



Ref No.: CSAA/JDP/2198/2018

Date : 15-5-2018

To,

M/s. Shiv Shakti Infra Space L.L.P.

Ahmedabad.

Re : IN THE MATTER OF INVESTIGATION TO THE TITLE of Non-Agriculture land bearing Final Plot No. 29 admeasuring about 1305-50 Sq.Mtrs. of T.P Scheme No.60 (Block No. 54 admeasuring about 2175 Sq.Mtrs. of Erstwhile Survey No. 73/1,73/2,57/2 and 57/3) situate, lying and being at Mouje. Khodiyar Taluka: Daskroi in the Registration Sub-District: Ahmedabad and District: Ahmedabad and belonging to M/s. Shiv Shakti Infra Space L.L.P.



In pursuance of your instructions to investigate/verify the titles of aforesaid property, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara, Dy. Mamlatdar and Registration records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Thirty Years through our search clerk. We have taken root of title for last about Thirty Years and verified the Documents, Papers, Writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owner/s of the said property and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for its personal use is a stated hereafter. For detailed facts and particulars, reference may be taken from the documents, Papers, Writings and Records referred to herein below:

1. Originally, the land in question was independently owned, occupied and possessed by (1) Mafatji Abhrajji, (2) Ambaram Maganji, (3) Bhemaji Maganji and (4) Ramtuji Maganji prior to the year 1980.
2. Thereafter, the Co-owner of the said land namely Ambaram Maganji died intestate on 8-8-1998 leaving behind him his lineal descendants as (1) Shantaben Wd/o Ambaram Maganji, (2) Keshaji Ambaram, (3) Kalaji Ambaram, (4) Manuji Ambaram, (5) Divaben Ambaram, (6) Sababen Ambaram and (7) Hansaben Ambaram and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2268 dated 10-8-1998 which was certified by the competent authority.
3. Thereafter, the Co-owner of the said land namely Mafatji Abhrajji died intestate on 9-9-1997 leaving behind him his





lineal descendants as (1) Kanaji Mafatji Thakor and (2) Udaji Mafatji Thakor and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2269 dated 10-8-1998 which was certified by the competent authority.

4. Thereafter, the Co-owner of the said land namely Ramtuji Maganji died intestate prior to about 10 years leaving behind him his lineal descendants as (1) Shardaben Wd/o Vihaji Ramtuji as herself and natural guardian of Serial No. 2 and 3, (2) Minor Vikramji Vihaji, (3) Minor Ramilaben Vihaji, (4) Galaji Ramtuji, (5) Shardaben Wd/o Ramtuji Maganji and (6) Manguben Ramtuji and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2424 dated 29-10-2001 which was certified by the competent authority.
5. Thereafter, the Co-owner of the said land namely Bhemaji Maganji died intestate on 14-10-1998 leaving behind him his lineal descendants as (1) Bhikhaji Bhemaji, (2) Pratapji Bhemaji, (3) Vishnuji Bhemaji, (4) Santokben Bhemaji and (5) Kashiben Bhemaji and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2426 dated 29-10-2001 which was certified by the competent authority.
6. Thereafter, the Co-owners of the said land namely (1) Kanaji Mafatji and (2) Udaji Mafatji themselves and as a Karta and Manager of their respective H.U.F through their constituted attorney Mukeshbhai Monghabhai had sold and conveyed land bearing Block No. 54 paiki admeasuring about 4350 Sq.Mtrs. paiki undivided admeasuring 2175 Sq.Mtrs to (1) Karanbhai Dosalbhai Gadhavi and (2) Chirag S. Gadhavi by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 488 dated 6-2-2001 and entry to that effect was mutated in the revenue record by Mutation Entry No. 2434 dated 6-3-2002 which was certified by the competent authority.
7. Thereafter, the Co-owners of the said land namely (1) Karanbhai Dosalbhai Gadhavi and (2) Chirag S. Gadhavi through their constituted attorney Bharatbhai Dosalbhai had sold and conveyed land bearing Block No. 54 paiki admeasuring about 4350 Sq.Mtrs. paiki undivided admeasuring 2175 Sq.Mtrs to Ilaben Dharamshibhai Sojitra by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 482 dated 12-2-2002 and entry to that effect was mutated in the revenue record by Mutation Entry No. 2435 dated 6-3-2002 which was certified by the competent authority.





8. Thereafter, the Deputy Collector, Viramgam Prant passed Order in Con Case No. 4/2004 on 12-7-2005 and issued direction to withdraw the notice issued in accordance with the provision of Section-9 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act - 1947 pertaining to land bearing Block No. 54 paiki admeasuring about 2175 Sq.Mtrs. and entry to that effect was mutated in the revenue record by Mutation Entry No. 2697 dated 9-9-2005 which was certified by the competent authority.
9. Thereafter, the Mamlatdar, Daskroi vide their Order bearing No. RTS / Record Promulgation / 41 / 08 dated 26-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and directed to mention Mutation Entry No. 2424 and delete Mutation entry No. 2444 from 7/12 abstract of Block No. 54 paiki and entry to that effect was mutated in the revenue record by Mutation Entry No. 3105 dated 29-9-2008 which was certified by the competent authority.
10. Thereafter, the Mamlatdar, Daskroi vide their Order bearing No. RTS / Record Promulgation / 41 / 08 dated 26-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and directed to delete Holding No. 279 from 7/12 abstract of Block No. 54 paiki and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3106 dated 29-9-2008 which was certified by the competent authority.
11. Thereafter, Predecessor of the title of the land in question namely (1) Shardaben Wd/o Vihaji Ramtaji, (2) Vikramji Alias Vikramkumar Vihaji, (3) Shantaben Wd/o Ambaram Maganji Thakor, (4) Keshaji Ambaram Thakor, (5) Kalaji Ambaram Thakor, (6) Manuji Ambaram Thakor, (7) Divaben alias Diwaliben D/o Ambaram Maganji Thakor W/o Rataji Thakor, (8) Sababen Alias Subiben D/o Ambaram Maganji W/o Balaji Parmar, (9) Hansaben D/o Ambaram Maganji W/o Jaswantji Parmar, (10) Bhikhaji S/o Bhemaji Maganji, (11) Pratapji S/o Bhemaji Maganji, (12) Kashiben D/o Bhemaji Maganji W/o Ramanji Thakor, (13) Santokben Alias Satiben D/o Bhemaji Maganji W/o Parbatji Thakor, (14) Galaji Ramtaji Thakor, (15) Kanaji Mafatji Thakor and (16) Udaji Mafatji Thakor by executing deed of confirmation in favour of Ilaben Dharamshibhai by Deed of Confirmation registered in the office of the Sub-Registrar of Assurances under Serial No. 1308 dated 26-7-2013.
12. Thereafter, the Mamlatdar, Daskroi vide its Order bearing No. Daban. / Su.hu. / Khodiyar / S.R.128 / 2017 dated 24-8-2017





held to remove the names of (1) Kanaji Mafatji and (2) Udaji Mafatji from 7/12 abstract of the said land and entry to that effect was mutated in the revenue record by Mutation Entry No. 4195 dated 31-8-2017 which was certified by the competent authority.

13. Thereafter, the Provisions of Town Planning and Urban Development Act-1976 were made applicable to the land in question and Form No. F was issued in accordance with the provisions of Rules 21 and 35 made there under and accordingly Final plot No. 29 was given to Block No.54 paiki and area was fixed to the extent of 2611 Sq.Mtrs.
14. That, the owner of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-Agricultural use permission to the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. and on consideration of the said application, the District Collector, Ahmedabad granted Non-Agricultural use permission to the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. out of which 2350 Sq.Mtrs. for residential purpose and 261 Sq.Mtrs. for commercial purpose vide their order bearing No. CB / CTS-1 / N.A. / S.R. 624 / 17 dated 24-2-2018 and entry to that effect was mutated in the revenue record by Mutation Entry No. 4286 dated 20-3-2018 which was certified by the competent authority.
15. Thereafter, the owner of the said land namely Ilaben Dharamshibhai Sojitra had sold and conveyed the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. paiki 1305-50 Sq.Mtrs. of T.P. Scheme No. 60 to M/s. Shivshakti Infra Space L.L.P. by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 9131 dated 15-5-2018.
16. As a part of investigation of title, we have published a public notice appeared in the daily news paper "GUJARAT SAMACHAR" dated 2-7-2017 inviting claim, right, title, interest, objection or obligation, if any in, on or upon the said property or any part thereof, pursuant to which, we have not received any claim/objection from any person(s), in response thereto.
17. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for purposes to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. It is to be noted that the search of complete registration records is not available due to tearing of pages of Books available for inspection. We have also pursued the copies of papers, documents, statements etc. produced/submitted by you and relied on the facts mentioned therein believing the same to be true and trustworthy.





18. We have been informed by you that the said property has not been given in security and neither you nor your predecessor in title, your heirs, assigns, executors, administrators, successors etc. have created any charge or encumbrances of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings or any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect your title.
19. In view of aforementioned facts and circumstances and perusal of the deeds, documents, papers, writings and records etc. submitted/furnished by the owner/s of the captioned property and believing the same to be true, genuine and obtained from original sources. It appears that the titles of the captioned property shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-
- (I) Usual Declaration-cum-Indemnity on title being made by owner/s and also confirming the aforesaid facts and circumstances.
 - (II) Fulfillment of Terms and Conditions laid down in N.A order.
 - (III) Fulfillment of the provision of relevant prevailing laws.
 - (IV) Search of complete registration record is not available due to tearing of pages of Books available for inspection.

Yours faithfully,
For, Chetan Shah and Associates, Advocates


APURVA P. SHAH
ADVOCATE





Ref No.: CSAA/JDP/2198/2018

Date : 31-3-2018

To,

M/s. Shiv Shakti Infra Space L.L.P.

Ahmedabad.

Re : IN THE MATTER OF INVESTIGATION TO THE TITLE of Non-Agriculture land bearing Final Plot No. 29 admeasuring about 2611 Sq.Mtrs. paiki 1305-50 Sq.Mtrs. of T.P Scheme No.60 (Block No. 54 admeasuring about 2175 Sq.Mtrs. of Erstwhile Survey No. 73/1,73/2,57/2 and 57/3) situate, lying and being at Mouje. Khodiyar Taluka: Daskroi in the Registration Sub-District: Ahmedabad and District: Ahmedabad and belonging to M/s. Shiv Shakti Infra Space L.L.P.



In pursuance of your instructions to investigate/verify the titles of aforesaid property, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara, Dy. Mamlatdar and Registration records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Thirty Years through our search clerk. We have taken root of title for last about Thirty Years and verified the Documents, Papers, Writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owner/s of the said property and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for its personal use is a stated hereafter. For detailed facts and particulars, reference may be taken from the documents, Papers, Writings and Records referred to herein below:

1. Originally, the land in question was independently owned, occupied and possessed by (1) Mafatji Abhrajji, (2) Ambaram Maganji, (3) Bhemaji Maganji and (4) Ramtuji Maganji prior to the year 1980.
2. Thereafter, the Co-owner of the said land namely Ambaram Maganji died intestate on 8-8-1998 leaving behind him his lineal descendents as (1) Shantaben Wd/o Ambaram Maganji, (2) Keshaji Ambaram, (3) Kalaji Ambaram, (4) Manuji Ambaram, (5) Divaben Ambaram, (6) Sababen Ambaram and (7) Hansaben Ambaram and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2268 dated 10-8-1998 which was certified by the competent authority.
3. Thereafter, the Co-owner of the said land namely Mafatji Abhrajji died intestate on 9-9-1997 leaving behind him his





lineal descendants as (1) Kanaji Mafatji Thakor and (2) Udaji Mafatji Thakor and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2269 dated 10-8-1998 which was certified by the competent authority.

4. Thereafter, the Co-owner of the said land namely Ramtuji Maganji died intestate prior to about 10 years leaving behind him his lineal descendants as (1) Shardaben Wd/o Vihaji Ramtuji as herself and natural guardian of Serial No. 2 and 3, (2) Minor Vikramji Vihaji, (3) Minor Ramilaben Vihaji, (4) Galaji Ramtuji, (5) Shardaben Wd/o Ramtuji Maganji and (6) Manguben Ramtuji and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2424 dated 29-10-2001 which was certified by the competent authority.
5. Thereafter, the Co-owner of the said land namely Bhemaji Maganji died intestate on 14-10-1998 leaving behind him his lineal descendants as (1) Bhikhaji Bhemaji, (2) Pratapi Bhemaji, (3) Vishnuji Bhemaji, (4) Santokben Bhemaji and (5) Kashiben Bhemaji and hence their names were entered in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 2426 dated 29-10-2001 which was certified by the competent authority.
6. Thereafter, the Co-owners of the said land namely (1) Kanaji Mafatji and (2) Udaji Mafatji themselves and as a Karta and Manager of their respective H.U.F through their constituted attorney Mukeshbhai Monghabhai had sold and conveyed land bearing Block No. 54 paiki admeasuring about 4350 Sq.Mtrs. paiki undivided admeasuring 2175 Sq.Mtrs to (1) Karanbhai Dosalbhai Gadhavi and (2) Chirag S. Gadhavi by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 488 dated 6-2-2001 and entry to that effect was mutated in the revenue record by Mutation Entry No. 2434 dated 6-3-2002 which was certified by the competent authority.
7. Thereafter, the Co-owner of the said land namely Vishnuji Bhemaji died intestate on 7-3-2002 without issue and hence his name was deleted from the revenue record and entry to that effect was mutated in the revenue record by Mutation Entry No. 2638 dated 10-9-2004 which was certified by the competent authority.
8. Thereafter, the Deputy Collector, Viramgam Prant passed Order in Con Case No. 4/2004 on 12-7-2005 and issued direction to withdraw the notice issued in accordance with the provision of Section-9 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act - 1947 pertaining to land bearing Block No. 54 paiki admeasuring





about 2175 Sq.Mtrs. and entry to that effect was mutated in the revenue record by Mutation Entry No. 2697 dated 9-9-2005 which was certified by the competent authority.

9. Thereafter, the Mamlatdar, Dascroi vide their Order bearing No. RTS / Record Promulgation / 41 / 08 dated 26-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and directed to mention Mutation Entry No. 2424 and delete Mutation entry No. 2444 from 7/12 abstract of Block No. 54 paiki and entry to that effect was mutated in the revenue record by Mutation Entry No. 3105 dated 29-9-2008 which was certified by the competent authority.
10. Thereafter, the Mamlatdar, Dascroi vide their Order bearing No. RTS / Record Promulgation / 41 / 08 dated 26-09-2008 has undertaken the verification of the manual revenue record with the computerized record and to rectify the erroneous record found in the computerized record of rights as per the instruction of the government and directed to delete Holding No. 279 from 7/12 abstract of Block No. 54 paiki and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3106 dated 29-9-2008 which was certified by the competent authority.
11. That, the names of (1) Vikramji Vihaji and (2) Ramilaben Vihaji are standing as co-occupiers of the land in question as minors in the revenue record but now they have attained maturity and hence the word "Minor" has been removed from the record and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3711 dated 24-6-2014 which was certified by the competent authority.
12. Thereafter, the Co-owner of the said land namely Shardaben Wd/o Ramtuji Maganji died intestate on 14-11-2011 and Vihaji Ramtuji died intestate on 9-3-2000 leaving behind them their lineal descendents as (1) Shardaben Wd/o Vihaji Ramtuji, (2) Vikramji Vihaji, (3) Ramilaben Vihaji, (4) Galaji Ramtuji and (5) Manguben Ramtuji and hence their names were mutated in the revenue record upon succession rights and entry to that effect was mutated in the revenue record by Mutation Entry No. 3714 dated 26-6-2014 which was certified by the competent authority.
13. Thereafter, the Co-owner of the said land namely Kashiben D/o Bhemaji Maganji died intestate on 29-7-2013 leaving behind her her lineal descendents as Minors (1) Kajalben Ramanji, (2) Pujaben Ramanji, (3) Ramajaben Ramanji, (4) Ashaben Ramanji, (5) Manishkumar Ramanji and (6) Suhaniben Ramanji and hence their names were mutated in the revenue record upon succession rights and entry to that effect was mutated in





