

SUDEVI S RAVAL

Mo. No. 7600761446

Advocate

Address: 201, Pravesh Flat, 10 Mahadevnagar Society, Navrangpura, Ahmedabad-380014, e-mail ID No. sudevi_surabhi@yahoo.in

To,

**Siddhi Vinayak (Khokhra) Shops and Housing Co-Operative Society Ltd
Ahmedabad**

TITLE REPORT



Ref. : Non Agriculture Land admeasuring 2335.75 Sq.mts of City Survey No.2671. bearing Final Plot No. 72 of Town Planning Scheme No. 7 situate, lying and being at Mouje .Khokhra Mehmdavad, Taluka Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) belonging to **Siddhi Vinayak (Khokhra) Shops and Housing Co-Operative Society Ltd.**

With reference to the above and pursuant to your instructions, I have investigated title of the above referred land and have caused to be taken searches of available registration record for last 28 years and the documents given to me and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc. furnished before me to be true and genuine, I hereby give my title as under :-

The Land bearing Survey No.2/8 and 2/9 admeasuring 2318 sq.mts were include in the Town Planning Scheme no.7 and awarded Final Plot No.72 . Entry to that effect was carried out in revenue record by entry no. 14487 dated 25.9.19972 which was certified on 20.2.1976

Prior to Year 1975 the land admeasuring 2318 sq.mts of Town Planning Scheme no.70 of Final Plot No.72 was belonging to (1) Hajimohammed Kasamji, (2)



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Usmangani Kasamji, (3) Abdulkarim Kasamji and (4) Mohammedsharif Kasamji Haveliwala.

Thereafter Mohammedsharif Kasamji died on 1.11.1963 leaving behind him his legal heirs (1) Yakubhai Mohmedsharif Haveliwala, (2) Faridbhai Mohmedsharif Haveliwala, (3) Yunusvhai Mohmedsharif Haveliwala, (4) Harunbhai Mohmedsharif Haveliwala, (5) Mehmudbhai Mohmedsharif Haveliwala, (6) Hanifa Mohmedsharif Haveliwala, (7) Zubeda Mohmedsharif Haveliwala, (8) Hariya Mohmedsharif Haveliwala, (9) Khatija Mohmedsharif Haveliwala, (10) Hanisa Mohmedsharif Haveliwala, (11) Salma Mohmedsharif Haveliwala, (12) Fatma Mohmedsharif Haveliwala W/d of Mohmedsharif Haveliwala names were in revenue record. Entry to that effect was carried out in revenue record by entry no. 13789 dated 26.9.1994 which was certified on 31.10.1994.

Thereafter Abdulkarim Kasamji died on 5.10.1969 leaving behind him his legal heirs (1) Samsuddin Abdulkarim, (2) Musabhai Abdulkarim, (3) Ashiben Abdulkarim, (4) Sairaben Abdulkarim, (5) Rahematben Abdulkarim, (6) Sugraben Abdulkarim names were entered in revenue record. Entry to that effect was carried out in revenue record by entry no. 13790 dated 26.9.1984 which was certified on 31.10.1984.

Thereafter Hajimohammed Kasamji died on 22.8.1980 leaving behind him his legal heirs (1) Yusufbhai Hajimohammed, (2) Ismailbhai Hajimohammed, (3) Jamalbhai Hajimohammed, (4) Aslambhai Hajimohammed, (5) Amibeñ Hajimohammed, (6) Jetunben Hajimohammed, (7) Shakuraben Hajimohammed, (8) Razizben Hajimohammed, (9) Hajraben Hajimohammed names were entered in revenue record by entry no. 13791 dated 26.9.1984 which was certified on 31.10.1984.



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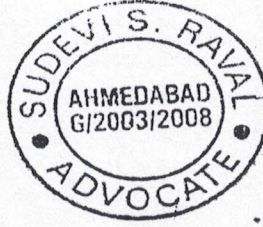
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Thereafter (1) Yusufbhai Hajimohammed, (2) Ismailbhai Hajimohammed, (3) Jamalbhai Hajimohammed, (4) Amiben Hajimohammed, (5) Jetunben Hajimohammed, (6) Shakuraben Hajimohammed, (7) Razizben Hajimohammed, (8) Hajraben Hajimohammed released their right share interest from the said land in favour of Aslambhai Hajimohammed. Entry to that effect was carried out in revenue record by entry no. 13808 dated 6.11.1984 which was certified on 12.1.1985.

Thereafter (1) Samsuddin Abdulkarim, (2) Musabhai Abdulkarim, (3) Ashiben Abdulkarim, (4) Sairaben Abdulkarim, (5) Rahematben Abdulkarim, released their right share interest from the said land in favour of Sugraben Abdulkarim. Entry to that effect was carried out in revenue record by entry no. 13809 dated 6.11.1984 which was certified on 12.1.1985.

Thereafter (1) Noorjahan Wd/o Ganibhai Kasamji, (2) Iqbal Ganibhai, (3) Yasin Ganibhai, (4) Abdulrahim Ganibhai, (5) Salauddin Ganibhai, (6) Maiyambibi Ganibhai, (7) Yasinabibi Ganibhai, (8) Jenatbibi W/d Noormohammed Ganibhai, (9) Latif Mahmmmed Noormohammed, (10) Salima Noormohammed, (11) Ganibhai Kasamji guardian of Minor Maheub Ali and Ayub Ali died on 8.4.1983 leaving behind them their names were deleted from revenue record. Entry to that effect was carried out in revenue record by entry no. 15655 dated 20.2.1988 which was certified on 25.5.1988.

