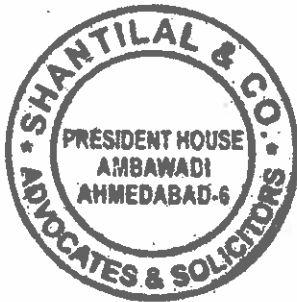


File No. 10897

Ref. No.81/2016

Date-15/06/2016

TITLE REPORT WITH CERTIFICATE

Re:-Investigation of title to the N.A. land bearing Final Plot Nos.18/2 [Part] & 40 of T.P. Scheme No.41 [allotted in lieu of Revenue Survey Nos. 649/1, 649/2, 650 & 677] admeasuring about 11282 Sq.Mtrs. situate at Moje SOLA Taluka GHATLODIYA 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 AHMEDABAD (the period of 1980 to 1992 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 Nos.18/2 [Part] & 40 of T.P. Scheme No.41; which is allotted in lieu of Revenue Survey Nos. 649/1, 649/2, 650 & 677 of Moje SOLA Taluka GHATLODIYA and District of AHMEDABAD.

SURVEY No.649/1:-

2..Prior to the year 1975 BAI SANTOK daughter of RAGHABHAI SAKALCHAND was owner of the said land.

3..The said BAI SANTOK daughter of RAGHABHAI SAKALCHAND expired on 03/04/1978 leaving behind a will dated-13/07/1967 and as per will the said land came to the share of ANGADBHAI KESHAVLAL; which was registered with the Sub-Registrar of AHMEDABAD under serial No.7262 on the same day. Entry to that effect was entered in the Mutation Register under entry No.3768 dated-16/10/1979.

4..The said ANGADBHAI KESHAVLAL by sale deed dated-16/10/1981 sold and conveyed the said land to HARSHADBHAI RAMDAS; which was registered with the Sub-Registrar of AHMEDABAD under serial No.12356 on the same day. Entry to that effect was entered in the Mutation Register under entry No.4188 dated-09/02/1982.

5..The said HARSHADBHAI RAMDAS by sale deed dated-26/11/1997 sold and conveyed the said land to ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED, VIBHAG-2; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.5319 on the same

day. Entry to that effect was entered in the Mutation Register under entry No.6732 dated-16/04/1999.

6..The ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED VIBHAG-2 is registered under No.KHE/3856 dated-01/03/1995 under the Gujarat Co. Operative Societies Act, 1961.

SURVEY No.649/2:-

7..Prior to the year 1975 KALAJI ATAJI was owner of the said land.

8..The said KALAJI ATAJI by sale deed dated-20/07/1981 sold and conveyed the said land to HARSHADBHAI RAMDAS; which was registered with the Sub-Registrar of AHMEDABAD under serial No.8979 on the same day. Entry to that effect was entered in the Mutation Register under entry No.4066 dated-22/07/1981.

9..The said HARSHADBHAI RAMDAS by sale deed dated-26/11/1997 sold and conveyed the said land to ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED, VIBHAG-2; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.5320 on the same day. Entry to that effect was entered in the Mutation Register under entry No.6732 dated-16/04/1999.

10..The ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED VIBHAG-2 is registered under No.KHE/3856 dated-01/03/1995 under the Gujarat Co. Operative Societies Act, 1961.

SURVEY No.650:-

11..Prior to the year 1975 BAI SANTOK daughter of RAGHABHAI SAKALCHAND was owner of the said land.

12..The said BAI SANTOK daughter of RAGHABHAI SAKALCHAND by sale deed dated-10/12/1975 sold and conveyed the said land to MANUBHAI RAMDAS; which was registered with the Sub-Registrar of AHMEDABAD under serial No.19954 on the same day. Entry to that effect was entered in the Mutation Register under entry No.3472 dated-15/01/1976.

13..The said MANUBHAI RAMDAS by sale deed dated-26/11/1997 sold and conveyed the said land to ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED, VIBHAG-2; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.5318 on the same day. Entry to that effect was entered in the Mutation Register under entry No.6733 dated-16/04/1999.

14..The ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED VIBHAG-2 is registered under No.KHE/3856 dated-01/03/1995 under the Gujarat Co. Operative Societies Act, 1961.

SURVEY No.677:-

15..Prior to the year 1975 RUGHNATHBHAI BODHABHAI was owner of the said land.

16..The said RUGHNATHBHAI BODHABHAI by sale deed dated-14/07/1983 sold and conveyed the said land to NENSUKHLAL SUNDARLAL; which was registered with the Sub-Registrar of AHMEDABAD under serial No.10094 on the same day. Entry to that effect was entered in the Mutation Register under entry No.4517 dated-26/11/1985.

17..The said NENSUKHLAL SUNDARLAL by sale deed dated-18/12/1987 sold and conveyed the said land to RUGHNATHBHAI BODHABHAI; which was registered with the Sub-Registrar of AHMEDABAD under serial No.21712 on the same day. Entry to that effect was entered in the Mutation Register under entry No.6112 dated-28/12/1995.

18..The said RUGHNATHBHAI BODHABHAI got entered the names of his family members ANILKUMAR RUGHNATHBHAI, SUNILKUMAR RUGHNATHBHAI, JASHWANTKUMAR RUGHNATHBHAI, MEENABEN RUGHNATHBHAI, BHARTIBEN RUGHNATHBHAI and MANGUBEN wife of RUGHNATHBHAI BODHABHAI as co. owners of the said land. Entry to that effect was entered in the Mutation Register under entry No.6119 dated-30/12/1995.

