian Shardaben w/o Mohanlal Vitthaldas by oral agreement, and entry to that effect was entered in Mutation Register by Entry No. 938 dated 1-5-1956.
- 3... Thereafter, dispute arose between owners and occupiers of the land, Jayantilal Shivilal and Nitinkumar Mohanlal about the land of Survey No. 236+237+238+239+240+241+242+243+244+245+246+254+255 hence

Natwarlal Chaturdas Shah was appointed as an Arbitrator under The Indian Arbitration Act, 1967 and on the basis of Judgement, dated 9-9-1969 in the matter of Suit No. 21 before the C.D.C. Judge, lands have been separated in the names of above owners and by virtue of that (1) Survey No. 238 Paiki North side, containing by admeasurements Aker 2-10 Gunhta came to the share of Jayantilal Shivabhai and (2) Survey No. 236, 237, 238 Paiki South side Aker 1-20 Guntha, 239 to 246, 254 and 255 came to the share of Nitinkumar Mohanlal and entry to that effect was entered in Mutation Register by Entry No. 2639 dated 24-10-1969.

- 4... Thereafter, owners and occupiers of the land, Jayantilal Shivabhai and Nitinkumar Mohanlal have took partition for the lands running in their joint names as per judgement of the civil court mentioned above by a Partition Deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 5-6-1970 and by virtue of that (1) Survey No. 238 Paiki North side, containing by admeasurements Aker 2-10 Gunhta came to the share of Jayantilal Shivabhai and (2) Survey No. 236, 237, 238 Paiki South side Aker 1-20 Guntha, 239 to 246, 254 and 255 came to the share of Nitinkumar Mohanlal and entry to that effect was entered in Mutation Register by Entry No. 2709 dated 10-8-1970.
- 5... Thereafter, provisions of the Prevention & Fragmentation and Consolidation of Holdings Act as applied and by virtue of which Block No. 136, containing by admeasurements 94181 Sq. Mtrs. given in lieu of the Survey No. 236+237+238/2+239+240+241+242+243+244+245+246+254+255 belonging to Nitinkumar Mohanlal and entry to that effect was mutated in the Mutation Register vide Entry No. 3045, dated 3-10-1975.
- 6... Thereafter, as per certificate of the Income Tax Officer, Ahmedabad amount of Rs.93,678/- was due to recover from Mohanlal Vitthaldas hence the land has been attached as per order of the Recovery Officer-6, Ahmedabad vide Order No. R.O.VI A.S.-2 and 6/72-73, dated 7-3-1973 that time it was jointly owned by Mohanlal Vitthaldas and entry to that effect was entered in Second Rights of Mutation Register by Entry No. 2871 dated 30-3-1973. The land was taken in charge as per order of the Recovery Officer-VI, Ahmedabad vide Order No. TRO-VI-/AS-25/72-73, dated 1-3-1973 and upon receiving amount the land was released from charge as per order of the Tax Recover Officer-VI, Ahmedabad vide Order No. TRO.VI/AS-2 and 5/72-73, dated 1-3-1974 and also Mamlatdar, Daskroi Taluka, Ahmedabad has issued order in this regard vide Order No. RTS-V-218, dated 13-3-1974, and entry to that effect



was entered in Mutation Register by Entry No. 3000 dated 17-8-1971.

