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TITLE REPORT WITH CERTIFICATE

Dear Sir,

Re.- INVESTIGATION OF TITLE TO THE IMMOVABLE PROPERTY BEING N.A land of Block/Survey No. 288 K admeasuring about 5362 Sq. Mts., T.P. Scheme No. 3 (Bopal), Final Plot No. 13 admeasuring 5333 Sq. Mts. (Sub Plot No. 22 to 39 of Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2) Mouje Bopal, Ta. Daskroi, Dist. Ahmedabad and Sub-District Ahmedabad-9 (Bopal)





Pursuant to your instruction to investigate title to the immovable property more particularly described in the Para-[2] hereunder written and hereinafter referred to as the 'said property' I have find out the deeds/documents executed and registered in respect of the 'Said Property' I have approached the Office of the Sub- Registrar of Assurances, Ahmedabad - 1 (Ghee Kanta) vide application no. 6761, receipt no. 2017002008311 for the year 1987 to 1993, Ahmedabad - 03 (Memnagar) vide application no. 5552, receipt no. 2017001008148 for the year 1994 to 2011 & Ahmedabad - 09 (Bopal) vide application no. 3097 receipt no. 2017309005539 for the year 2011 to 2017. And have obtained the Certificate/ Report in respect of deeds/documents registered with the Office of the Sub-Registrar Assurances, Ahmedabad. I have also published a Public Notice in the daily News paper "Divya Bhaskar" on dtd. 11/04/2017 inviting any right, claim, and title in the property in question and/or objection against the issuance of Title Clearance Certificate, Till date I have not received any objection or claim against it. I have perused the Documents/Papers submitted by you and mentioned in Para-[3] hereunder written. On the basis of searches conducted by us and verification of papers/ documents/ evidences, I submit our opinion as under:-

[1] NAME OF THE PERSON(S) SEEKING TITLE CLEAR CERTIFICATE.

[1] Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2

[2] Members of Bopal Khodiyar Co. Op. Hos. Soc. Ltd.

Vibhag-2 :-

(1) Laljibhai Parshottambhai Gaudani HUF Karta Laljibhai Parshottambhai Gaudani

(2) Laljibhai Parshottambhai Gaudani

(3) Pallav Laljibhai Gaudani HUF Karta Pallav Laljibhai Gaudani

(4) Mittal Nimit Guadani

(5) Jigisha Pallav Gaudani





- (6) Nimithai Laljibhai Gaudani
- (7) Ramilaben Laljibhai Gaudani
- (8) Valjibhai Parbatbhai Suhagiya
- (9) Nimit Laljibhai Gaudani HUF Karta Nimit Laljibhai Gaudani

[2] DISCRIPTION OF THE PROPERTY

All that piece & parcel of immovable property being a N.A land of Block/Survey No. 288 K admeasuring about 5362 Sq. Mts., T.P. Scheme No. 3 (Bopal), Final Plot No. 13 admeasuring 5333 Sq. Mts. (Sub Plot No. 22 to 39 of Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2) Mouje Bopal, Ta. Daskroi, Dist. Ahmedabad and Sub-District Ahmedabad-9 (Bopal)

[3] DEVOLUTION OF TITLE

On the basis of searches conduction by us and verification of papers/documents/ evidence, I submit my report on devolution of title as follows:-

Originally prior to 1958 said land was owned and belonged to Chimanlal Manilal and its name duly appeared in the revenue records

That thereafter a family partition dated 11/08/1958 took place between family members i.e. (1) Chimanlal Manilal (2) Minor Narandas Chimanlal through guardian Chinnalal Manilal (3) Bahechardas Desaibhai (4) Khodabhai Bahecharbhai (5) Minor Manharbhai & Minor Indravadan Bahecharbhai through their guardian Khodabhai Bahecharbhai for the said land with other lands by which said land came in to share of Khodabhai Becharbhai (Ref. Revenue Entry No. 2113 dated 11/08/19588)





