

**P. T. CHACKO**

**B.A., LL.B.**

ADVOCATE, GUJARAT HIGH COURT  
NOTARY (GOVT. OF INDIA)

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**TITLE REPORT CUM CERTIFICATE**

Re : In the matter of investigation of title to the property being Non Agricultural Land bearing T.P.S No. 118 (Singarwa) F.P No. 17, Sub Plot No. 17/2, Old Block/ Survey No.54, New Survey No. 389, admeasuring 9421 sq. mtrs. (out of 12285 sq mtrs ), Mouje Singarwa, Taluka Dascroi of Registration District Ahmadabad and Sub District Ahmadabad -12 (Nikol) and standing and owned by M/s. Shree Aval Developers, a partnership firm.

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Prior to the year 1943, the agricultural land bearing Survey No. 54 admeasuring 20538 sq. mtrs. was owned and possessed by one Lilaji Waghaji. On 8/11/1943 the said Lilaji Waghaji died and legal heirs Dahyaji Lilaji, Somaji Lilaji, Jesangji Lilaji, Pratapji Lilaji, Chelaji Lilaji, Hiraji Lilaji, and his wife Babu Lilaji along with the nephew Chaturji Ranchodji were brought on record and necessary mutation entry to that effect was made in the village form No.6 vide entry No.437 dated 25/11/1944 and thereafter on the remark of the certifying officer, the successors of the late Liaji Waghaji Dahyaji Lilaji, Somaji Lilaji, Jesangji Lilaji, Pratapji Lilaji, Chelaji Lilaji, Hiraji Lilaji, were brought on record vide entry No.611 dated 22/02/1953.

Thereafter the said Chaturji Ranchodji died and his legal heirs Shanaji Chaturji, Mangaji Chaturji, Aataji Chaturji were brought on revenue





record and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1155 dated 25/09/1972.

Thereafter the said Dahyaji Lilaji died on 7/6/1974 and his legal heirs Nathaji Dahyaji, Pujaji Dahyaji, Udaji Dahyaji, Laxmiben Dahyaji, Gajiben Dahyaji, and his widow Manekben Dahyaji were brought on the revenue records and necessary mutation entry to that effect was made in village form No.6 vide entry No. 1191 dated 20/08/1974.

Thereafter, the said Laxmiben Dahyaji and Gajiben Dahyaji waived their right on the property without consideration and necessary mutation entry to that effect was made in village form No. 6 vide entry No. 1192 dated 20/08/1974.

Thereafter the said Manekben widow of Dahyaji Lilaji died and her name was deleted from the revenue records and necessary mutation entry to that effect was made in village form No. 6 vide entry No. 1477 dated 1/6/1981.

Thereafter the said Shanaji Chaturji died and his legal heirs Hiraji Shanaji, Galabji Shanaji, Mangaji Shanaji, and his widow Hiraben Shanaji were brought on revenue records and necessary mutating entry

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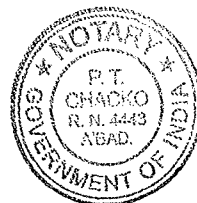
to that effect was made in the village form No. 6 vide entry No.1501 dated 1/2/1982.

Thereafter the said Udaji Dahyaji died on 25/10/1987 and his legal heirs Prabhubhai Udaji, Santhokben Udaji, Gugabhai Udaji, Kailashben Udaji, Govindbhai Udaji, Jagdishbhai Udaji, Gitaben Udaji, and his widow Jivatben Udaji Dahyaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide mutation entry No. 1718 dated 28/2/1989.

Thereafter the said Pujaji Dahyaji died and his legal heirs Ramaji Pujaji was brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1720 dated 28/2/1989.

Thereafter the said Pratapji Lilaji died and his legal heirs Laxmiben Pratapji, Prahladji Pratapji, Amrutben Pratapji, Rupaben Pratapji, Dashrathbhai Pratapji, Bhailalbhai Pratapji, Kesarben Pratapji, Champaben Pratapji, and his widow Manekben Pratapji were brought on revenue records and necessary mutation entry was made in the village form No. 6 vide entry No. 1792 dated 27/11/1992.

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Thereafter the said Nathaji Dahyaji, Revaben widow of Nathaji Dahyaji and his son Keshaji Nathaji were died and their legal heirs Mangaji Nathaji, Babaji Nathaji, Ambalal Nathaji, Dhabuben Nathaji, Kanjibhai Nathaji, and Rajaben widow of Keshaji Nathaji, Vishnubhai Keshaji, Dineshbhai Keshaji, Ramilaben Keshaji were brought on revenue records and necessary mutation entry was made in the village form No. 6 vide entry No. 1793 dated 27/11/1992.

Thereafter the said Chelaji Lilaji died and his legal heirs Lilaben Chelaji, Ranchodbhai Chelaji, Fuliben Chelaji, Vikrambhai Chelaji, Harkhaben Chelaji, Savitaben Chelaji, Gitaben Chelaji, Rajubhai Chelaji and his widow Shantaben Chelaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1794 dated 27/11/1992.

Thereafter the said Jesangji Lilaji died and his legal heirs Shakraji Jesangji, Chanchiben Jesangji, Laxmanji Jesangji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1796 dated 27/11/1992.

Thereafter the said Somaji Lilaji died and his legal heirs Manchhiben Somaji, Ramanbhai Somaji, Jadiben Somaji, Shantaben Somaji, Chhaganji Somaji, Manaji Somaji were brought on revenue records and

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necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1797 dated 27/11/1992.

Thereafter the said Chhaganji Somaji died and his legal heirs Sharadben Chhaganji, Baluben Chhaganji and his widow Maniben Chhaganji Somaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1798 dated 27/11/1992.

Thereafter the said Ambalal Nathaji died and his legal heirs Girish Ambalal, Bharat Ambalal and Dinesh Ambala, Hansaben Ambalal and his widow Shardaben Ambalal Nathaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 1896 dated 29/07/1995.

Thereafter the said Hiraji Lilaji died on 8/10/2001 and his legal heirs Kanaiyalal Hiraji, Arjunbhai Hiraji, Ishwarbhai Hiraji, Bharatbhai Hiraji, Siddhrajbhai Hiraji, Naranbhai Hiraji, Soniben Hiraji, Rekhaben Hiraji and his widow Sitaben Hiraji Lilaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2097 dated 26/11/2001.



Thereafter the said Aataji Chaturji died on 4/8/1995 and his legal heirs Parbatji Aataji, Reshamben Aataji, Jasiben Aataji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2246 dated 12/7/2006.

Thereafter the said Kanaji (Kajibhai) Nathaji died on 1/12/2001 and his legal heirs Bharatben Kanaji, Jayshreeben Kanaji, Gutambhai Kanaji, and his widow Hansaben Kanaji Nathaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2314 dated 9/8/2007.

Thereafter the said Manchhibeh d/o Somaji Lilaji died and her legal heirs Keshabhai Shantibhai, Chinubhai Shantibhai, were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2315 dated 9/8/2007.

Thereafter the said Mangaji Chaturji died and his widow Shakriben Mangaji Chaturji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2316 dated 9/8/2007.



Thereafter the said Hiraji Shanaji died and his legal heir Amrutji Hiraji was brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2317 dated 09/8/2007.

Thereafter the said Shardaben w/o Ambalal Nathaji died and her name was deleted from the revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2318 dated 9/8/2007.

Thereafter the said Manekben Pratapji Lilaji died and her legal heir Ajit Ambalal was brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2320 dated 9/08/2007.

Thereafter the said Jadiben Somaji died and her legal heirs Lasiben Budhaji, Surajben Budhaji, Shankarbhai Budhaji, Manubhai Budhaji, Bharatbhai Budhaji, Dasrathbhai Budhaji, Vishnubhai Budhaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2328 dated 27/08/2007.

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Thereafter the said Galaji Shanaji died on 1/5/2008 and his legal heirs Pankaj Galaji, Shilpa Galaji, and his widow Kesarben Galaji Shanaji were brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2469 dated 10/1/2009.

Thereafter the said Maniben w/o Chhaganji Somaji died and her name was deleted from the revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2659 dated 27/10/2010.

Thereafter the said Hiraben w/o Shanaji Chaturji died and her name was deleted from the revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2662 dated 27/10/2010.

Thereafter the said Shataben, w/o of Chelaji Lilaji, Ranchhodji Chelaji, Rajubhai Chelaji, Lilaben Chelaji, Fuliben Chelaji, Harkhaben Chelani, Savitaben Chelani, Sangeetaben Chelaji released their rights in favour of **Vikramji Chelaji** and the said entry to that effect was made in the revenue records and the necessary mutation entry was made in the village form No. 6 vide entry No. 2665 dated 1/11/2010.

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Thereafter the said Vishnubhai Keshaji Thakor, Dineshbhai Keshaji, Ramilaben Keshaji, Rajaben widow of Keshaji Nathaji, Girish Ambalal Thakore, Bharatbhai Ambalal Thakor, Dineshbhai Ambalal, Hansaben Ambalal released their rights in favor of **Ramaji Pujaji** and the entry to that effect was made in the revenue records and the necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2666 dated 1/11/2010.

Thereafter the said Lasiben Budhaji, Surajben Budhaji, Manubhai Budhaji, Bharatbhai Budhaji, Dasarathbhai Budhaji, Vishnubhai Budhaji, Shankarbhai Budhaji, Kesabhai Shantibhai, Chinubhai Shantibhai released their rights in favor of **Bhikhaji Manaji ( son of Manaji Somaji)** and the said entry to that effect was made in the revenue records and the necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2667 dated 1/11/2010.

Thereafter the said Ramanbhai Somaji, Shataben Somaji, Sharadaben d/o Chhaganji Somaji, Baluben d/o Chhagaji Somaji, Rameshji Manaji, Ranchhodbhai Manaji, Babuben w/o Manaji Somaji, Shanaji Manaji, released their rights in favor of **Bhikhaji Manaji (son of Manaji Somaji)** and the said entry to that effect was made in the revenue records and the necessary mutation entry was made in the village form No. 6 vide entry No. 2668 dated 1/11/2010.



Thereafter the said Laxmiben Pratapji, Amratben Pratapji, Dasrathtji Pratapji, Bhailalji Pratapji, Kesarben Pratapji, Champaben Pratapji, Ajitbhai Ambalal ( legal heir of Rupaben Pratapji) released their rights in favor of **Prahladji Pratapji** and the said entry to that effect was made in the revenue records and the necessary mutation entry was made in the village form No. 6 vide entry No. 2669 dated 1/11/2010.

Thereafter the said Mangaji Nathaji, Dhabuben Nathaji, Revaben w/o Nathaji Dahyaji, Prabhuji Udaji, Santokben Udaji, Kailasben Udaji, Govindbhai Udaji, Jagdishbhai Udaji, Gitaben Udaji, Jivatben w/o Udaji Dahyaji, Leelaben w/o Parbatji Aataji, Reshamben Aataji, Jashiben Aataji (legal heir of Aataji Chaturji), Hansaben w/o Kanaji Nathaji, Bharatiben Kanaji, minor Gautambhai Kanaji, (through guardian Hansaben Kanaji) Jayshreeben Kanaji, Shakriben w/o Mangaji Chaturji, Amrutji Hiraji, Munniben Hiraji, Kesarben w/o Galaji Chhanaji, Pankaj Galaji, Shilpaben Galaji, Laxmiben Dahayaji, released their rights in favor of above **Babaji Nathaji** and the said entry to that effect was made in the revenue records and the necessary mutation entry was made in the village form No. 6 vide entry No. 2670 dated 1/11/2010.

Thereafter the said Chanchiben Jesangji, Sakaraji Jesangji, released their rights in favor of above **Laxmanji Jesangji** and the said entry to that effect was made in the revenue records and the necessary





mutation entry was made in the village form No. 6 vide entry No. 2671 dated 1/11/2010.

