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Dt : 2/8/2016

To,
Shardaben Shivabhai & others
Chandkheda, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report to non agricultural land bearing Final Plot No. 267 admeasuring 1961 Sq. Mtrs. allotted in lieu of Revenue Survey No. 188/1 which is comprised in T. P Scheme No. 76/B, Situated at Mouje : Chandkheda, Taluka : Sabarmati, in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (Wadaj)

I was instructed to investigate and report to you and give my opinion on title to the above Subject land. In that respect, I have gone through relevant document/ papers produced before me and the search report prepared by our search clerk for last 30 years of the available records at Sub-Registrar office. And on that basis, I have investigated title to the subject land and report to you as under :-

- 1)** Prior to 1954, Shivabhai Lalubhai was the owner of Survey No. 188/1 of Mouje : Chandkheda, Taluka - Sabarmati (Old Taluka : Ahmedabad City West, District-Ahmedabad.
- 2)** Thereafter, Shivabhai Lalubhai died intestate on dated 12/1/1954 and his legal heirs Shardaben Shivabhai & Hiraben Shivabhai through their Guardian Bai Punji Wd/o Shivabhai Lalubhai were entered in the revenue



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records vide mutation entry No. 3449 on 6/3/1954. The said entry was certified by the concerned authority.

- 3) Thereafter, as per the order no. T.N.C. dated 7/3/1955. The name of Somabhai Chhaganbhai was removed as tenant because he was not farming the said land for last 2 years. The said effect was entered by the mutation entry No. 3550 on 24/5/1956. The said entry was certified by the concern authority.
- 4) Thereafter, as per the order no. T.N.C. dated 23/6/1959. The name of Baldevbhai Sankabhai was entered as tenant in the revenue record. The said effect was entered by the mutation entry No. 3679 on 20/2/1960. The said entry was certified by the concern authority.
- 5) Thereafter, I find that investigation u/s 32 G of Tenant act Sankabhai Chhaganbhai had vacate the possession of land before 25/4/1962 & 25/7/1962. Thereafter, he was not considered tenant. And order for no further inquiry in the case & close the case. The said effect was entered in the revenue record by the mutation entry No. 4053 on 23/8/1963. The said entry was certified by the concern authority.
- 6) Thereafter, owner Hiraben Shivabhai had borrowed an amount from Gujarat State Co-Operative Land Development Bank Ltd. Gandhinagar Branch of loan charge was entered in the revenue records vide mutation entry No. 4533 on 15/3/1969. The said entry was certified by the concerned authority.
- 7) Thereafter, Owner of the said land repaid loan amount to Gujarat State Co-Operative Land Development Bank Ltd. Gandhinagar Branch, which



was availed on the said land and said Bank issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 5272 on 21/07/1981. The said entry was certified by the concerned authority.

- 8) Thereafter, on the basis of order no. K.J.P.S.R.67/83/84 issued by Hon. D.I.L.R. of Ahmedabad on 31/3/1983, As per order 3005 Sq. mtrs out of 6273 Sq. mtrs of Survey No. 188/1 acquired by Government for Narmada Highway Canal. And 3268 Sq. Mtrs remains in the name of Shardaben Shivabhai & Hiraben Shivabhai. The entry to that effect was entered in the revenue records vide mutation entry No. 5396 on 10/10/1983. The said entry was certified by the concerned authority.
- 9) Thereafter, names of 1) Rajanikant Ratilal 2) Digvijay Ratilal 3) Amit Ratilal 4) Shaillesh Ratilal 5) Mallikaben Ratilal 6) Piyushaben Ratilal 7) Akshesh Kanaiyalal 8) Pragnaben Kanaiyalal 9) Rekhaben Kanaiyalal 10) Nimishaben Kanaiyalal 11) Minaxiben Kanaiyalal were entered as Co-owners as a legal heirs of Shardaben Shivabhai & Hiraben Shivabhai in the revenue records vide mutation entry No. 6492 on 07/06/1995. The said entry was certified by the concerned authority.
- 10) Thereafter, Hiraben Shivabhai & Shardaben Shivabhai had borrowed an amount of Rs. 3,00,000/- from Chandkheda Seva Sahkari Mandali Ltd. The effect of that was entered in the revenue records vide mutation entry No. 6965 on 6/10/1999. The said entry was certified by the concerned authority.



