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Sanad No.G 302/1990

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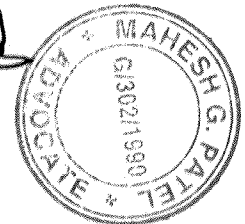
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TITLE RPEORT

Ref:



Non-Agricultural Land, Admeasuring about 505 Sq. Mtrs. of T.P. Scheme No. 12, of F.P. No.128 paiki of Survey No. 1093/2 paiki Khata No.3012 situated at Mouje Village Naroda, Taluka Ashrawa, in the registration of Sub District and District of Ahmedabad -6 Naroda

M Patel
Adv:

As per the instruction of my client, I have investigated the title of the above referred land and have caused to be taken necessary search for the revenue and registration of records for last 30 years and thus, hereby this is my report on title as under:-

1. During the 1941 the said land of the survey no. 1093/2 belonging to Dahyabhai Ishvarbhai, but they have sold to Atmaram Manchharam by Reg. Sale Deed dated 1/5/1941. Entry to said effect was made in revenue record vide entry number 2517 dated 29/06/1941 which was certified by competent authority on 17/10/1941.

2. Thereafter Atmaram Manchharam died Intestate on 3-10-1960 and the legal heir was on only wife as per the pedhinama therefore the name of legal heir Savitaben widow of Atmaram Manchharam was entered in the revenue record. Entry to the said effect was made in the revenue record vide the entry no. 6580 dated 30/03/1966 which was certified by competent authority on 5/4/1966.

3. Thereafter the said land comprise in town planning scheme No.12 and as per form no. F the final plot no. 128 of 4038 Sq. Mtrs land was allotted out of 5537 Sq. Mtrs land of survey no.1093/2 paiki.

4. Thereafter Savitaben widow of Atmaram Mancharam sold 2415 sq. yard i.e 2019 Sq. Mtr from the land of final plot 4038 Sq. Mtrs of final plot number 128 to (1) Purshottandas Odhavji Panchal (2) Amrat Odhavji Panchal (3) Mohanbhai Odhavji Panchal (4) Harishkumar Odhavji Panchal though Sale deed dated 18/8/1971. Entry to the said effect was made in the revenue record vide the entry no. 7443 dated 12/12/1971 which was certified by competent authority on 27/1/1972

5. Thereafter the said above land 2019 Sq. Mtr i.e. 2415 sq. yard of T.P. Scheme No.12 F.P. No.128 Paiki Belonging to on the name of above 1 to 4 but partition made in all above all four brother and apply to K.J.P. to competent authority and competent authority had passed the order of partition vide the order no.U.L.C. U-3-237/86 dated 7/11/1986.

As per the order share in land is as below.

(1) Purshottandas Odhavji Panchal	504.81 Sq. Mtr
(2) Amrat Odhavji Panchal	504.81 Sq. Mtr
(3) Mohanbhai Odhavji Panchal	504.81 Sq. Mtr
(4) Harishkumar Odhavji Panchal	504.81 Sq. Mtr

Entry to the said effect was made in the revenue record vide the entry no. 9833 dated 2/1/1988 which was certified by competent authority on 19/2/1988

6. During the pendency of the above order the above owners of the said land filed application for the conversion of said land in to non agriculture before the collector office Ahmedabad, and the deputy collector has passed the order for 2019 sq.mtr land for non agriculture land vide the order no.N.A. U-1 Naroda 7/37 Dated 27/4/1987.



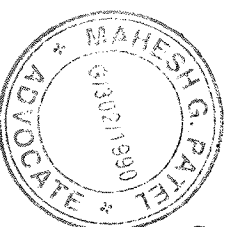
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7. As per resolution of revenue department state government vide the resolution no. PFR/102011/275/L/1 Dated 17/3/2012. The Ahmedabad City Taluka converted in two taluka as Ahmedabad City East and Ahmedabad City West and the naroda village is inserted in Ahmedabad city East taluka. Entry to the said effect was made in the revenue record vide the entry no. 18854 dated 3/5/2012 which was certified by competent authority on 5/5/2012.

8. As per partition order, 504.81 sq. mtrs. i.e 505 sq.mtrs. land was belonging to Purshotandas Odhavji Panchal he died on 16/2/2014 therefore the name of legal heir namely (1) Narnadaben Purshottandas (2) Prakashbhai Purshottandas (3) Kailashben Purshottandas (4) Devendrabhai Purshottandas (5) Rajendrabhai Purshottandas (6) Bharatbhai Purshottandas were entered in the revenue record, Entry to the said effect was made in the revenue record vide the entry no. 2100 dated 24/2/2016 which was certified by competent authority on 21/5/2016.

9. Thereafter Narnadaben widow of Purshottandas Odhavji and Kailashben daughter of Purshottandas Odhavji waived their rights in favour of the family member and co-owners of the said land through the Reg. release deed No. 7202 Dated 22/5/2017 Entry to the said effect was made in the revenue record vide the entry no. 21603 dated 31/5/2017 which was certified by competent authority on 5/8/2017.

10. Thereafter (1) Prakashbhai Purshottandas Panchal (2) Devendrabhai Purshottandas Panchal (3) Rajendrabhai Purshottandas Panchal (4) Bharatbhai Purshottandas Panchal Sold the 505 sq. mtr land to Shantam Developers through the reg. sale deed no.8990 before naroda sub registrar dated 11/5/2018, Entry to the said effect was made in the revenue record vide the entry no. 22282 dated 29/10/2018 which was certified by competent authority on 24/12/2018.



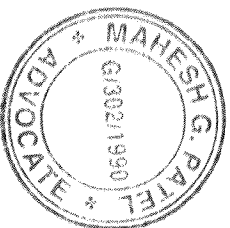
M. Patel
Adv.

That, I have issued a public notice for inviting claims, rights, interest as to the said land property in "Gujarat Samachar" daily newspapers published from Ahmedabad on dtd. 18/07/2017. But no one has made any objection/claim/interest till this date.

In view of the above stated facts, I hereby opined and certified that the titles of the aforesaid land is in full and exclusive in possession and has ownership of Shantam Developers, a partnership firm and I further certified that the aforesaid land is clear and marketable and also free from reasonable doubts and without encumbrance.

Ahmedabad

Date:14/05/2019



A handwritten signature in black ink, appearing to read "Mahesh G. Patel", written over a horizontal line.

Mahesh G. Patel

Advocate