Thereafter the said Sitaben w/o Hiraji Lilaji, Kanaiyalal Hiraji, Ishwarji Hiraji, Bharatbhai Hiraji, Siddharajbhai Hiraji, Naranbhai Hiraji, Soniben Hiraji, Rekhaben Hiraji, released their rights in favor of above **Arjunbhai Hiraji** and the said entry to that effect was made in the revenue records and the necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2672 dated 1/11/2010.

Thereafter the said Gugaji alias Babuji Udaji's legal heir Manjulaben w/o Gugaji alias Babuji, Mangaji Shanaji Thakor released their rights in favor of above **Babaji Nathaji** and the said entry to that effect was made in the revenue records and the necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2673 dated 1/11/2010.

Thereafter the said Parbatji Aataji died on 1/5/2008, and his legal heirs Leelaben w/o Parbatji Aataji, Minor Shilpaben Parbatji, Minor Ambalal Parbatji, Minor Baldevebhai Parbatji, brought on revenue records and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 2719 dated 7/02/2011. However, since Leelaben w/o Parbatji Aataji had already released her right in favor of Babaji Nathaji



Thakor vide mutation entry No.2670 dated 1/11/2010, the said Babji Nathaji made an appeal to the Dy. Collector Descori, challenging present entry bearing No. 2719 dated 7/2/2011, the Dy. Collector, Descroi, Ahmedabad vide order in RTS /Appeal Case No. 197/15, the present mutation entry bearing No.2719 dated 7/2/2011 has been cancelled by his order dated 7/9/2015 and necessary mutation entry to this effect was made in the village form No. 6 vide entry No. 3461 dated 10/09/2015.

Thereafter the said Gugaji alias Babuji Udaji died and his legal heirs Manjulaben w/o Gugaji Udaji, Minor Shailesh Gugaji, Minor Ramilaben Gugaji, Minor Hetalben Gugaji, Minor Anitaben Gugaji, were brought on revenue records and necessary mutation entry to that was made in the village form No. 6 vide entry No. 2720 dated 7/02/2011.

In the meantime the Town Planning Scheme No. 118 ( Singarwa) came in force and after all deductions the total area admeasuring 12113 sq. mtr allotted to the owners and final plot No.17 was given.

Thereafter the said Ramaji Pujaji Thakor and others obtained permission for converting the land into old tenure by an order No. ACB/TNC-5/Premium/Singarwa/SR/1720/20012 dated 16/02/2015 from the District Collector Ahmedabad. The said mutation entry to that effect



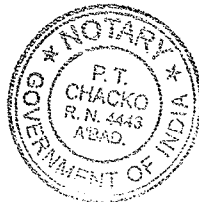


was made in the village form No.6 vide entry No.3353 dated 21/2/2015 and N.A permission was obtained vide order No. CB/ADM/T.N.A/Tatkal/S-65/SR/143/2015 dated 20/05/2015. The mutation entry to that effect was made in the village form No.6 vide entry No.3410 dated 19/6/2015 and entry No.3432 dated 6/7/2015 and also entry to that effect was made in the village form No. 2.

Thereafter the land was re surveyed by the Suptd of Land Records, Ahmadabad Office, and new Survey Number 389 was given to the said land instead of Block / Survey No.54.

Thereafter the said Ramaji Pujaji Thakor., Babaji Nathaji, Laxmaji Jesangji, Bhikhabhai Manaji, Arjunbhai Hiraji, Manjulaben w/o Gugaji Udaji, self and guardian of minor Shailesh Gugaji and Ramilaben Gugaji, Hetalben Gugaji and Anita Gugaji, sold and conveyed the Agricultural land ( old tenure) admeasuring 8057.28 sq. mtrs. to Pareshbhai Devarajbhai Patel, Prakshkumar Dahyabhai Patel, Arvindbhai Ramabhai Patel, Dhirubhai Vallabhbhai Akbari, and Pareshbhai Kanubhai Patel vide registered sale deed bearing No. 722 dated 10/04/2015 which was finally ordered on 4/7/2015 and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 3431 dated 6/07/2015.