the revenue record by Mutation Entry No. 3715 dated 26-6-2014 which was certified by the competent authority.

14. Thereafter, the Co-owner of the said land namely Ramlaben Vihaji had voluntarily waived and relinquished her right, title, interest, share and claim persisting in the land bearing Block No. 54 paiki, 107 and 112 total admeasuring 11887 Sq.Mtrs. paiki admeasuring her undivided share i.e. 594.35 Sq.Mtrs. in favour of Vikramji Vihaji by executing deed of release registered in the office of the Sub- Registrar of Assurances under Serial No. 2081 dated 29-11-2014 and entry to that effect was mutated in the revenue record by Mutation Entry No. 3832 dated 15-6-2015 which was certified by the competent authority.
15. Thereafter, the Co-owner of the said land namely Manguben Ramtuji had voluntarily waived and relinquished her right, title, interest, share and claim persisting in the land bearing Block No. 54 paiki, 107 and 112 total admeasuring 11887 Sq.Mtrs. paiki admeasuring her undivided share i.e. 594.35 Sq.Mtrs. in favour of Galaji Ramtuji by executing deed of release registered in the office of the Sub- Registrar of Assurances under Serial No. 2080 dated 29-11-2014 and entry to that effect was mutated in the revenue record by Mutation Entry No. 3833 dated 15-6-2015 which was certified by the competent authority.
16. Thereafter, the Co-owners of the said land namely (1) Divaben Ambaram, (2) Sababen Ambaram and (3) Hansaben Ambaram had voluntarily waived and relinquished their rights, title, interest, share and claim persisting in the land bearing Block No. 54 paiki, 107 and 112 total admeasuring 11887 Sq.Mtrs. paiki admeasuring their undivided share i.e. 1273.52 Sq.Mtrs. in favour of (1) Keshaji Ambaram, (2) Kalaji Ambaram and (3) Manuji Ambaram by executing deed of release registered in the office of the Sub-Registrar of Assurances under Serial No. 2083 dated 29-11-2014 and entry to that effect was mutated in the revenue record by Mutation Entry No. 3834 dated 15-6-2015 which was certified by the competent authority.
17. Thereafter, the Co-owners of the said land namely Santokben Bhemaji had voluntarily waived and relinquished her right, title, interest, share and claim persisting in the land bearing Block No. 54 paiki, 107 and 112 total admeasuring 11887 Sq.Mtrs. paiki admeasuring her undivided share i.e. 990.57 Sq.Mtrs. in favour of (1) Pratapji Bhemaji and (2) Bhikhaji Bhemaji by executing deed of release registered in the office of the Sub- Registrar of Assurances under Serial No. 2082 dated 29-11-2014 and entry to that effect was mutated in the revenue record by Mutation Entry No. 3835 dated 15-6-2015 which was certified by the competent authority.





