

1803/2022

25/04/2022

To,
M/s Vishwanath Estate Developers
a partnership firm,
Plot no. 5, Nanaji Deshmukh Avenue,
Opp Club 07, Sky City Road,
Shela, Ahmedabad-380058.

Sub: All that Immovable property being land with permission for non-agricultural land use for residence of Block no. 423B admeasuring 15050 sq mtrs which on its inclusion in the T.P. Scheme no. 1 (Shela) is allotted Final plot no. 123/2 admeasuring 9030 sq mtrs in the sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District-Ahmedabad (Sanand).

Dear Sir,

We have upon instructions received from you and under authority given by the owner firm of the subject land of Block no. 423B we have investigated the rights, titles and interests to the subject property of the earstwhile co-owners 1) Maulik Dineshbhai Shah, 2) Viral Dineshbhai Shah, 3) Prafullaben Dineshbhai Shah, 4) Shreya Maulik Shah, 5) Kinjal Viral Shah and 6) Dineshbhai Ugarchand Shah of the said land.



For that we have caused searches to be taken, both that of Revenue as well as available records of Sub-Registrar-Sanand for period of 30 years or more. We have inserted a public notice on 04/02/2022 in local daily "Gujarat Samachar" inviting objections if any, against issuance of certificate of clear and marketable titles to the earstwhile abovenamed co-owners. We put on record that no objection, or claim or dispute has been lodged with in response to the said notice.

It appears that thereafter you have purchased the said land of Block no. 423B from its earlier six co-owners abovenamed under the conveyance deed executed on 18/2/2022 and the same is registered at serial no. 3495 on 21/2/2022. This transfer has been recorded in the revenue records of village Shela, and name of the owner "M/s. Vishwanath Estate Developers" a partnership firm has been mutated under mutation entry no. 6852 dated 25/2/2022. The same is certified on 5/4/2022.

Upon your request in the matter we have issued a certificate of clear and marketable titles today supported and based on our report on titles, hereunder written.





REPORT ON TITLE

1) We have found on our investigation that the land of Block no. 423B is part of Block no. 423 situated and being in the sim of village Shela. When the Prohibition of Fragmentation and Consolidation of the Agricultural Lands Act was implemented the lands of Survey no. 331 admeasuring Acre 3 Guntha 35, survey no. 334/1 admeasuring Acre 3 guntha 04 and survey no. 335 admeasuring Acre 4 guntha 37 consolidated and given Block no. 423 admeasuring 48159 sq mtrs.

2) It appears that the land on said old survey no. 331 which was under Darbari Head, on implementation of Talukdari Abolition Act under circular no. TSO-572 dated 13/5/1953, in the revenue records the name of Utelia Thakorsaheb Shree Jayavantsinhji Sursinhji was mutated as occupant of the said land pursuant to mutation entry no. 1 dated 25/2/1955. Simultaneously, as per provisions of sec 6 of said Act and following circular no. TSO 572 dated 13/5/1953 from the District Collector name of Jahangir Jamal was entered as કાચમી ગણોત્તીયા of the said land under mutation entry no. 13 dated 25/2/1955, in the other rights column of village Form no. 7. This mutation entry was contested by the occupant



Thakor Saheb Shri Jayavantsinhji SurSinhji before Prant Officer. In the said proceedings, under order dated 21/7/1955 making changes in the names of "કાયમી ગણોતીયા" of survey no. 331 land. This order was recorded in the revenue records of the village under mutation entry no. 18 on 23/7/1955, bringing on records the changes of "કાયમી ગણોતીયા" of certain land. Under serial no. 16 of the said mutation entry no. 18 dated 23/7/1955 name of Jahangir Jamal was deleted and in his place name of Jamal Kamal was inducted in the column of other rights in the village form no. 7.

3) It appears from the mutation entry no. 152 dated 1/5/1964 that said Jamal Kamal had expired on 23/3/1964 and his legal heirs Alarakhiben Jamalbhai, Amirben Jamalbhai, Majiben Jamalbhai and Usmanbhai Jamalbhai inherited the said land and there names were mutated replacing name of deceased Jamalbhai Kamalbhai under mutation entry no. 152 dated 1/5/1964.

4) It appears that under the proceedings initiated under provisions of Talukdari Abolition Act, section 5A, as the "કાયમી ગણોતીયા" Jamalbhai

Kamalbhai had paid the occupancy price fixed at "૯ ૫૮" at the Taluka



Office his name was ordered to be mutated as occupant of the said land of survey no. 331 as per the mutation entry no. 421/2 dated 22/5/1965.