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Thereafter out of the total land of 12113 sq.mtrs. as per sale deed 1/9 share of Babaji Nathaji sold and conveyed the land admeasuring 1363.94 sq. mtrs. To M/s. Shanti Infrastructure vide a registered sale deed bearing No. 4991 dated 4/4/2016 and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 3551 dated 19/05/2016.

The said Final Plot No. 17 admeasuring 12285 sq. mtrs, as per the lay out plan of AUDA, was divided in to two sub plots i.e. sub plot No. 17/1 admeasuring 2868 sq. mtrs and sub plot No. 17/2 admeasuring 9421 as the order of AUDA vide order No. PRM/54/2/2018/311 dated 21/08/2018.

Thereafter the said Paresh Devrajbhai Patel and 4 others vide sale deed bearing No. 16656 dated 05/09/2018 sold and conveyed the land bearing TPS No.118, FP No. 17/2 part admeasuring 8057.28 sq.mtrs. to M/s. Shree Aval Developers, a partnership firm vide registered sale deed and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 4010 dated 07/09/2018.

Thereafter the said M/s. Shanti Infrastructure vide a registered sale deed bearing No.16655 dated 05/09/2018 sold and conveyed the land bearing TPS No.118, FP No. 17/2 part admeasuring 1363.94 sq.mtrs. to

*(Signature)*

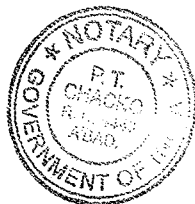


M/s. Shree Aval Developers, a partnership firm and necessary mutation entry to that effect was made in the village form No. 6 vide entry No. 4011 dated 07/09/2018.

Accordingly the said M/s. Shree Aval Developers become the owner and possession of total land admeasuring 9421 sq. mtrs. within the Sub Plot No. 17/2 of F P No. 17, TPS No. 118, Revenue Survey/Block No.389, Mouje Singarwa.

Thereafter the said Shree Aval Developers obtained necessary development permission from AUDA vide No. PRM/189/12/2018/137 dated 25/03/2019 in order to put up a residential unit scheme.


I have also caused necessary search to be taken with the Sub Registrar Office at Ahmedabad (City-1) vide Receipt No. 2017002022088 dated 07/09/2017 and sub registrar office at Ahmedabad (Odhavi -7) vide receipt No. 2017007025193 dated 08/09/2017 and sub registrar office Ahmedabad -14( Descroi) vide receipt No. 2017314005073 dated 7/09/2017, Ahmadabad - 12 (Nikol) vide receipt No.2017312030241 dated 07/09/2017 and Ahmedabad -12 (Nikol) vide Receipt No.20192019312015652 dated 20/04/2019 for a period of more than 30 years (from 1988) and also verified the required documents related to the title of the said property and the declaration regarding the title of



the property made by the present owners. . I have also released a public notice regarding the title of the property in the local daily "Sandesh" dated 13/04/2019 and have not received any objection in issuing the title to the said property. I have also not found adverse in the title of the said property in the hands of the present owners. However, it is noticed that one Ms. Leelaben widow of Parbatji Ataji, Ambalal Parbatji, and Baldevbhai Prabhatji had filed a civil suit being No.333/2015, raising certain claims, before the Principal Civil Judge, Ahmedabad and is pending, but no adverse orders are seen in the said suit against the present owners. Therefore, I am of the opinion that the title to the said **Non Agricultural Land of mouje Signarwa Taluka Dascroi, New Survey No. 389, T.P.S No.118, F.P No. 17, Sub Plot No. 17/2 total admeasuring about 9421 sq mtrs. standing in the name of M/s. Aval Developers, a partnership firm** is clear, marketable and free from any encumbrances and reasonable doubt, **subject to the terms and conditions stipulated in the N.A permission, Devloper permission from AUDA, subject to the declaration made by the present owners of the land and also subject to the result of the pending suit as referred above.**

Place : Ahmadabad  
Date : 30.04.2019



  
P. T. Chacko  
Advocate & Notary