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Ref : 3778

TITLE CERTIFICATE WITH SEARCH REPORT

I have investigated available revenue records and sub-registrar records of registration District of Ahmedabad, Sub-District - Ahmedabad - 12 (Nikol) & Taluka - Vatva at mouje - VASTRAL admeasuring 6474 Sq.Mtrs. of Final Plot No. 140 of Town Planning Scheme No. 113 (Vastral) allotted in lieu of Revenue Survey No. 1139 / 47 admeasuring 4957 sq.mtrs. & Revenue Survey No. 1226 admeasuring 5767 sq.mtrs. is belonging to M/s. **PAL Buildcon - A Partnership Firm.**

1) History of Survey No. 1139 / 47 :-

- ⇒ Owner of the land obtained loan (TAGAVI) from TALUKA Officer and entry to that effect was made in mutation register by entry No. 219. Which loan (TAGAVI) was repaid thereafter and charge of TAGAVI was removed and entry to that effect was made in mutation register on 26th September, 1995 by entry No. 2373.
- ⇒ Mutation Entry No. 359 is not available in the record of right. Certificate for the same has been issued by City Mamlatdar (East), Ahmedabad on 12th December, 2012 vide his letter No. CITY / A.D.M. / RECORD / NAKAL / APPLICATION NO. 1698 / 2012.
- ⇒ Originally above said land was on the name of Bhavsing Kaluji & Jashvant Kaluji as tenant of the land and they entered names of Vajesang Jethiji & Gajaraben Jethiji as co-tenant of the land and entry to that effect was made in mutation register on 10th March, 1970 by entry No. 1197.
- ⇒ Thereafter above said land was entered on the name of Bhavsing Kaluji, Jashvant Kaluji, Vajesang Jethiji & Gajaraben Jethiji as owner of the land at Pra.Sa.Pra. condition under orderd of competent authority under his order No. GANOT CASE NO. VASTRAL 780 / 75

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and entry to that effect was made in mutation register on 14th June, 1976 by entry No. 1563.

- ⇒ Thereafter above said Vajesang Jethiji expired intestate on 23rd September, 1990. At the time of his death Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben D/o. Vajesang Jethiji & Chanchalben Wd/o. Vajesang Jethiji were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation registrar on 10th September, 1994 by entry No. 2228.
- ⇒ Thereafter above said Bhavsang Kaluji died intestate on 11th June, 1997. At the time of his death Maniben Wd/o. Bhavsangaji Kaluji, Kesarisinh Bhavsangaji & Lalsinh Bhavsangaji were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation registrar on 25th July, 1997 by entry No. 2538.
- ⇒ Owner of the land obtained loan from Jay Khodiyar Vastral Seva Sahkari Mandali LTD. Which loan was repaid thereafter and charge of loan was removed and entry to that effect was made in mutation register on 15th June, 2001 by entry No. 2907.
- ⇒ Owner of the land obtained loan from Jay Khodiyar Vastral Seva Sahkari Mandali LTD. and entry to that effect was made in mutation register on 15th June, 2005 by entry No. 3576. Which loan was repaid thereafter and charge of loan was removed and entry to that effect was made in mutation register on 20th July, 2006 by entry No. 4011.
- ⇒ Thereafter above said Jashwantji Kaluji died intestate on 28th January, 2005. At the time of his death Nanduben Wd/o. Jashwantji

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Kaluji & Rajendrasinh Jashwantji were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation registrar on 06th July, 2005 by entry No. 3610.

⇒ Thereafter above said co - owners of the land Maniben Wd/o. Bhavsangji Kaluji, Kesarisinh Bhavsangji, Lalasinh Bhavsangji & Nanduben Wd/o. Jashwantsinh Kaluji waived their undivided share in favour of Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben D/o. Vajesang Jethiji & Chanchalben W/d. Vajesang Jethiji and entry for the same was made in mutation registrar on 19th May, 2006 by entry No. 3941.

⇒ Mutation entry No. 4028 was not certified by authority.

⇒ Thereafter computerised revenue record of said land was pramolgate by an order of Hon. Mamlatdar, Daskroi as there were several mistakes in it and order for the same was past by Hon. Mamlatdar, Daskroi on 12th December, 2008 under his order No. RTS / RECORD PRAMOLGATION / 78 / 08 and entry for the same was made in mutation registrar on 04th April, 2009 by entry No. 5040.