19..The said RUGHNATHBHAI BODHABHAI, ANILKUMAR RUGHNATHBHAI, SUNILKUMAR RUGHNATHBHAI, JASHWANTKUMAR RUGHNATHBHAI, MEENABEN RUGHNATHBHAI, BHARTIBEN RUGHNATHBHAI and MANGUBEN wife of RUGHNATHBHAI BODHABHAI by sale deed dated-13/04/1998 sold and conveyed the said land to SANJAYKUMAR CHIMANLAL AGRAWAL; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.1716 dated-08/05/1998. Entry to that effect was entered in the Mutation Register under entry No.6743 dated-16/04/1999.

20..The said SANJAYKUMAR CHIMANLAL AGRAWAL by agreement dated-18/04/2000 agreed to sell the said land to DINESHKUMAR RAMKUMAR GUPTA as a promoter of AMARNATH [SOLA] CO.OPERATIVE HOUSING SOCIETY [PROPOSED]; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.2011 on the same day.

Then the said DINESHKUMAR RAMKUMAR GUPTA as a promoter of AMARNATH [SOLA] CO.OPERATIVE HOUSING SOCIETY [PROPOSED]

cancelled the said agreement dated-18/04/2000; which cancellation agreement was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.3509 dated-29/07/2003.

SURVEY Nos. 649/1, 649/2, 650 & 677:-

21..The said ASHWAMEGH SAMUDAYIK KHETI SAHAKARI MANDLI LIMITED VIBHAG-2 by sale deed dated-08/10/2003 sold and conveyed the said land bearing Revenue Survey Nos. 649/1, 649/2 & 650 to BALUBHAI MANIBHAI, MONGHIBEN daughter of SOMABHAI SHRDULBHAI, JIVANBHAI KACHRABHAI, ILESHBHAI NANDUBHAI, PRIYAVANDNABEN ILESHBHAI and MISHAL ILESHBHAI; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.4609 on the same day.

22..The said SANJAYKUMAR CHIMANLAL AGRAWAL by sale deed dated-08/10/2003 sold and conveyed the said land bearing Revenue Survey No. 677 to BALUBHAI MANIBHAI, MONGHIBEN daughter of SOMABHAI SHRDULBHAI, JIVANBHAI KACHRABHAI, ILESHBHAI NANDUBHAI, PRIYAVANDNABEN ILESHBHAI and MISHAL ILESHBHAI; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.460 on the same day. Entry to that effect was entered in the Mutation Register under entry No.7680 dated-14/10/2003.

23..The said ILESHBHAI NANDUBHAI got enter the name of his son SHIVANG ILESHBHAI as co owner of the said lands. Entry to that effect was entered in the Mutation Register under entry No.9888 dated-30/01/2008.

24..The said BALUBHAI MANIBHAI PATEL, MONGHIBEN daughter of SOMABHAI SHARDULBHAI by Gift deed dated-30/03/2008 gifted the said lands to MANOJ BECHARBHAI GAMARA, KIRTIBHAI BECHARBHAI GAMARA, VINUBHAI BECHARBHAI GAMARA, ATULBHAI BALUBHAI PATEL, DIPAKBHAI BALUBHAI PATEL, SOMABHAI KACHRABHAI, JAYANTIBHAI NARAYANBHAI, PRAHLADBHAI JIVANBHAI, RAMESHBHAI JIVANBHAI and RAMESHBHAI VALJIBHAI; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under serial No.13196 dated-30/06/2008. Entry to that effect was entered in the Mutation Register under entry No.10251 dated-06/08/2008.

25..District Collector, AHMEDABAD by order dated-07/08/2015 bearing No. CB/JAMIN-2/N.A./S.R.1000/15 granted N.A. permission for the said land bearing Revenue Survey Nos.649/1, 649/2, 650 & 677.

26..District Collector, AHMEDABAD by order dated-08/09/2015 bearing No. CB/LAND-2/NA/SR-1000/2015 granted N.A. permission for the said land bearing Revenue Survey Nos.649/1 & 649/2.

27..District Collector, AHMEDABAD by order dated-12/10/2015 bearing No. CB/JAMIN-2/N.A./S.R.1000/15/Rectify order/2015 granted Rectify N.A. permission for the said land bearing Revenue Survey Nos.649/1, 649/2, 650 & 677.

28..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-18/10/2015 inviting any claim, rights or encumbrances, if any in respect of the said lands; but till today we have not received any claim or objection in response thereof.

29..The Town Planning Scheme No.41 made applicable to the said lands and as per the said T.P. Scheme the Final Plot Nos.18/2 & 40 allotted in lieu of Revenue Survey Nos. 649/1, 649/2, 650 & 677.

30..Ahmedabad Municipal Corporation by order dated-22/12/2015 bearing Case No. BHNTS/NWZ/261214/GDR/A3422/R0/M1 sanction plan for construction and by Raja Chitthi No. 5115/2612/A3422/R0/M1 granted construction permission for the said land.

31..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to ILESHBHAI NANDUBHAI, PRIYAVANDANABEN ILESHBHAI, MISHAL ILESHBHAI, SHIVANG ILESHBHAI, MANOJBHAI BECHARBHAI GAMARA, KIRTIBHAI BECHARBHAI GAMARA, VINUBHAI BECHARBHAI GAMARA, ATULBHAI BALUBHAI PATEL, DIPAKBHAI BALUBHAI PATEL, SOMABHAI KACHRABHAI, JAYANTIBHAI NARAYANBHAI, PRAHLADBHAI JIVANBHAI, RAMESHBHAI JIVANBHAI and RAMESHBHAI VALJIBHAI is clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-07/08/2015, [2] Terms and Conditions mentioned in the order dated-08/09/2015, [3] Terms and Conditions mentioned in the order dated-12/10/2015, [4] Variation of T.P. Scheme, if any and [5] Any other Rules Acts Laws applicable.


ATTORNEYS AT LAW