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File No. 8211

Ref No. 93/2005

Date-12/02/2005



TITLE REPORT WITH CERTIFICATE

Re:-Investigation of title to the land bearing Revenue Survey No. 189/1 admeasuring about 4047 Sq.Mtrs. situate at Moje CHANDKHEDA Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR.

As per instructions we have got necessary searches made for more than last 30 years from the available Records of Talati, Mamlatdar and Sub-Registrar of GANDHINAGAR and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1..The land in question is bearing Revenue Survey No. 189/1 of Moje CHANDKHEDA Taluka GANDHINAGAR and District of GANDHINAGAR.

2..More than 30 years ago KESHAVAL SOMABHAI, SANKABHAI CHHAGANBHAI, MANGALBHAI CHHAGANBHAI and VISABHAI RANCHHODBHAI were owners of the said land.

3..It appears from the Mutation Entry No. 4866 dated-23/12/1975 that the said KESHAVAL SOMABHAI expired in the year 1963, SANKABHAI CHHAGANBHAI expired in the year 1967 and MANGALBHAI CHHAGANBHAI expired in the year 1968 leaving behind their heirs NATVARLAL KESHAVAL, SHANTABEN widow of KESHAVAL SOMABHAI, BALDEVBHAI SANKABHAI, SHAKRABHAI SANKABHAI, KHODABHAI MANGALBHAI and CHIMANLAL MANGALBHAI.

4..It appears from the Mutation Entry No. 5122 dated-01/07/1980 that the said KHODABHAI MANGALBHAI expired on 13/06/1980 leaving behind his heirs RAMESHBHAI KHODABHAI and SITABEN widow of KHODABHAI MANGALBHAI.

5..It appears from the Mutation Entry No. 5684 dated-04/01/1989 that the said SHAKRABHAI SANKABHAI expired on 15/12/1988 leaving behind his heirs RAMESHCHANDRA SHAKRABHAI, RAJENDRAKUMAR SHAKRABHAI, MUKESHKUMAR SHAKRABHAI and SONALBEN SHAKRABHAI.

6..It appears from the Mutation Entry No. 6313 dated-25/03/1994 that the said RAMESHCHANDRA SHAKRABHAI expired on 25/12/1993 leaving behind his heirs LALIBEN widow of RAMESHCHANDRA SHAKRABHAI, DIPIKABEN RAMESHCHANDRA, ASHISH RAMESHCHANDRA.

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7..It appears from the Mutation Entry No. 6594 dated-14/03/1996 that the said VISABHAI RANCHHODBHAI expired on 17/02/1996 leaving behind his heirs VINODCHANDRA VISABHAI, DASHRATHBHAI VISABHAI, NIKULBHAI VISABHAI and SURAJBEN widow of VISABHAI RANCHHODBHAI.

8..It appears from the Mutation Entry No. 6891 dated-29/12/1998 that the said BALDEVBHAI SANKABHAI, CHIMANLAL MANGALBHAI, NATVARLAL KESHAVLAL, SHANTABEN widow of KESHAVLAL SOMABHAI, LALIBEN widow of RAMESHCHANDRA SHAKRABHAI, DIPIKABEN RAMESHCHANDRA, ASHISH RAMESHCHANDRA, VINODCHANDRA VISABHAI, DASHRATHBHAI VISABHAI, NIKULBHAI VISABHAI and SURAJBEN widow of VISABHAI RANCHHODBHAI made partition amongst them for the said and other lands and as per the said partition the said land came to the share of NATVARLAL KESHAVLAL and SHANTABEN widow of KESHAVLAL SOMABHAI.

9..SHRI N.K.PATEL, Advocate issued a Public Notice in SANDESH News Paper dated-18/01/2005 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

10..In view of what is hereinabove stated we are of the opinion that the title to the land in question and belonging to NATVARLAL KESHAVLAL and SHANTABEN widow of KESHAVLAL SOMABHAI is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of The Bombay Tenancy and Agricultural Lands Act, [2] Usual Declaration being made and [3] Any other Laws, Rules, Acts applicable at the time of sale or transfer.


ATTORNEYS AT LAW