⇒ Thereafter Hon. Circle officer, Kathwada Divison ordered on 07th September, 2011 under his order No. Sudhara Hukam / Vastral / Vashi - 703 / 11 to removed name of Rajendrasinh Jashvantsinh as co owner of the land as he had waived his rights by mutation entry No. 3941, Hence, It was not removed at the time of prepering Form "S" and entry for the same was made in mutation registrar on 07th September, 2011 by entry No. 6179.

⇒ Thereafter Taluka of Daskroi was merged and bifurcated into two Talukas and by virtue of that land of Village - Vastral was included in

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Taluka - Ahmedabad City East under resolution of revenue department passed on 17th March, 2012 under resolution No. PFR / 102011 / 275 / L / 1 and entry for the same was made in mutation registrar on 03rd May, 2011 by entry No. 6540.

- ⇒ Mutation entry No. 6781 was not certified by authority.
- ⇒ Thereafter Bhavsing Kaluji, Jashvant Kaluji, Vajesang Jethiji & Gajaraben Jethiji were allotted Performa "9" under Tenancy laws, Hence, They had paid all amounts decided under Tenancy Act and entry for the same was made in mutation registrar on 16th February, 2013 by entry No. 6884.
- ⇒ Thereafter Hon. Dist. Collector, Ahmedabad had obtained amount of premium for land of final Plot No. 140 and release said land from the charges of New Tenure and order for the same was passed by District Collector, Ahmedabad on 30th June, 2014 under his order No. ACB / TNC / PREMIUM / SR - 853 / 2012 and entry for the same was made in mutation registrar on 14th October, 2014 by entry No. 7714.
- ⇒ Thereafter above said land was converted into Non - Agricultural use of land and order for the same was passed by Hon. District Collector, Ahmedabad on 28th January, 2015 under his order No. CB / ADM / T.BI.KHE. / TATKAL / K - 65 / S. R. - 243 / 2014. By said order land of 900 sq.mtrs. was converted into commercial purpose and land of 2074 sq.mtrs. was converted into residential purpose non agricultural land and entry for the same was made in mutation registrar on 30th January, 2015 by entry No. 7808.

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- ⇒ By this way, Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben Vajesang & Chanchalben Wd/o. Vajesang Jethiji became owner and occupier of above said land. Thereafter above said Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben Vajesang & Chanchalben Wd/o. Vajesang Jethiji sold and conveyed above said land to YOU (M/s. PAL Buildcon - A Partnership Firm) and also executed Deed of Sale in favour of said partnership firm. Which was registered with Sub - Registrar of Ahmedabad - 12 (Nikol) on 27th February, 2015 under Registration No. 2404 and entry for the same was made in mutation register on 10th March, 2015 by entry No. 7845.
- ⇒ Thereafter Kokilaben D/o. Jashwantbhai Kaluji W/o. Pravinsinh confirms said Deed of Sale by executing Confirmation Deed. Which was Registered with Sub-Registrar of Ahmedabad - 12 (Nikol) on 16th July, 2015 under Registration No. 8579.
- ⇒ Thereafter Rajendrasinh Jashwantsinh, Kesharisinh Bhavsinh Dodiya, Lalsinh bhavsinh Dodiya and Nanduben Wd/o. Jashwantsinh Kaluji confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "63" under Serial No. 368 & their legal heirs had also confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "61" under Serial No. 367.
- ⇒ Thereafter Legal heirs of Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "66" under

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Serial No. 374 & Dated : 20th June, 2015 in Book No. "G" on Page No. "153" under Serial No. 654.

⇒ Thereafter Kokilaben D/o. Vajesang Jethiji Dodiya W/o. Laxmansing & Chandraben D/o. Vajesang jethiji Dodiya W/o. Jitukumar confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 20th June, 2015 in Book No. "B" on Page No. "154" under Serial No. 658.

2) History of Survey No. 1226 :-

⇒ Mutation Entry No. 207 is not available in the record of right. Certificate for the same has been issued by City Mamlatdar (East), Ahmedabad on 15th October, 2012 vide his letter No. CITY / A.D.M. / RECORD / NAKAL / APPLICATION NO. 1247 / 2012.

⇒ Mutation Entry No. 889 is not available in the record of right. Certificate for the same has been issued by City Mamlatdar (East), Ahmedabad on 12th December, 2012 vide his letter No. CITY / A.D.M. / RECORD / NAKAL / APPLICATION NO. 1698 / 2012.