- 7... Thereafter, usage rights of the Gujarat State Petronet Limited, Gandhinagar for Bhuvaldi-Kalol Gas Pipeline, have been entered for the Block No. 136 Paiki 9005 Sq. Mtrs. as per order of Mamlatdar, Daskroi Taluka, Ahmedabad vide Order No. RTS-279, dated 26-4-2004 and entry to that effect was entered in Mutation Register by Entry No. 5120 dated 30-4-2004.
- 8... Thereafter, the order issued to Nitinkumar Mohanlal Shah and Rekhaben Mohanlal Shah to keep the land AS IS WHERE IS by the Civil Judge (Judi.) Ahmedabad (Rural) in the matter of Civil Suit No. 115/2005 and entry to that effect was entered in Mutation Register by Entry No. 5173 dated 1-3-2005.
- 9... Thereafter, Kalpanaben Mohanlal and Rekhaben Mohanlal were having undivided rights and interests in the land as it was their ancestral property, hence they have initiated Revenue Civil Suit No. 115/2005 before the Fourth Additional Civil Judge, Ahmedabad (Rural) against Nitinkumar Mohanlal, but thereafter the civil suit was compromised and also (1) Mohanbhai Vitthaldas died intestate on dated 13-7-1977 and (2) Shardaben Mohanbhai died intestate on dated 11-12-1999 however Kalpanaben Mohanbhai and Rekhaben were their legal heirs, but Nitinkumar Mohanlal also died intestate on dated 25-11-2007 leaving behind him his legal heirs Dhwanit Nitinbhai, Dharmishtha Nitinbhai and Sugam Nitinbhai hence as per Decree of the above Court Authority, dated 28-4-2008 (1) Kalpanaben Mohanlal Shah became co-owner and co-occupier of 10% undivided landshare, (2) Nitinkumar Mohanlal Shah's legal heirs Dhwanit Nitinkumar, Dharmishtha Nitinkumar and Sugam Nitinkumar became co-owner and co-occupier of 60% undivided landshare and (3) Rekhaben Mohanlal Shah became co-owner and co-occupier of 30% undivided landshare and entry to that effect was entered in Mutation Register by Entry No. 6075 dated 28-8-2008.
- 10... Thereafter, the owners and occupiers of the land, (1) Kalpanaben Mohanlal Shah (owner and occupier of 10% undivided landshare), (2) Nitinkumar Mohanlal Shah's legal heirs Dhwanit Nitinkumar, Dharmishtha Nitinkumar and Sugam Nitinkumar (owners and occupiers of 60% undivided landshare) and (3) Rekhaben Mohanlal Shah became (owner and occupier of 30% undivided landshare) have sold and conveyed the agricultural land bearing Block No. 136, containing by total admeasurements 94181 Sq. Mtrs. to (1) Rameshbhai Babubhai Patel, (2) Jagdishbhai Bhagwanbhai Chandarana and (3) Chintanbhai Rameshbhai Dobariya by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-7 (Odhav) under Serial No. 11876 on dated 3-11-2009 and



entry to that effect was entered in Mutation Register by Entry No. 6353 dated 3-11-2009.

- 11... Thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the above land bearing Block No. 136 for Industrial Purpose by their Order No. CB/LND-2/N.A./S.R.-854/2013, dated 17-1-2014 and entry to that effect was entered in the Mutation Register by Entry No. 7996 dated 6-2-2014.
- 12... Thereafter, new resurvey record has been prepared for Kathwada Village and also that has been verified and promulgated as per order of the SLR, Patan, vide Order No. DSO/Re-survey/Akarbandh/Kayamkhardo/Kathwada/2016, dated 8-9-2016 and by virtue of which, Old Block No. 136, containing by admeasurements 94181 Sq. Mtrs. has given New Block No. 1076, containing by admeasurements 94154 Sq. Mtrs. or thereabouts and entry to that effect was entered in the Mutation Register by Entry No. 8864 dated 8-9-2016.
- 13... Thereafter, land bearing New Block No. 1076, containing by admeasurements 94154 Sq. Mtrs. or thereabouts has been divided in five parts i.e. (1) Block No. 1076/1, containing by admeasurements 47060 Sq. Mtrs., (2) Block No. 1076/2, containing by admeasurements 31419 Sq. Mtrs., (3) Block No. 1076/3, containing by admeasurements 8470 Sq. Mtrs., (4) Block No. 1076/4, containing by admeasurements 5745 Sq. Mtrs. and (5) Block No. 1076/5, containing by admeasurements 1460 Sq. Mtrs. as per order of the DILR, Ahmedabad vide Order No. DSO/DRK/SR-225/15-16/Outward Number 5016, dated 10-3-2017 and entry to that effect was entered in Mutation Register by Entry No. 9299 dated 16-3-2017.
- 14... Thereafter, the land of Block No. 1076/1, containing by admeasurements 47060 Sq. Mtrs. (Old Block No. 136 Paiki) merged into Town Planning Scheme No. 117 and it has given Final Plot No. 97/1, containing by total admeasurement 28236 Sq. Mtrs.
- 15... Thereafter, the owners and occupiers of the land, (1) Rameshbhai Babubhai Patel and (2) Jagdishbhai Bhagwanbhai Chandarana have sold and conveyed the said non-agricultural land i.e. Final Plot No. 97/1, containing by total admeasurements 28236 Sq. Mtrs. Paiki Sub Plot No. 2, containing by admeasurements 15947 Sq. Mtrs. (allotted in lieu of Block No. 1076/1, containing by total admeasurements 47060 Sq. Mtrs. Paiki 26578 Sq. Mtrs.) to a partnership firm "**Rashmi & Dobariya Developers**" by sale deed, registered in the office of the Sub-Registrar of Ahmedabad-12 (Nikol)



