

Ref. No. 5607

To,

"Airan Corporation" a Partnership

Firm through its Admin. Partners,

Ajayshankar Krushnamurarilal Agrawal,

Add.: Bharatdeep Club Road, Jin Plot,

Dhangadhra, Surendranagar-363310.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Sub Plot No. 1**, containing by admeasurements 5101.54 Sq. Mtrs. (allotted in lieu of Block No. 158 Paiki, containing by admeasurements 902 Sq. Mtrs., Block No. 158 Paiki 1 Paiki, containing by admeasurements 1224 Sq. Mtrs., Block No. 158 Paiki 2 Paiki, containing by admeasurements 2126 Sq. Mtrs., Block No. 158 Paiki 3 Paiki, containing by admeasurements 2126 Sq. Mtrs. and Block No. 158 Paiki 4 Paiki, containing by admeasurements 2125 Sq. Mtrs.) of Final Plot No. 124 of T.P. Scheme No. 65, situate lying and being at Moje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand and belonging to a partnership firm, **"Airan Corporation"**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our 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 1960, Jaswantsinhji Sursinhji was independent owner, occupier and possessor of entire land bearing Block No. 158 and Gandabhai Ishwarbhai Patel was permanent tenant thereof.
- 2... Thereafter, permanent tenant of the land Gandabhai Ishwarbhai Patel had Six Pat amount as a land purchase amount to the landlord, Jaswantsinhji Sursinhji and hence name of the landlord along with his charge deleted from the record and name of Gandabhai Ishwarbhai Patel has been entered in the revenue records as an owner and occupier of land and entry to that effect

was entered in the Mutation Register by Entry No. 847 dated 23-4-1980.

- 3... Thereafter, owner and occupier of the land, Gandabhai Ishwarbhai Patel has sold and conveyed the agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. to Parsottamdas Revadas Prajapati, Bharatbhai Parsottamdas Prajapati, Ganeshbhai Parsottamdas Prajapati and Bhagwatbhai Parsottamdas Prajapati by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 2-8-1989 under Serial No. 709 and entry to that effect was mutated in the Mutation Register vide Entry No. 1494, dated 3-8-1989.
- 4... Thereafter, sale transaction as per above Entry No. 1494 was made between farmers hence breach of provisions of Section-63 of the Tenancy Act not proven therefore notices issued in this regard have been withdrawn as per order of the Mamlatdar and Krushi Panch, Sanand vide Order No. Ganot Case Number-842/92, dated 24-8-1993 and entry to that effect was entered in the Mutation Register by Entry No. 1810 dated 1-10-1993.
- 5... Thereafter, family distribution took place between Parsottamdas Revadas Prajapati, Bharatbhai Parsottamdas Prajapati, Ganeshbhai Parsottamdas Prajapati and Bhagwatbhai Parsottamdas Prajapati for the land bearing Block No. 158 and other lands running in their joint names and by virtue of which the land of Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. came to the independent share of Ganeshbhai Parsottambhai Prajapati and entry to that effect was entered in the Mutation Register by Entry No. 1832 dated 1-11-1993.
- 6... Thereafter, owner and occupier of the land, Ganeshbhai Parsottamdas Prajapati has sold and conveyed the agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 8498.50 Sq. Mtrs. to Dipakbhai Baldevbhai Patel by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 11-9-1993 under Serial No. 1989 and entry to that effect was mutated in the Mutation Register vide Entry No. 2140, dated 16-9-1993.
- 7... Thereafter, owner and occupier of the land, Ganeshbhai Parsottamdas Prajapati has sold and conveyed the agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 8498.50 Sq. Mtrs. to Dipakbhai Baldevbhai Patel by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 11-9-1993 under Serial



No. 1988 and entry to that effect was mutated in the Mutation Register vide Entry No. 2141, dated 16-9-1993.

- 8... Thereafter, the Taluka Development Officer, Sanand has granted Non-Agricultural Use Permission for the land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. for residential purpose by their Order No. T.P./JMN/BKHP/SR/60/96-97, dated 2-4-1997 and entry to that effect was mutated in the Mutation Register vide Entry No. 2267, dated 14-8-1997.
- 9... Thereafter, owner and occupier of the land, Dipakbhai Baldevbhai Patel has sold and conveyed the non agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 2447.25 Sq. Mtrs. (Block No. 158 Paiki 1) to Sandip Krushnamurarilal Agrawal by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 17-1-2006 under Serial No. 172 and entry to that effect was mutated in the Mutation Register vide Entry No. 2667, dated 27-2-2006.
- 10... Thereafter, owner and occupier of the land, Dipakbhai Baldevbhai Patel has sold and conveyed the non agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 4249.25 Sq. Mtrs. (Block No. 158 Paiki 2) to Sandip Krushnamurarilal Agrawal by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 17-1-2006 under Serial No. 173 and entry to that effect was mutated in the Mutation Register vide Entry No. 2668, dated 27-2-2006.
- 11... Thereafter, owner and occupier of the land, Dipakbhai Baldevbhai Patel has sold and conveyed the non agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 4249.25 Sq. Mtrs. (Block No. 158 Paiki 3) to Uma Ajayshankar Agrawal by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 17-1-2006 under Serial No. 174 and entry to that effect was mutated in the Mutation Register vide Entry No. 2669, dated 27-2-2006.
- 12... Thereafter, owner and occupier of the land, Dipakbhai Baldevbhai Patel has sold and conveyed the non agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 4249.25 Sq. Mtrs. (Block No. 158 Paiki 4) to Uma Ajayshankar Agrawal by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 17-1-2006 under Serial No. 175 and entry to that effect was mutated in the Mutation Register vide Entry No. 2670, dated 27-2-2006.