5) It appears that thereafter the heirs of deceased Jamalbhai Kamalbhai, named above, transferred the said land by sale in favour of in Versibhai Mandanbhai on 23/10/1965 under oral sale in his favour. This transfer was recorded in the revenue records of the village under mutation entry no. 428 dated 23/10/1965, the same was duly certified on 16/7/1966.

The land of survey no. 334/1 which was also that of "दरबारी हेड" under the provisions of section 6 of Talukdari Abolition Act, and the order of District Collector name of Utelia Thakorshri Jayvantsinhji Sursinhji was entered as occupant of the said land, under mutation entry no. 1 of 25/2/1955.

6) It appears that said land was being cultivated by "सामान्य गणोतीया" Naran (Natha) Jiva and Vaghji Lallu therefore under the provision of section 6 of Talukdari Abolition Act and order of District Collector, TSO-572 dated 13/5/1953 their names were mutated in the other rights column of village 7/12 of the said land under mutation entry no. 15 (51) and 15



(97).

Thereafter finding that the said land of survey no. 334/1 was in the year 1956-57 was actually cultivated by Khengar Khoda and Versdi Mandan, having rights to cultivate the said land under mutation entry no. 30 dated 30/1/1957, replacing names of Vaghji Lallu and Natha (Naran) Jiva, names of Khengar Khoda and Versi Mandan were entered in the village 7/12, other rights column.

Thereafter said Versi Mandan paid the occupancy rights amounts fixed under the provisions of Talukdari Abolition Act and produced the receipt and therefore his name was mutated as occupant of that land of survey no. 334/1 under mutation entry no. 315 dated 25/10/1964.

Similarly said Khengar Khodabhai also paid occupancy rights amounts fixed under the provisions of Talukdari Abolition Act his name was also entered as occupant of that land of survey o. 334/1, replacing name of Thakorshri Jayavantsinhji Sursinhji under mutation entry no. 209 made in village revenue records.

7) It appears that land of survey no. 335 being land under "દરબારી હેડ"



under mutation entry no. 1 dated 25/2/1955, name of Utelia Thakorshri Jayvantsinhji Sursinhji was entered as occupant under the provisions of section 6 of Talukdari Abolition Act and pursuant to order no. TSO-572 dated 13/5/1953 of the District Collector.

As said land of survey no. 335 was cultivated as "सामान्य गणोतीया" by Bava Ramcharandas under the provisions of sec 6 of the said act and order of District collector, no. TSO-572 dated 13/5/1953, his name was mutated in the other rights column of village 7/12 under mutation entry no. 15/90 made in the village records.

Thereafter as the said land of survey no. 335 was found in the year 1960-61 being cultivated by Versibhai Mandanbhai under Taluka Circular TNC dated 7/9/1960 his name as new cultivator of the said land in the year 1960-61, his name was entered replacing name of Bava Ramcharandas, under mutation entry no. 97 dated 17/11/1960.

8) It appears that said Versibhai Mandanbhai paid up the occupancy price fixed under the provision of Talukdari Abolition Act and on his producing the receipt of it as prescribed replacing the name of Thakoshri Jayavantsinhji Sursinhji, name of Versibhai Mandanbhai was mutated as





occupant of the said land under mutation entry no. 315 dated 25/10/1964, pursuant to order of ALT & Mamlatdar in case no. 38 dated 29/4/1964.

9) It appears that thereafter when the provisions of Prohibition of Fragmentation & Consolidation of Agricultural Lands Act was implemented to the lands in the sim of village Shela, under the decision taken by Settlement Commissioner-Ahmedabad under order no. SR-7, accepting the proposal dated 29/4/1974, and accepting the Consolidation Statement of K.J.P. pursuant to order no. KJP SR/9/76/77 dated 27/12/1976 of District Inspector Land Records, the Consolidation Statement was recorded in the revenue records under mutation entry no. 715 dated 11/4/1977. Under that process lands of survey no. 331 admeasuring 15682 sq mtrs, Survey no. 334/1 admeasuring 11534 sq mtrs, and 1012 sq mtrs and survey no. 335 admeasuring 19931 sq mtrs held by Versibhai Mandanbhai was consolidated in Block no. 423 land admeasuring 48159 sq mtrs.

10) It appears that thereafter Versibhai Mandanbhai expired on 29/12/1986 and therefore his lineal decendents, his widow Sankalben, his heirs Bhagvanbhai, Rajabhai, Harkhaben, and Raymalbhai inherited the



said land of Block no. 423 and their names were mutated in the revenue 7/12 under mutation entry no. 1403 dated 15/2/1987, which was certified on 20/3/1987.

