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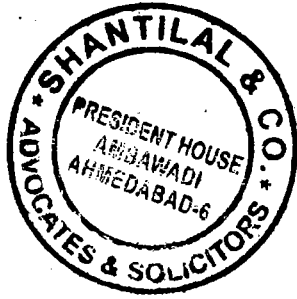
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File No.10914

Ref No.36/2016

Date-08/03/2016

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the land bearing Final Plot No.143 of Draft T.P. Scheme No.7 [SARGASAN-KUDASAN-POR] [allotted in lieu of Revenue Survey No. 414] admeasuring about 9487 Sq.Mtrs. situate at Moje SARGASAN Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR.

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 (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.143 of Draft T.P. Scheme No.7 [SARGASAN-KUDASAN-POR]; which is allotted in lieu of Revenue Survey No. 414 of Moje SARGASAN Taluka GANDHINAGAR and District of GANDHINAGAR.

2..Prior to the year 1985 LAXMANJI SANGALJI was owner of the said land.

3..The said LAXMANJI SANGAJI expired on 30/05/1986 leaving behind his heirs PRAVINSINH LAXMANJI, BHOPINSINH LAXMANJI, AJITKUMAR LAXMANJI, HANSABEN LAXMANJI, LILABEN LAXMANJI and SHOBHABA widow of LAXMANJI SANGALJI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 1519 dated-20/10/1986.

4..The said HANSABEN LAXMANJI and LILABEN LAXMANJI release their right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 1520 dated-21/10/1986.

5..Collector, GANDHINAGAR by order dated-08/03/2002 bearing No. JMIN/PRASPRA/SR-90/02 the said land converted in old Tenure land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2342 dated-10/03/2002.

6..The said SHOBHABA widow of LAXMANJI SANGALJI release her right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3543 dated-12/01/2008.

7..The said PRAVINSINH LAXMANJI expired on 10/12/2009 leaving behind

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his heirs VINABEN widow of PRAVINSINH LAXMANJI, NAMITABEN PRAVINSINH, KANAKSINH PRAVINSINH and SUNILSINH PRAVINSINH. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4109 dated-03/03/2010.

8..The said SUNILSINH PRAVINSINH expired on 12/06/2013 leaving behind his heirs NEHALBA widow of SUNILSINH PRAVINSINH and MINOR RANVIRSINH SUNILSINH. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5153 dated-06/08/2013.

9..The said SAJANBA widow of LAXMANJI SANGALJI by release deed dated-05/09/2013 release her right title interest in the said land in favour of BHOPINSINH LAXMANJI, AJITKUMAR LAXMANJI, VINABEN widow of PRAVINSINH LAXMANJI, NAMITABEN PRAVINSINH, KANAKSINH PRAVINSINH, NEHALBA widow of SUNILSINH PRAVINSINH and MINOR RANVIRSINH PRAVINSINH; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.12809. Party has not produced the original release deed.

10..The said HANSABEN daughter of LAXMANJI and wife of PRATAPSINH expired on 19/04/2011 leaving behind her heirs VIJAYSINH PRATAPSINH, GITABEN PRATAPSINH, GHANSHYAMSINH PRATAPSINH and MAHAVIRSINH PRATAPSINH. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5218 dated-21/10/2013.

11..The said VIJAYSINH PRATAPSINH, GITABEN PRATAPSINH, GHANSHYAMSINH PRATAPSINH, MAHAVIRSINH PRATAPSINH and LILABEN daughter of LAXMANJI and wife of DASHRATHSINH by release deed dated-28/10/2013 release her right title interest in the said land in favour of BHOPINSINH LAXMANJI and AJITKUMAR LAXMANJI; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.15114. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5229 dated-01/11/2013.

12..The said BHOPINSINH LAXMANJI, AJITKUMAR LAXMANJI, VINABEN widow of PRAVINSINH LAXMANJI, NAMITABEN PRAVINSINH, KANAKSINH PRAVINSINH, NEHALBA widow of SUNILSINH PRAVINSINH and MINOR RANVIRSINH SUNILSINH by sale deed dated-31/03/2015 sold and conveyed the said land to TARUNBHAI SANTRAMBHAI, GAURAVBHAI SANTRAMBHAI and MRUNALBHAI SANTRAMBHAI; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4659. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5643 dated-16/09/2015.

13..Now We are inform that as MINOR RANVIRSINH SUNILSINH has share of the said land and than same has been protected by keeping his share of Money in SYNDICATE BANK, KUDASAN BRANCH fixed deposit of Rs.

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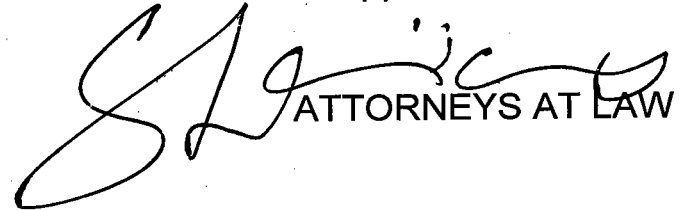
7,21,000/- for the Period of Minority. Which is in the circumstances favorable to the minor.

14..The said BHOPINSINH LAXMANJI, AJITKUMAR LAXMANJI, VINABEN widow of PRAVINSINH LAXMANJI, NAMITABEN PRAVINSINH, KANAKSINH PRAVINSINH, NEHALBA widow of SUNILSINH PRAVINSINH and MINOR RANVIRSINH SUNILSINH by deed of Indemnity Bond dated-31/03/2015 in favour of TARUNBHAI SANTRAMBHAI, GAURAVBHAI SANTRAMBHAI and MRUNALBHAI SANTRAMBHAI; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4662.

15..The Town Planning Scheme No.7 [SARGASAN-KUDASAN-POR] (which is Draft) made applicable to the said land and as per the said T.P. Scheme the Final Plot No.143 allotted in lieu of Revenue Survey No.414.

16..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-10/01/2016 inviting any claim, rights or encumbrances if any, in respect of the said land in response of which we have received one objection letter dated-13/01/2016 from Heirs of SHOBHARABA SANGALJI: KODARSINH CHHATRASINH CHAVDA for right title interest in the said land; our client denied his claim and we by our letter dated-19/01/2016 for his claim and we have not received any further claim or answer from them.

17..In view of what is hereinabove stated we are of the opinion that the title to the land in question and belonging to TARUNBHAI SANTRAMBHAI, GAURAVBHAI SANTRAMBHAI and MRUNALBHAI SANTRAMBHAI can be clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of The Bombay Tenancy and Agricultural Lands Act, [2] Variation of T.P. Scheme, if any and [3] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW