

SHANTILAL & CO.

(Ahmedabad)
Advocates

SHANTILAL & CO.
Tele. Offi. : 26561675
Resi. : 26444560

ALPA N. SHAH
BHAUMESH N. SHAH

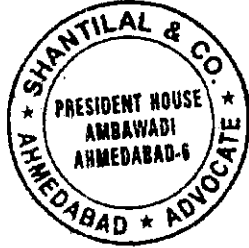
801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006

File No. 11017

Ref No.12/2019

Date-19/02/2019

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No.171/1 of T.P. Scheme No.22 (CHANDKHEDA) [allotted in lieu of Revenue Survey No. 667] admeasuring about 3225 Sq.Mtrs. situate at Moje CHANDKHEDA Taluka SABARMATI in the Registration Sub-District and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of GANDHINAGAR & AHMEDABAD (the period of 1980 to 2006 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:-

1..The land in question is bearing Final Plot No.171/1 of T.P. Scheme No.22 (CHANDKHEDA); which is allotted in lieu of Revenue Survey No. 667 of Moje CHANDKHEDA Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1980 KESARBA daughter of LAXMANJI KISHORJI, JASUBA daughter of LAXMANJI KISHORJI, TAKHUBA daughter of LAXMANJI KISHORJI and BAI SHARABA widow of UDAJI KISHORJI were owners of the said land.

3..The said KESARBA daughter of LAXMANJI KISHORJI, JASUBA daughter of LAXMANJI KISHORJI, TAKHUBA daughter of LAXMANJI KISHORJI and BAI SHARABA widow of UDAJI KISHORJI made partition amongst them for the said land and 4350 Sq.mtrs. land came to the share of DASHRATHSINH UDAJI, GOPALSINH UDAJI, MANUJI UDAJI and BAI SHARABA widow of UDAJI KISHORJI and 4351 Sq.Mtrs. land came to the share of KESARBA daughter of LAXMANJI KISHORJI, JASUBA daughter of LAXMANJI KISHORJI and TAKHUBA daughter of LAXMANJI KISHORJI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6847 dated-01/07/1998.

4..The said DASHRATHSINH UDAJI expired on 30/12/1993 leaving behind his heirs KANAKSINH DASHRATHSINH, KIRITSINH DASHRATHSINH, PRAVINSINH DASHRATHSINH, KANCHANBEN DASHRATHSINH, CHANDRIKABEN DASHRATHSINH and SHANTABEN widow of DASHRATHSINH UDAJI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6834 dated-09/06/1998.

5..The said KANCHANBEN DASHRATHSINH, CHANDRIKABEN DASHRATHSINH and SHANTABEN widow of DASHRATHSINH UDAJI

SHANTILAL & CO.

(Ahmedabad)
Advocates

SHANTILAL & CO.
Tele. Offi. : 26561675
Resi. : 26444560

ALPA N. SHAH
BHAUMESH N. SHAH

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

release their right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8900 dated-06/06/2008.

6. The said GOPALSINH UDESINH expired on 13/04/2015 leaving behind his heirs VIKRAMSINH GOPALSINH, PRAKASHBA widow of SURENDRASINH GOPALSINH, ULLASBA SURENDRASINH and TEJENDRASINH SURENDRASINH. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12020 dated-03/08/2015.

7. The said MANUSINH UDAJI got enter the names of his family members RAJENDRASINH MANUSINH VAGHELA and VIJENDRASINH MANUSINH VAGHELA as co owners of part of his share of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12978 dated-20/01/2018.

8. The said VIKRAMSINH GOPALSINH VAGHELA got enter the names of his family members JASUBEN VIKRAMSINH VAGHELA, PRADUMANSINH VIKRAMSINH VAGHELA, DIMPLEBEN VIKRAMSINH VAGHELA and RAGHUVIRSINH VIKRAMSINH as co owners of part of his share of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12979 dated-20/01/2018.

9. SHRI N.K.PATEL, Advocate issued a Public Notice in SANDESH News Paper dated-24/01/2018 and GUJARAT SAMACHAR News Paper dated-25/01/2018 inviting any rights, claims, objection in respect of the said land and he informed that he received a objection dated-01/02/2018 from BHARATJI ATAJI THAKOR; subsequently they settled [Compromised] and withdraw their objection by letter dated-29/08/2018.

10. Collector, AHMEDABAD by order dated-21/08/2018 bearing No. CB/LAND-1/NA/SR-608/2018/FMPS No.310135 granted N.A. permission for the said land.

11. The Town Planning Scheme No.22 (CHANDKHEDA) made applicable to the said land and as per said T.P. Scheme the Final Plot No 171/1 allotted in lieu of Revenue Survey No.667.

12. The said MANUSINH UDAJI VAGHELA, KANAKSINH DASHRATHSINH VAGHELA, KIRITSINH DASHRATHSINH, PRAVINSINH DASHRATHSINH, VIKRAMSINH GOPALSINH, PRAKASHBA widow of SURENDRASINH GOPALSINH, ULLASBA SURENDRASINH, TEJENDRASINH SURENDRASINH, RAJENDRASINH MANUSINH VAGHELA, VIJENDRASINH MANUSINH VAGHELA, JASUBEN VIKRAMSINH VAGHELA, PRADUMANSINH VIKRAMSINH VAGHELA, DIMPLEBEN VIKRAMSINH VAGHELA and RAGHUVIRSINH VIKRAMSINH by sale deed dated-08/10/2018 sold and conveyed the said land to KHUSHI REALITY a Partnership Firm; which was register with the Sub-Registrar of WADAJ

SHANTILAL & CO.

(Ahmedabad)
Advocates

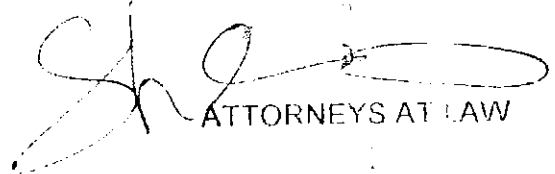
ALPA N. SHAH
BHAUMESH N. SHAH

SHANTILAL & CO.
Tele. Off: 26561675
Res: 26444560

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

[AHMEDABAD-2] under Serial No.17839. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13300 dated-16/10/2018.

13..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question belonging to KHISHI REALITY a Partnership Firm is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and Conditions mentioned in the order dated-21/08/2018 and [2] Any other Laws Rules Acts applicable.



ATTORNEYS AT LAW