That thereafter N.A. Permission was granted by Taluka Development Officer, Taluka Panchayat, Daskroi, Ahmedabad vide order no. T.P. JAMAN/G/3 S.R. 62 dated 18/08/1986 for land of Block No. 295A, 288A & 288K total admeasuring about 20437 Sq. Mts. for residential purpose

That thereafter said Khodabhai Becharbhai sold and conveyed said land to Bopal Khodiyar Co. Op. Hos. Soc. Ltd. through its president Rajnikant Keshavlal by registered sale deed dated 31/09/1987 for Rs. 7,33,260/- (Ref. Revenue Entry No. 3313 dated 02/09/1987)

That Bopal Khodiyar Co. Op. Hos. Soc. Ltd. was owner of land of Block/Survey No. 228 A, 288 K & 295 A. But as per order of Asst. Dist. Registrar, Co. Operative Housing Societies, Ahmedabad vide order no PACHAT/VIBHAJAN/V/233/237/2005 dated 25/01/2005 said land was divided ass under:

1. Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vi-1 - Block No. 288A - 7588 Sq. Mts.
2. Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vi-2 - Block No. 288K - 5362 Sq. Mts.
3. Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vi-3 - Block No. 295A - 7467 Sq. Mts.

Entry to that effect was entered in the revenue records of said land mutation Entry No. 6335 dated 07/06/2006)

That Bopal Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2 is registered under the Gujarat Co. Operative Societies Act, 1961 vide reg. no. GH-21201 dated 25/01/2005

Sub Plot No. 22

That Kokilaben Suryakant Master was first allottee member of society and society issued a share certificate No. 2 vide share nos. 6 to 10





That thereafter said Kokilaben agreed to sell the said land of Sub Plot No. 22 to Niruben Shkarbhai Patel for Rs. 4,00,736/- out of that Rs. 10,000/- given as token amount. For the said deal one Banakhat (Agreement for sale) was duly notarized between them before Notary R.A. Bhagat on dated 16/11/2005

That thereafter Kokilaben Suryakant Master sold and conveyed said land of Sub Plot No. 22 to Laljibhai Parshottambhai Gaudani HUF through its Karta and Manager Laljibhai Parshottambhai Gaufanu by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 13/07/2007 under Sr. No. 7410. In the said sale deed Niruben Shkarbhai Patel joined as confirming party to confirm the said sale deed

Sub Plot No. 23

That (1) Maheshbhai Nanalal Bhatt (2) Kokilaben Suryakant Master were first allottee members of society

That thereafter said (1) Maheshbhai Nanalal Bhatt (2) Kokilaben Suryakant Master sold and conveyed said land of Sub Plot No. 23 to (1) Jaysukhbhai Natubhai Vaghasiya (2) Manisha Jaysukh Vaghasiya by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-9 (Bopal) on dated 7412 under Sr. No. 13/07/2007

That thereafter (1) Jaysukhbhai Natubhai Vaghasiya (2) Manisha Jaysukh Vaghasiya sold and conveyed said land of Sub Plot No. 23 to Laljibhai Parshottambhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-9 (Bopal) on dated 19/06/2015 under Sr. No. 3952.





Sub Plot No. 24

That Maheshbhai Nanalal Bhatt was first allottee member of society

That thereafter said Maheshbhai Nanalal Bhatt agreed to sell the said land of Sub Plot No. 24 to Niruben Shkarbhai Patel for Rs. 3,71,616/- out of that Rs. 10,000/- given as token amount. For the said deal one Banakhat (Agreement for sale) was duly notarized between them before Notary R.A. Bhagat on dated 16/11/2005

That thereafter Maheshbhai Nanalal Bhatt sold and conveyed said land of Sub Plot No. 24 to Laljibhai Parshottambhai Gaudani HUF through its Karta and Manager Laljibhai Parshottambhai Gaufanu by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 13/07/2007 under Sr. No. 7411. In the said sale deed Niruben Shkarbhai Patel joined as confirming party to confirm the said sale deed

