

Ref No : TCC/PVT/025/2012

Date : 23-04-2012

To,

Ajitbhai Bachubhai Chauhan
Ahmedabad.

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **MUTHIYA**, Taluka Dascroi in the Registration District of Ahmedabad & Sub District of Ahmedabad-6 [Naroda] bearing Block No.194/C (Old Block No.194 & 195) being Final Plot No.86/3 of TPS Scheme No.99 admeasuring 11303 Sq.Mtrs. or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **M/s.Ajitbhai Bachubhai Chauhan and scheme known as "Kailash Royal"**

Subject To :

- 1...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.
- 2...Fulfillment of conditions laid down in NA Use permission.
- 3...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.99.

SCHEDULE

Non-Agricultural land bearing Block No.194/C (Old Block Nos.194 & 195) being Final Plot No.86/3 of TPS Scheme No.99 admeasuring 11303 Sq.Mtrs. situated at Mouje Village **MUTHIYA**, Taluka Dascroi in the Registration District of Ahmedabad & Sub District of Ahmedabad-6 [Naroda].

Bounded as Follows :-

East : GIDC (Naroda)
West : Land of said Block
North : Farm of Ramjibhai
South : Block No.193



TITLE HISTORY

- 1...That, the land bearing Block No.194 & 195 originally belonged to Jashvantbhai Manilal Patel, Harsadbhai Manilal Patel, Bharatkumar Manilal Patel & Yogeshkumar Manilal Patel. [Mutation entry No.1305 & 1308 dt.28-08-1970]
 - 2...Thereafter, Jashvantbhai Manilal Patel, Harsadbhai Manilal Patel, Bharatkumar Manilal Patel & Yogeshkumar Manilal Patel through their POAH Dahyabhai Ramabhai Patel sold and conveyed the land of Block No.194 adm.19121 Sq.Mtrs. to Karshanbhai Nanjibhai Kanani [undivided share of land adm.4652 Sq.Mtrs.], Bhagwanbhai Khodabhai Patel [undivided share of land adm.3913 Sq.Mtrs.], Arvindbhai Pragjibhai Patel [undivided share of land adm.3913 Sq.Mtrs.] & Ajitbhai Bachubhai Chauhan [undivided share of land adm.6693 Sq.Mtrs.] by a Registered sale deed No.24 dt.02-01-2001. [Mutation entry No.1795 dt.19-01-01].
 - 3...Thereafter, Jashvantbhai Manilal Patel, Harsadbhai Manilal Patel, Bharatkumar Manilal Patel & Yogeshkumar Manilal Patel through their POAH Dahyabhai Ramabhai Patel sold and conveyed the land of Block No.195 adm.25394 Sq.Mtrs. to Karshanbhai Nanjibhai Kanani [undivided share of land adm.1369], Bhagwanbhai Khodabhai Patel [undivided share of land adm.6763.50 Sq.Mtrs.], Arvindbhai Pragjibhai Patel [undivided share of land adm.6763.50 Sq.Mtrs.] & Ajitbhai Bachubhai Chauhan [undivided share of land adm.10498 Sq.Mtrs.] by a Registered sale deed No.22 dt.02-01-2001. [Mutation entry No.1795 dt.19-01-01].
 - 4...Thereafter, Karshanbhai Nanjibhai Kanani, Bhagwanbhai Khodabhai Patel, Arvindbhai Pragjibhai Patel & Ajitbhai Bachubhai Chauhan applied to the Mamlatdar to amalgamate their above lands of Block No.194 & 195. The Dascroi Mamlatdar, by his order dated 16-04-04 has amalgamated the said lands and given Block No.194 admeasuring 44515 Sq.Mtrs. [Mutation entry No.1861 dt.16-04-04].
 - 5...Thereafter, said land was divided in to Three parts by the order of The Deputy Collector, Ahmedabad vide his order No.JMN/BLOCK/VIBHAJAN/V-1535/04/SR/54/2004 dt.24-09-04. And as per said order land bearing Survey No.194 Paiki adm.19211 came to Arvindbhai Pragjibhai & Bhagwanbhai Khodabhai, Block No.194 Paiki adm.6465 Sq.Mtrs Karshanbhai Nanjibhai & Block No.194 Paiki adm.18839 Ajitbhai Bachubhai Chauhan.
 - 6...Thereafter, Arvindbhai Pragjibhai & Bhagwanbhai Khodabhai sold and conveyed their share of land of Block No.194 adm.7826 Sq.Mtrs. and land of Block No.195 adm.13527 Sq.Mtrs. paiki 1698 Sq.Mtrs. to to Ajitbhai Bachubhai Chauhan by a Registered sale deed No.1022 dt.23-02-2007.
 - 7...Accordingly, Ajitbhai Bachubhai Chauhan became entitled land of Block No.194/C admeasuring 18889 Sq.Mtrs.
 - 8...That, said land covered under T.P.Scheme No.99 and given a Final Plot No.86/3 and area fixed at 11303 Sq.Mtrs.
 - 9...That, Non-Agricultural Use permission is granted by The District Collector, Ahmedabad vide his order No.JMN/ VIBHAJAN/V-1535/04/SR/54/2004 dt.24-09-2004 for residence purpose to the said land.
 - 10...That, Ahmedabad Municipal Corporation have sanctioned a building plan and also issued a construction permission dt.15-09-2011.
- That, we have published a public Notice in daily news paper Divya Bhaskar on 13-04-2012 invited any objection from public against the issuance of title clearance certificate to the above mentioned property. In response to the same, we have not received any objection so far.

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural land bearing Block No.194/C (Old Block Nos.194 & 195) being Final Plot No.86/3 of TPS Scheme No.99 admeasuring 11303



Sq.Mtrs. situated at Mouje Village **MUTHIYA**, Taluka Dascroi in the Registration District of Ahmedabad & Sub District of Ahmedabad-6 [Naroda] and belonging to Ajitbhai Bachubhai Chauhan is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :

- 1...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.
- 2...Fulfillment of conditions laid down in NA Use permission.
- 3...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Town Planning Scheme No.99.

Documents Studied

- 1...Zerex copy of Registered sale deed No.22 dt.04-01-2001 executed by Jasvantlal Manilal Patel & others in favour of Karshanbhai Nanjibhai Kanani, Bhagwanbhai Khodabhai Patel, Arvindbhai Pragjibhai Patel, Ajitbhai Bachubhai Chauhan.
- 2...Zerex copy of Registered sale deed No. 24 dt.04-01-2001 executed by Jasvantlal Manilal Patel & others in favour of Karshanbhai Nanjibhai Kanani, Bhagwanbhai Khodabhai Patel, Arvindbhai Pragjibhai Patel, Ajitbhai Bachubhai Chauhan.
- 3...Zerex copy of Registered sale deed No.1022 dt.26-02-2007 executed by Bhagvanbhai Khodabhai Patel HUF & Arvindbhai Pragjibhai Patel HUF in favour of Ajitbhai Bachubhai Chauhan.
- 4...Zerex copy of Index II of above sale deeds.
- 5...Zerex copy of Village Form 7+12 dated 24-02-2012, 8-A & 6 dt.30-11-2005 issued by The Talati Muthiya, Ahmedabad in the name Ajitbhai Bachubhai.
- 6... Zerex copy NA Permission No.JMN/BKH/C-2101/07/SR.43/2007 dt.14/03/2007 issued by Dy. Collector, Ahmedabad.
- 7...Zerex copy of bifurcation order No.JMN/BLOCK VIBHAJAN/V-1535/04/SR/54/2004 dt.24-09-2004 issued by Dy. Collector, Ahmedabad.
- 8...Zerex copy of Plan dt.31/01/2012 sanction by AMC.
- 9...Zerex copy of construction permission No.BLNTS/NZ/181111/P/B2598/R0/M1 dt.31-01-2012 issued by AMC.

Thanking You,

Yours Faithfully,
G.A.Memon, Advocate



Note of caution and disclaimer

- 1...This to inform that Search of registration record of immediate part about 2-3 years months is not available.
- 2...Please note that the registration record of the year 1994 to 2006 of Sub Registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous resulting in to our error.