- 11) Thereafter, Owners of the said land repaid loan amount to Chandkheda Co-op Sahkari Madali Limited, which was availed by them and said Mandali issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 7515 dated 28/10/2002. The said entry was certified by the concerned authority.
- 12) Thereafter, Mallikaben Ratilal died intestate on 02/10/1998 and her legal heirs 1) Sagarbhai Rameshbhai 2) Vikrambhai Rameshbhai were entered in the revenue records vide mutation entry No. 8707 on dated 07/09/2007. The said entry was certified by the concerned authority.
- 13) Thereafter, order vide no. G.H.M/2008/2 M/PFR-392008-35-L 1 dated 17/1/2008 passed by revenue department, Government of Gujarat that all Revenue record & Village Chandkheda transfer to Dascroi taluka of Ahmedabad District from Taluka & District : Gandhinagar. Effect to that order was given by mutation entry No. 8821 8/2/2008. The said entry was certified by the concerned authority.
- 14) Thereafter, order vide no. CB/LND-2/C-4019/08 on dated 30/1/2008 passed by Hon'ble collector of Ahmedabad that all Revenue record & Village Chandkheda transfer to Dascroi taluka of Ahmedabad District. Effect to that order was given by mutation entry No. 8822 dated 8/2/2008. The said entry was certified by the concerned authority.
- 15) Thereafter, As per the order of Hon. Mamlatdar of Dascroi Taluka vide order No. RTS/Record promulgation/08. Rectification has been made by concern authority. The said effect was entered in the revenue record by



the mutation entry No. 9083 on 3/1/2009. The said entry was certified by the concerned authority.

- 16) Thereafter, order vide no. PFR/102011/275/L/1 dated 17/3/2012 passed by revenue department, Government of Gujarat name of Taluka Dascroi was renamed as Ahmedabad City West and effect of that was given by mutation entry No. 10761 on 3/5/2012. The said entry was certified by the concerned authority.
- 17) Thereafter, Hiraben Shivabhai W/o Ratilal Devchandbhai died intestate on dated 05/08/2010 and names of her legal heirs 1) Patel Rajnikant Ratilal 2) Patel Piyushaben Rajnikant 3) Patel Digvijay Ratilal 4) Late Patel Amit Ratilal (unmarried) 5) Patel Shaillesh Ratilal 6) Late Mallikaben Ratilal D/o Rameshbhai and W/o Rameshbhai A) Patel Sagar Rameshbhai B) Patel Vikram Rameshbhai were entered in the revenue record. On the basis of his relatives answers. The said fact was entered in the revenue record by the mutation entry No. 11839 on 07/01/2015. The said entry was certified by the concerned authority.
- 18) Thereafter, Hon,ble Collector of Ahmedabad vide its order No. CB/LAND-2/NA/S.R-2100/2015 dated 4/2/2016 gave permission to convert user of land bearing Survey No. 188/1 admeasuring 3268 Sq. Mtrs from agricultural to non Agricultural Residential purpose and gave it Final Plot No.267 admeasuring 1961 Sq. Mtrs in T.P Scheme No.76/B. The said effect was entered in the revenue record by the mutation entry No. 12233 on 15/2/2016. The said entry was certified by the concerned authority.



Documents Pursued :-

I have issued a public notice in daily news paper "Divya Bhaskar" on dated 22/5/2016 inviting objection, claim, right or encumbrances if any towards the Subject Land. But till today, I have not received any claim, objections in response thereof.

I am of the opinion and hereby certify that the title to non agricultural land bearing Final Plot No. 267 admeasuring 1961 Sq. Mtrs. allotted in lieu of Revenue Survey No. 188/1 which is comprised in T. P. Scheme No. 76/B, Situated at Mouje : Chandkheda, Taluka : Sabarmati, in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (Wadaj) belongs to 1) Shardaben Shivabhai 2) Rajnikant Ratilal 3) Digvijay Ratilal 4) Shailesh Ratilal 5) Akshesh Kanaiyalal 6) Pragnaben Kanaiyalal 7) Rekhaben Kanaiyalal 8) Nimishaben Kanaiyalal 9) Minaxiben Kanaiyalal 10) Sagarbhai Rameshbhai 11) Vikramkumar Rameshbhai 12) Piyushaben Ratilal is clear, marketable & free from encumbrance.




For V. V. Patel & Associates:
Dipal P. Pathak
(Partner)

Note :

This is to inform that we are not responsible for computerized print to Search of registration record from office of Sub-Registrar.