Sub Plot No. 25

That Kamlesh Gajanan Parikh HUF through Karta and Manager Kamlesh Gajanan Parikh was first allottee member of society

That said Kamlesh Gajanan Parikh HUF through Karta and Manager Kamlesh Gajanan Parikh sold and conveyed said land of Sub Plot No. 25 to Pallav Laljibhai Gaudani HUF through Karta and Manager Pallav Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated. 09/06/2008 under Sr. No. 8300

Sub Plot No. 26

That Manthan Shkarbhai patel was first allottee member of society

That said Manthan Shkarbhai Patel sold and conveyed said land of Sub Plot No. 26 to (1) Girdharbhai Ghelabhai Bhandari (Patel) (2) Manjulaben





Girdharbhai Bhanderi (Patel) by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated. 13/07/2007 under Sr. No. 7413

That thereafter (1) Girdharbhai Ghelabhai Bhanderi (Patel) (2) Manjulaben Girdharbhai Bhanderi (Patel) sold and conveyed said land of Sub Plot No. 26 to Laljibhai Parshottambhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-9 (Bopal) on dated 14/07/2015 under Sr. No. 4523

Sub Plot No. 27

That (1) Kishor Rameshchandra Shah (2) Bindu Kishor Shah were first allottee members of society

That thereafter (1) Kishor Rameshchandra Shah (2) Bindu Kishor Shah sold and conveyed said land of Sub Plot No. 27 to Mittal Nimit Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 27/09/2007 under Sr. No. 10028

Sub Plot No. 28

That (1) Kishor Rameshchandra Shah (2) Bindu Kishor Shah were first allottee members of society

That thereafter (1) Kishor Rameshchandra Shah (2) Bindu Kishor Shah sold and conveyed said land of Sub Plot No. 28 to Jigisha Pallav Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 27/09/2007 under Sr. No. 10030





Sub Plot No. 29

That Kamlesh Kalidas Shah was first allottee member of society

That thereafter Kamlesh Kalidas Shah sold and conveyed said land of Sub Plot No. 29 to Nimitbhai Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 29/11/2005 under Sr. No. 8716

Sub Plot No. 30

That Kamlesh Kalidas Shah was first allottee member of society

That thereafter Kamlesh Kalidas Shah sold and conveyed said land of Sub Plot No. 30 to Nimit Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 29/11/2005 under Sr. No. 8717

Sub Plot No. 31

That Kamlesh Kalidas Shah was first allottee member of society

That thereafter Kamlesh Kalidas Shah sold and conveyed said land of Sub Plot No. 31 to Ramilaben Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 29/11/2005 under Sr. No. 8718

Sub Plot No. 32

That Kamlesh Kalidas Shah was first allottee member of society

That thereafter Kamlesh Kalidas Shah sold and conveyed said land of Sub Plot No. 32 to Ramilaben Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 29/11/2005 under Sr. No. 8723





Sub Plot No. 33

That (1) Heena Himanshu Pandit (2) Himanshu Kantilal Pandit were first allottee members of society

That thereafter (1) Heena Himanshu Pandit (2) Himanshu Kantilal Pandit sold and conveyed said land of Sub Plot No. 33 to Pallavbhai Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 03/12/2005 under Sr. No. 8870

That thereafter Pallavbhai Laljibhai Gaudani sold and conveyed said land of Sub Plot No. 33 to Ramilaben Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-9 (Bopal) on dated 08/10/2015 under Sr. No. 6511

Sub Plot No. 34

That (1) Heena Himanshu Pandit (2) Himanshu Kantilal Pandit were first allottee members of society

That thereafter (1) Heena Himanshu Pandit (2) Himanshu Kantilal Pandit sold and conveyed said land of Sub Plot No. 34 to Pallavbhai Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 03/12/2005 under Sr. No. 8869