- 13... Thereafter, owner and occupier of the land, Dipakbhai Baldevbhai Patel has sold and conveyed the non agricultural land bearing Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. Paiki 1802 Sq. Mtrs. (Block No. 158) to Saurabh Ashokkumar Patel by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 15-6-2006 under Serial No. 171 and entry to that effect was mutated in the Mutation Register vide Entry No. 3086, dated 28-12-2006.
- 14... Thereafter, the land of Block No. 158, containing by total admeasurements 16997 Sq. Mtrs. was merged into T.P. Scheme No. 3 and allotted Final Plot No. 124 and 10198 Sq. Mtrs. area given to it. Also Town Planning Officer, Ahmedabad Town Planning Scheme, Unit-2, Ahmedabad has given opinion in this regard by their Letter No. T.P.S./No.3 (Shela)/Case No.124/1742, dated 19/12/2018.
- 15... Thereafter, the non-agricultural land of Final Plot No. 124, containing by total admeasurements 10198 Sq. Mtrs. (Block No. 158+158/1+158/2+158/3+158/4) has been divided in two parts i.e. Sub Plot No. 1, containing by admeasurements 5101.54 Sq. Mtrs. (Land of Block No. 158 Paiki, containing by admeasurements 902 Sq. Mtrs., Block No. 158 Paiki 1 Paiki, containing by admeasurements 1224 Sq. Mtrs., Block No. 158 Paiki 2 Paiki, containing by admeasurements 2126 Sq. Mtrs., Block No. 158 Paiki 3 Paiki, containing by admeasurements 2126 Sq. Mtrs. and Block No. 158 Paiki 4 Paiki, containing by admeasurements 2125 Sq. Mtrs.) and Sub Plot No. 2, containing by admeasurements 5096.46 Sq. Mtrs. as per letter of the Ahmedabad Urban Development Authority (AUDA) vide Letter No. PRM/88/1/2019/114, dated 16-3-2019.
- 17... Thereafter, owner and occupier of the land, Saurabh Ashokkumar Patel has sold and conveyed the agricultural land bearing Block No. 158, containing by admeasurements 1803 Sq. Mtrs. having Sub Plot No. 1 Paiki, containing by admeasurements 541.20 Sq. Mtrs. of Final Plot No. 124 of T.P. Scheme No. 3 to a partnership firm, "**Airan Corporation**" by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 4-5-20019 under Serial No. 4940 and entry to that effect was mutated in the Mutation Register vide Entry No. 5900, dated 11-06-2019.
- 18... Thereafter, owner and occupier of the land, Sandip Krushnamurarilal Agrawal has sold and conveyed the agricultural land bearing Block No.



158 Paiki 1, containing by total admeasurements 2447 Sq. Mtrs. Paiki 1224 Sq. Mtrs. Block No. 158 Paiki 2, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2126 Sq. Mtrs. having Sub Plot No. 1 Paiki, containing by admeasurements 2010 Sq. Mtrs. of Final Plot No. 124 of T.P. Scheme No. 3 to a partnership firm, "**Airan Corporation**" by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 14-5-20019 under Serial No. 5137 and entry to that effect was mutated in the Mutation Register vide Entry No. 5903, dated 11-06-2019.

19... Thereafter, owner and occupier of the land, Uma Ajayshankar Agrawal has sold and conveyed the agricultural land bearing Block No. 158 Paiki 3, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2126 Sq. Mtrs. Block No. 158 Paiki 4, containing by total admeasurements 4249 Sq. Mtrs. Paiki 2125 Sq. Mtrs. having Sub Plot No. 1 Paiki, containing by admeasurements 2550.34 Sq. Mtrs. of Final Plot No. 124 of T.P. Scheme No. 3 to a partnership firm, "**Airan Corporation**" by Sale Deed, registered in the office of the sub-registrar of Sanand on dated 14-5-20019 under Serial No. 5141 and entry to that effect was mutated in the Mutation Register vide Entry No. 5902, dated 11-06-2019.

20... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **25-5-2019** 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.

15... Thereafter, the Ahmedabad Urban Development Authority has sanctioned plans for the said land for residential and commercial purpose and issued a Development Permission under Letter No. PRM/171/4/2019/234, dated 21-5-2019 / 6-6-2019.

I have examined titles of the land belonging to a partnership firm "**Airan Corporation**" 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 **Sub Plot No. 1**, containing by admeasurements 5101.54 Sq. Mtrs. (allotted in lieu of Block No. 158 Paiki, containing by admeasurements 902 Sq. Mtrs., Block No. 158 Paiki 1 Paiki, containing by admeasurements 1224 Sq. Mtrs., Block No. 158 Paiki 2 Paiki, containing by admeasurements 2126 Sq. Mtrs., Block No. 158 Paiki 3 Paiki, containing by admeasurements 2126 Sq. Mtrs. and Block No. 158 Paiki 4 Paiki, containing



by admeasurements 2125 Sq. Mtrs.) of Final Plot No. 124 of T.P. Scheme No. 65, situate lying and being at Moje Shela, Taluka Sanand in the Registration District Ahmedabad and Sub District of Sanand and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the papers/ documents/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 said land during the period for which the records is not 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 Law, 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] Revenue Entry No. 5900, 5902 & 5903 dated 11-06-2019 being certified in the revenue records.
- [5] Revised N.A. Use permission for commercial purpose being obtained.
- [5] Verification of all original documents.

DATED THIS 3RD DAY OF JULY, 2019.



(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 2007 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 (2007 to 2019) 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.