Thereafter on demise of Rajabhai Versibhai, his legal heirs, his widow Samuben, and his minor children Jatanben, Zabuben, Sitaben and Khodabhai inherited the undivided share of deceased Rajabhai Versibhai and their names were mutated in the revenue records under mutation entry no. 1471 dated 17/12/1988, which was duly certified on 23/3/1989.

11) It appears that thereafter on application of Sankalben Versibhai through her power of attorney Nikunj Natvarlal the land of Block no. 423 and other lands held by family of deceased Versibhai Mandanbhai were granted non-agricultural use for residential purpose of Taluka Panchayat Sanand, Secretary Executive Committee of the Taluka Panchayat on 25/6/1990 under its resolution and order no. Taluka Panchayat/JMN/BKHP/S.R. 11/Vashi 2753/89-90 dated 25/6/1990. This order has been recorded in the revenue records under mutation entry no. 1558 dated 1/9/1990.



12) It appears that thereafter the heirs of deceased Versibhai



Mandanbhai transferred by sale 18059 sq mtrs of non-agricultural land of Block no. 423 in favour of Vraj Shyam Co-op Housing Society Ltd under Sale Deeds dated 10/12/1990.

13) It appears that thereafter Sankalben wd/o Versibhai Mandanbhai, Bhagvanbhai Versibhai, and Harkhaben Versibhai, under a family understanding released their rights in the balance land admeasuring 30099 sq mtrs. in favour of remaining co-owners therefore their names were deleted from the revenue 7/12 under mutation entry no. 1690 dated 24/4/1992. The same was certified.

14) It appears that thereafter as per the family understanding amongst the deceased Versibhai and his brother deceased Prabhatbhai, name of Virambhai s/o Prabhatbhai Mandanbhai was agreed to hold share in the land of 423p admeasuring 30099 sq mtrs. Therefore his name was entered as co-owner, co-occupant of the said land alongwith Raymalbhai Versibhai, Samuben wd/o Rajabhai Versibhai under mutation entry no. 1700 dated 27/5/1992 which was certified on 16/11/1992.

Thereafter co-owner Rayamalbhai Versibhai expired on 12/9/2007

and therefore his legal heirs, being his widow Manguben, his sons



Manubhai, Ishwarbhai and his daughter Kajalben inherited his share in the said land. Their names were mutated in place of Raymalbhai Versibhai under mutation entry no. 3062 dated 7/11/2007 which was duly certified on 06/01/2008.

15) It appears that thereafter portion of land admeasuring 15049 being part of Block no. 423 owned and possessed by 1) Virambhai Parabhatbhai, 2) Mangubenwd/o Raymalbhai Versibhai, 3) Manubhai Rayamalbhai, 4) Ishwarbhai Raymalbhai, 5) Kajalben Rayamalbhai, 6) Sumuben wd/o Rajabhai Versibhai (7) Jatanben Rajabhai, (8) Zububen Rajabhai, (9) Sitaben Rajabhai and (10)Khodabhai Rajabhai was sold under conveyance deed registered at serial no. 314 dated 29/1/2009 to one Maljibhai Bhagvanbhai Rabari and thereafter the said co-owners also sold the balance 15050 sq mtrs land of Block no. 423 to 1) Sejalben Rajivkumar Mehta, 2) Rupalben Ronakkumar Mehta, 3) Bhartiben Maheshkumar Mehta, 4) Hiralben Chiragkumar Mehta and 5) Bakulaben Kirtikumar Mehta under sale deed registered at serial no. 315 on 29/1/2009. Said transfer has been recorded in the revenue record under mutation entry no.3359 dated 19/02/2009 which was duly certified on 27/03/2009.





16) It appears that thereafter under the process of KJP "દુરસ્તી" lands 1) admeasuring 18060 sq mtrs of khata no. 295 owned by Vraj Shyam Gokul Co-op Housing Society Ltd, 2) admeasuring 15050 sq mtrs of khata no. 643 owned by Sejalben Rajivkumar Mehta & others and 3) admeasuring 15049 sq mtrs of khata no. 642 owned and possessed by Maljibhai Bhagwanbhai Rabari upon receiving KJP no. SRV/Durasti Patrak/2010 dated 11/1/2010 from District Inspector of Land Records, land admeasuring 18060 of Block no. 423 became Block no. 423/A owned by Vraj Shyam Gokul Co-op Housing Society Ltd. Land admeasuring 15050 sq mtrs owned and possessed by Sejalben Rajivkumar Mehta & others became Block no. 423/B while land admeasuring 15049 sq mtrs owned by Maljibhai Bhagvanbhai Rabari became Block no. 423/C land. This order of JKP "દુરસ્તી" was effected by separating revenue Form no. 7 of Block no. 423/A, Block no. 423/B and Block no. 423/C pursuant to mutation entry no. 3502 dated 20/01/2010. which was certified on 19/3/2010.