That thereafter Pallavbhai Laljibhai Gaudani sold and conveyed said land of Sub Plot No. 34 to Valjibhai Parbatbhai Suhagiya by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-9 (Bopal) on dated 08/10/2015 under Sr. No. 6512

Sub Plot No. 35

That Kaminiben Rajeshbhai Parikh was first allottee member of society





That thereafter Kaminiben Rajeshbhai Parikh sold and conveyed said land of Sub Plot No. 35 to Pallavbhai Laljibhai Gaudani HUF through its Karta and Manager Pallavbhai Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 09/06/2008 under Sr. No. 8301

Sub Plot No. 36

That Kaminiben Rajeshbhai Parikh was first allottee member of society

That thereafter Kaminiben Rajeshbhai Parikh sold and conveyed said land of Sub Plot No. 36 to Nimit Laljibhai Gaudani HUF through its Karta and Manager Nimit Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 09/06/2008 under Sr. No. 8302

Sub Plot No. 37

That Kaminiben Rajeshbhai Parikh was first allottee member of society

That thereafter Kaminiben Rajeshbhai Parikh sold and conveyed said land of Sub Plot No. 37 to Nimit Laljibhai Gaudani HUF through its Karta and Manager Nimit Laljibhai Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 09/06/2008 under Sr. No. 8303

Sub Plot No. 38

That Himanshu Kantilal Pandit was first allottee member of society

That thereafter Himanshu Kantilal Pandit sold and conveyed said land of Sub Plot No. 38 to Laljibhai Parsottamdas Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 03/12/2005 under Sr. No. 8868





Sub Plot No. 39

That (1) Heena Himanhu Pandit (2) Himanshu Kantilal Pandit were first allottee members of society

That thereafter (1) Heena Himanhu Pandit (2) Himanshu Kantilal Pandit sold and conveyed said land of Sub Plot No. 39 to Laljibhai Parsottamdas Gaudani by registered sale deed which was duly registered at the office of Sub-registrar, Ahmedabad-3 (Memnagar) on dated 03/12/2005 under Sr. No. 8872

- (4) I have been informed by the owner(s) that the said property is in his/her/their absolute physical possession. He/she/there is/are aware of the fact that the present said property is as per the original approved plans. He/she/they also stated that He/she/they have verified the said fact at the time of allotment/purchase of the Said property and have purchased the said property as it is and therefore He/she/they is/are fully responsible to get the revised layout plan/construction plan of the said property. The owner(s) further stated that there is no charge, mortgage lien whatsoever subsisting of the said property. He/she/they has/have not agreed to sell, gift, lease or transfer in any other manner the said property of any part thereof to any person, bank, institution whomsoever. The said property is not subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect the title of the said property.

[6] **OPINION**

In view of what is hereinabove and based on that, I am of the opinion that:- Immovable property being a N.A land of Block/Survey No. 288 K admeasuring about 5362 Sq. Mts., T.P. Scheme No. 3 (Bopal), Final Plot No. 13 admeasuring 5333 Sq. Mts. (Sub Plot No. 22 to 39 of Bopal





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Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2) Mouje Bopal, Ta. Daskroi,
Dist. Ahmedabad and Sub-District Ahmedabad-9 (Bopal). To (1) Bopal
Khodiyar Co. Op. Hos. Soc. Ltd. Vibhag-2 (2) Members of Khodiyar Co.
Op. Hos. Soc. Ltd. Vibhag-2 is clear, marketable and free from all
encumbrances subject to:

- [1] Any other laws acts and rules if applicable
- [2] Provisions of the Bombay Tenancy and Agricultural lands Ac
- [3] Provisions of the Prevention of Fragmentation and Consolidation of
Holdings Act
- [4] Provisions of the Town Planning and AUDA and use as per Zone of
AUDA and plans of construction being sanctioned by AUDA and
provisions of Town Planning Scheme

Dated:-07/07/2017

Place: - Ahmedabad

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MANTHAN A. RAVAL
ADVOCATE

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