18. Thereafter, the Provisions of Town Planning and Urban Development Act-1976 were made applicable to the land in question and Form No. F was issued in accordance with the provisions of Rules 21 and 35 made there under and accordingly Final plot No. 29 was given to Block No.54 paiki and area was fixed to the extent of 2611 Sq.Mtrs.
19. That, the name of Kajalben Ramanji is standing as co-occupier of the land in question as minor in the revenue record but now she has attained maturity and hence the word "Minor" has been removed from the record and PENCIL entry to that effect was mutated in the revenue record vide Mutation Entry No. 4284 dated 16-3-2018.
20. That, the owner of the said land had submitted an application to the District Collector, Ahmedabad for obtaining Non-Agricultural use permission to the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. and on consideration of the said application, the District Collector, Ahmedabad granted Non-Agriculture use permission to the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. out of which 2350 Sq.Mtrs. for residential purpose and 261 Sq.Mtrs. for commercial purpose vide their order bearing No. CB / CTS-1 / N.A. / S.R. 624 / 17 dated 24-2-2018 and entry to that effect was mutated in the revenue record by Mutation Entry No. 4286 dated 20-3-2018 which was certified by the competent authority.
21. Thereafter, the owner of the said land namely (1) Shardaben Wd/o Vihaji Ramtaji, (2) Vikramji Vihaji, (3) Shantaben Wd/o Ambaram Maganji, (4) Keshaji Ambaram, (5) Kalaji Ambaram, (6) Manuji Ambaram, (7) Bhikhaji Bhemaji, (8) Pratapji Bhemaji, (9) Galaji Ramtaji, (10) Kajalben Ramanji, (11) Minor Pujaben Ramanji, (12) Minor Ramajaben Ramanji, (13) Minor Ashaben Ramanji, (14) Minor Manishkumar Ramanji and (15) Minor Suhaniben Ramanji Serial No. 11 to 15 through their natural Guardian Ramanji Manaji had sold and conveyed the land bearing Final Plot No. 29 admeasuring 2611 Sq.Mtrs. paiki 1305-50 Sq.Mtrs. of T.P. Scheme No. 60 to M/s. Shivshakti Infra Space L.L.P. by sale deed registered in the office of the Sub-Registrar of Assurances under Serial No. 6343 dated 31-3-2018.
22. On bare perusal of the record of the instant case, it expressly transpires that Shree Ramaji Manaji Thakor filed Civil Miscellaneous Application No. 143/2017 in the Court of Twelfth Additional District Judge at Mirzapur, Ahmedabad (Rural) for appointment of guardian under the provision of Section-8 and 28 of the Guardian and Warden Act, 1890 and after conclusion of the proceedings of the said case the Hon'ble Court passed order on 2-1-2018 and allowed the said application directing to





appoint Ramanji Manaji Thakor as Guardian of his Minors (1) Minor Pujaben Ramanji, (2) Minor Ramajaben Ramanji, (3) Minor Ashaben Ramanji, (4) Minor Manishkumar Ramanji, (5) Minor Suhaniben Ramanji subject to conditions stipulated in the said order.

23. As a part of investigation of title, we have published a public notice appeared in the daily news paper "GUJARAT SAMACHAR" and "SANDESH" dated 1-7-2017 followed by the correction notice dated 2-7-2017, inviting claim, right, title, interest, objection or obligation, if any in, on or upon the said property or any part thereof, pursuant to which, we have not received any claim/objection from any person(s), in response thereto.
24. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for purposes to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. It is to be noted that the search of complete registration records is not available due to tearing of pages of Books available for inspection. We have also pursued the copies of papers, documents, statements etc. produced/submitted by you and relied on the facts mentioned therein believing the same to be true and trustworthy.
25. We have been informed by you that the said property has not been given in security and neither you nor your predecessor in title, your heirs, assigns, executors, administrators, successors etc. have created any charge or encumbrances of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings or any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect your title.
26. In view of aforementioned facts and circumstances and perusal of the deeds, documents, papers, writings and records etc. submitted/furnished by the owner/s of the captioned property and believing the same to be true, genuine and obtained from original sources. It appears that the titles of the captioned property shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-
- (I) Usual Declaration-cum-Indemnity on title being made by owner/s and also confirming the aforesaid facts and circumstances.
 - (II) Fulfillment of Terms and Conditions laid down in N.A order.
 - (III) Fulfillment of the provision of relevant prevailing laws.





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- (IV) Search of complete registration record is not available due to tearing of pages of Books available for inspection.



Yours faithfully,
For, Chetan Shah and Associates, Advocates


APURVA P. SHAH
ADVOCATE