⇒ Above said land was on the name of Bhavsing Kaluji and Jashvantbhai Kaluji and they entered name of Vajesang Jethiji and Gajaraben Wd/o. Jethiji Motiji as co-owners of land, Hence, They were also having right in said land and entry to that effect was made in mutation registrar on 10th March, 1970 by entry No. 1197.

⇒ Thereafter above said land was entered on the name of Bhavsing Kaluji, Jashvant Kaluji, Vajesang Jethiji & Gajaraben Jethiji as owner of the land at Pra.Sa.Pra. condition under orderd of competant authority under his order No. GANOT CASE NO. VASTRAL 780 / 75

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and entry to that effect was made in mutation register on 14th June, 1976 by entry No. 1563.

⇒ Thereafter above said Vajesang Jethiji died intestate on 23rd September, 1990. At the time of his death Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben D/o. Vajesang Jethiji & Chanchalben Wd/o. Vajesang Jethiji were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation register on 10th September, 1994 by entry No. 2228.

⇒ Owner of the land obtained loan (TAGAVI) from TALUKA Officer. Which loan (TAGAVI) was repaid thereafter and charge of TAGAVI was removed and entry to that effect was made in mutation register on 26th September, 1995 by entry No. 2373.

⇒ Thereafter above said Bhavsang Kaluji died intestate on 11th June, 1997. At the time of his death Maniben Wd/o. Bhavsangji Kaluji, Kesar/sinh Bhavsangji & Lalsinh Bhavsangji were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation register on 25th July, 1997 by entry No. 2538.

⇒ Owner of the land obtained loan from Jay Khodiyar Vastral Seva Sahkari Mandali LTD. Which loan was repaid thereafter and charge of loan was removed and entry to that effect was made in mutation register on 15th June, 2001 by entry No. 2907.

⇒ Thereafter above said Jashvantji Kaluji died intestate on 28th January, 2005. At the time of his death Nanduben Wd/o. Jashvantji Kaluji & Rajendrasinh Jashvantji were his legal heirs and their name

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were entered in revenue record and entry for the same was made in mutation registrar on 06th July, 2005 by entry No. 3610.

- ⇒ Thereafter above said co - owners of the land Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben D/o. Vajesang Jethiji & Chanchalben Wd/o. Vajesang Jethiji waived their undivided share in favour of Maniben Wd/o. Bhavsangji Kaluji, Kesarisinh Bhavsangji & Lalsinh Bhavsangji and entry for the same was made in mutation registrar on 27th May, 2006 by entry No. 3954.
- ⇒ Owner of the land obtained loan from Jay Khodiyar Vastral Seva Sahkari Mandali LTD. Which loan was repaid thereafter and charge of loan was removed and entry to that effect was made in mutation register on 27th July, 2006 by entry No. 4011.
- ⇒ Owner of the land obtained loan from The Ramol Seva Sahkari Mandali LTD. Which loan was repaid thereafter and charge of loan was removed and entry to that effect was made in mutation register on 27th August, 2007 by entry No. 4482.
- ⇒ Thereafter computerised revenue record of said land was promulgated by an order of Hon. Mamlatdar, Daskroi as there were several mistakes in it and order for the same was passed by Hon. Mamlatdar, Daskroi on 12th December, 2008 under his order No. RTS / RECORD PRAMOLGATION / 78 / 08 and entry for the same was made in mutation registrar on 04th April, 2009 by entry No. 5043.
- ⇒ Thereafter Taluka of Daskroi was merged and bifurcated into two Talukas and by virtue of that land of Village - Vastral was included in Taluka - Ahmedabad City East under resolution of revenue department passed on 17th March, 2012 under resolution No. PFR /

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102011 / 275 / L / 1 and entry for the same was made in mutation registrar on 03rd May, 2011 by entry No. 6540.