17) It appears that thereafter the NA land of Block no. 423/B 15050 sq mtrs in area was purchased by jointly by 1) Maulik Dineshbhai Shah, 2) Viral Dineshbhai Shah, 3) Prafullaben Dineshbhai Shah, 4) Shreya Maulik



Shah, 5) Kinjal Viral Shah and 6) Dineshbhai Ugarchand Shah, in undivided interest to the extent of 25%, 25%, 15%, 10%, 10%, and 15% respectively for its owners Sejalben Rajivkumar Mehta, Rupalben Ronakkumar Mehta, Bhartiben Maheshkumar Mehta, Hiralben Chiragkumar Mehta and Bakulaben Kirtikumar Mehta on 11/12/2009 under a conveyance deed registered at serial no. 5837 on same date. This transfer by sale has been recorded in the village revenue records under mutation entry no. 3554 dated 13/4/2010 and the same was duly certified on 18/6/2010.

18) It appears that said land of Block no. 423/B admeasuring 15050 sq mtrs has been included in the Draft (Approved) T.P. Scheme no. 1 (Shela) and has been allotted F.P. no. 123/2 admeasuring 9030 sq mtrs and it is in the Residential Affordable Housing Zone-1(RAH-1)

19) We find that "M/s. Vishwanath Estate Developers" the partnership firm has purchased the said non-agricultural land of F.P. no. 123/2 admeasuring 9030 sq mtrs allotted in lieu of Block no. 423B admeasuring 15050 sq mtrs from its six (6) co-owned above named Maulik Dineshbhai Shah and 5 others under the sale deed signed and executed on 18/2/2022



which was lodged for registration on 21/2/2022 in the office of the Sub-Registrar of Assurances at Sanand and the same was registered at serial no. 3495 on 21/2/2022. This transfer has been recorded in the revenue records of the village Shela under mutation entry no. 6852 dated 25/2/2022. The same is duly certified on 05/04/2022.

20) It appears that the aforesaid Report is reference of revenue records and Sub Registry records relevant for the purposes to study devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records. We have relied on the facts mentioned in the separate revenue entries.

21) It is found by our Search Clerk who has taken search of the revenue and sub registry records, that some of the record is not maintained properly or damaged, and not available. Search therefore may lack or miss some particulars. Therefore, it is required that usual Declaration on Title to be made.

22) It appears that as informed to us the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon. The said land is not now subject matter of any pending



proceedings as on date, nor is any order, decree, attachment or any order of any court or authority operating against the said land adversely affecting the title.

In view of what has been narrated hereinabove we are of the opinion that rights, titles and interests to the land described in the schedule hereunder of "Vishwanath Estate Developers"-the partnership firm are clear and marketable, free from any encumbrances and any reasonable doubt, subject to usual declaration on title being made and as such we have certified the same under formal certificate on titles dated 25th April 2022 to which this Report on title is appended.

SCHEDULE

All that piece and parcel of all that Immovable property being land with permission for non-agricultural land use for residence of Block no. 423B admeasuring 15050 sq mtrs which on its inclusion in the T.P. Scheme no. 1 (Shela) is allotted Final plot no. 123/2 admeasuring 9030 sq mtrs in the sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District-Ahmedabad (Sanand) and the same is bound as under:-



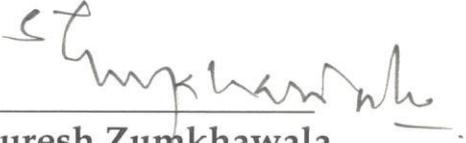
Block no. 423/B

On East : Block no. 421
On West : Block no. 426
On North : Block no. 423/A
On South : Block nos. 423/C, 441

Final Plot no. 123/2

On East : 36 mtrs T.P. Road
On West : F.P. no. 124
On North : F.P. no. 123/1
On South : F.P. 123/3

Issued on this 25th day of APRIL 2022



Suresh Zumkhawala
Advocate



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