under Serial No. 17883 on dated 24-9-2019 and entry to that effect was entered in Mutation Register by Entry No. 10787 dated 25-9-2019.

16... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **26-9-2019** inviting any claims, rights or encumbrances if any in respect of the said land and I have not received any objection in response thereof from anybody.

17... Thereafter, KJP filled for the entire land bearing Final Plot No. 97/1, containing by admeasurements 28236 Sq. Mtrs. (allotted in lieu of New Block No. 1076, containing by admeasurements 94154 Sq. Mtrs.) and as per order of the DILR, Ahmedabad vide Order No. DSO/DRK/KJP/SR No. 262/18-19, dated 18-12-2019 the land bearing (1) Block No. 1076/1/001, containing by admeasurements 20482 Sq. Mtrs. i.e. Final Plot No. 97/1 Paiki Sub Plot No. 1, containing by admeasurements 12289 Sq. Mtrs. belonging to Chintanbhai Rameshbhai Dobariya and (2) Block No. 1076/1/002, containing by admeasurements 26578 Sq. Mtrs. i.e. Final Plot No. 97/1 Paiki **Sub Plot No. 2**, containing by admeasurements **15947 Sq. Mtrs.** belonging to a partnership firm "**Rashmi & Dobariya Developers**" and entry to that effect was entered in Mutation Register by Entry No. 10886 dated 20-12-2019.

18... Thereafter, the Ahmedabad Urban Development Authority has sanctioned plans for the said land for industrial purpose and issued a Development Permission under Letter No. 1114BDP20210005/336, IFP No/E-nagar:ODPS/2020/009011, dated 26-10-2020 / 3-11-2020 for total 158 units (consisting of 157 industrial sheds and a society office).

I have examined titles of the land belonging to "**Rashmi & Dobariya Developers**" a partnership firm and have caused to be taken searches of the **available** revenue and registration record for last 30 years through my search clerk to the **Non-agricultural land** bearing **Sub Plot No. 2**, containing by total admeasurements **15947 Sq. Mtrs.** or thereabouts (Land of New Block No. 1076/1/002, containing by admeasurements 26578 Sq. Mtrs.) of Final Plot No. 97/1, containing by total admeasurements 28236 Sq. Mtrs. (allotted in lieu of New Block No. 1076/1 (Old Block No. 136 Paiki), containing by total admeasurements 47060 Sq. Mtrs.) of T.P. Scheme No. 117, situate, lying and being at Moje Kathwada, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) and from that and from the Declaration-Cum-Indemnity Bond filed before me and believing the same to be true, correct and trustworthy and also believing the documents/



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papers/copies etc furnished in the case file shown to me 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 shall clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment 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] Verification of all original documents.

DATED THIS 26TH DAY OF NOVEMBER, 2020.



(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 can not be inspected and its search is not available. That the computerized record (1994 to 2020) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.