- ⇒ Mutation entry No. 6781 was not certified by authority.
- ⇒ Thereafter Bhavsing Kaluji, Jashvant Kaluji, Vajesang Jethiji & Gajaraben Jethiji were allotted Performa "9" under Tenancy laws, Hence, They had paid all amounts decided under Tenancy Act and entry for the same was made in mutation registrar on 16th February, 2013 by entry No. 6884.
- ⇒ Thenafter above said Maniben Wd/o. Bhavsangji Kaluji died intestate on 27th August, 2014. At the time of her death the names of her legal heirs were already in revenue record so the name of Maniben Wd/o. Bhavsangji Kaluji was deleted from revenue record and entry for the same was made in mutation registrar on 22nd September, 2014 by entry No. 7677.
- ⇒ Thereafter Hon. Dist. Collector, Ahmedabad had obtained amount of premium for land of final Plot No. 140 and release said land from the charges of New Tenure and order for the same was passed by District Collector, Ahmedabad on 08th October, 2014 under his order No. ACB / TNC / PREMIUM / SR - 858 / 2012 and entry for the same was made in mutation registrar on 15th October, 2014 by entry No. 7715.
- ⇒ Thereafter above said land was converted into Non - Agricultural use of land and order for the same was passed by Hon. District Collector, Ahmedabad on 19th January, 2015 under his order No. CB / ADM / T.BI.KHE. / TATKAL / K - 65 / S. R. - 268 / 2014. By said order land of 900 sq.mtrs. was converted into commercial purpose and

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land of 2560 sq.mtrs. was converted into residential purpose non agricultural land and entry for the same was made in mutation register on 30th January, 2015 by entry No. 7808.

- ⇒ By this way, Rajendrasinh Jashwantsinh, Kesharising Bhavsang, Lalsang Bhavsang & Nandiben Wd/o. Jashwantsinh became owner and occupier of above said land. Thereafter above said Rajendrasinh Jashwantsinh, Kesharising Bhavsang, Lalsang Bhavsang & Nandiben Wd/o. Jashwantsinh sold and conveyed above said land to YOU (M/s. PAL Bulldcon - A Partnership Firm) and also executed Deed of Sale in favour of said partnership firm. Which was registered with Sub - Registrar of Ahmedabad - 12 (Nikol) on 19th February, 2015 under Registration No. 2404 and entry for the same was made in mutation register on 21st February, 2015 by entry No. 7825.
- ⇒ Thereafter Kokilaben D/o. Jashwantbhai Kaluji W/o. Pravinsinh confirms said Deed of Sale by executing Confirmation Deed. Which was Registered with Sub-Registrar of Ahmedabad - 12 (Nikol) on 16th July, 2015 under Registration No. 8577.
- ⇒ Thereafter legal heirs of Rajendrasinh Jashwantsinh, Kesharising Bhavsang Dodiya and Lalsing bhavsang Dodiya confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "59" under Serial No. 366.
- ⇒ Thereafter Legal heirs of Ranjitbhai Vajesang, Manubhai Vajesang & Arvindbhai Vajesang confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "65" under Serial No. 373 & Dated : 20th June, 2015 in Book No. "B" on Page No. "154" under Serial No. 655.

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- ⇒ Thereafter Kokilaben D/o. Vajesang Jethiji Dodiya W/o. Laxmansing & Chandaben D/o. Vajesang Jethiji Dodiya W/o. Jitukumar confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 20th June, 2015 in Book No. "B" on Page No. "154" under Serial No. 657.
- ⇒ Thereafter Ranjitbhai Vajesang, Manubhai Vajesang, Arvindbhai Vajesang, Manjulaben D/o. Vajesang Jethiji Dodiya & Chanchalben D/o. Vajesang Jethiji Dodiya confirms said Deed of Sale by executing Confirmation Deed. Which was Notarized before B. R. Joshi Notary Public on 14th June, 2015 in Book No. "G" on Page No. "64" under Serial No. 372 & Dated : 20th June, 2015 in Book No. "B" on Page No. "154" under Serial No. 656.
- 3) Thereafter Ahmedabad Municipal Corporation has sanctioned plans of Units on 25th April, 2014 under their Commencement Letter (Rajachitthi) No. 34914 / 150513 / B6694 / R0 / M1.
- 4) I have published public Notice in News paper " **GUJARAT SAMACHAR**" regarding title of abovesaid land on 18th July, 2015. Uptill now I have not received any objection from any concern party.
- 5) It is remarkable that
- A) The aforesaid Report is reference of revenue records and sub registry records for the purposes to study devolution of title and ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records.
- B) As reported by our search clerk / search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, and not available. Search may lack of miss some particulars.

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- 6) As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the title.
- 7) This opinion and Report on Title is based on the Search taken with the Revenue Records and available Records of Sub Registrar (Index - II) only.

Date : December 12, 2015.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G/ 1504 / 2006.