Thereafter Aslambhai Hajimohammed Sold and Conveyed the land admeasuring 2336 sq.mts (include Construction admeasuring 1183 sq. mts and undivided marginal land admeasuring 1153 sq.mts of Road) of T.P. No7 of Final Plot No.72 to Samir Mohammedbhai Penchi by registered Sale Deed which was registered in the office of Sub-Registrar Ahmedabad under serial No. 3942 dated 26.12.1996 and New Serial No.343, dated 1.2.1997 and the said Property stood in the name of Samir



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Mohammedbhai Penchi as owner and also stood in the name of the said property and others heirs got leasehold rights in the said Property.

Thereafter Samir Mohammedbhai Penchi as called Vendor No.1 or First Part and (1)Noorjahanbibi Wd/o Ganibhai Kasimji,(2) Iqbalbhai Ganibhai,(3) Abdulrahim Ganibhai,(4) Salauddin Ganibhai,(5) Mariumbibi D/o Ganibhai Kasimji,(6) Hasinaben D/o Ganibhai Kasimbhai ,(7) Zenambibi Wd/o Noormohammad Ganibhai,(8) Latif Mohammad Noormohamad,(9) Mahebubali Noormohammad,(10) Ayubali Noormohammad,(11) Salimaben D/o Noormohammad,(12) Yasim Ganibhai,(13) Yusuf Hajimohammad,(14) Ismailbhai Hajimohammad,(15) Jamalbhai Hajimohammad,(16) EMiben D/o Hajimohammad Kasimji,(17) Jetuben D/o Hajimohammad Kasimji,(18) Shakuraben D/o Hajimohammad Kasimjimji,(19) Razuiyaben D/o Hajimohammad Kasimji,(20) Hajraben Alias Rafiyaben Wd/o Aslambhai Haji ,Mohmmad as self and guardian of (a) Minor Mohmmadhusain Aslambhai,(b) Minor Tahira Aslambhai,(c) Minor Amina Aslambhai,(d) Minor Usmangani Aslambhai above Serial No.13 to 20 through their Power of Attorney Holder Samir Mohmmadbhai,(21) Harunbhai Mohmmadsharif,(22) Mohmmadbhai Mohmmadsharif,(23) Hanifaben D/o Mohmmadsharif Kasimji,(24) Huriyaben D/o Mohmmadsharif Kasimji,(25) Khatijaben D/o Mohmmadsharif Kasimji,(26) Hasinaben Mohmmadsharif Kasimji,(27) Rabiyaibibi Wd/o Yakubbhai Mohmmadsharif,(28) Mohmmadbhai Yakubhai,(29) Shoebbhai Yakubbhai,(30) Shakuraben D/o Yakubbhai Mohmmadsharif,(31) Jasminben D/o Yakubbhai Mohmmadsharif,(32) Rijvanben D/o Yakubbhai Mohmmadsharif,(33) Aminaben D/o Yakubbhai Mohmmadsharif,(34) Jetunbibi Wd/o Unusbhai Mohmmadsharif,(35) Rizvanbhai Unusbhai,(36) Moinbhai Unusbhai,(37) Sajidbhai Unusbhai,(38)Faridmohmmad Mohmmadsharif Havelivala as self and Power of Attorney Holder of above serial NO.21 to 37 as called Vendor No.2 or Second Part Sold and Conveyed the said Property to Siddhi Vinayak(Khokhra) Shops and Housing Co Operative Society Limited by Sale Deed which was registered in the



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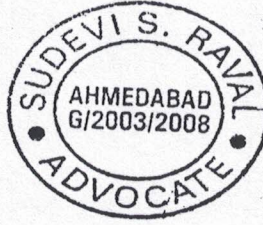
office of Sub-Registrar Ahmedabad-5(Narol) under Serial No.14009 dated 29.12.2010.

Thereafter The Confirmation Deed was executed by (1) Firoz S/o (Zubaid and Ismail),(2) Sayrabibi D/o (Zubaid and Ismail),(3) Shakura D/o (Zubaid and Ismail),(4) Imran S/o (Salma and Yasin),(5) Zubair S/o (Salma and Yasin),(6) Minor Mantasa D/o (Salma and Yasin) in favour of Siddhi Vinayak(Khokhra) Shoppes and Housing Co Operative Society Limited the said Confirmation Deed was registered in the office of Sub-Registrar Ahmedabad-5(Narol) under Serial No.2266 dated 19.2.2011.

The Siddhi Vinayak(Khokhra) Shoppes and Housing Co Operative Society Limited is duly registered in Gujrat Co Operative Society's Act 1961 under Serial No. GH-21495/2006 dated 28.2.2006.

The Siddhi Vinayak(Khokhra) Shoppes and Housing Co Operative Society Limited purchased said property from the above said owners and Lesses on 3.5.2006 which was duly registered in the office of Sub-Registrar Ahmedabad-5(Narol) and same was released on 29.12.2010 under Serial New No.14009 and thereafter Confirmation Deed was also made from the heirs of Zubaida D/o Mohmmadsharif (1) Firoz S/o (Zubaid and Ismail),(2) Sayrabibi D/o (Zubaid and Ismail),(3) Shakura D/o (Zubaid and Ismail),(4) Imran S/o (Salma and Yasin),(5) Zubair S/o (Salma and Yasin),(6) Minor Mantasa D/o (Salma and Yasin) through her guardian and entry to that effect was carried out in City Survey Record by entry no.1509 dated 24.2.2011 which was certified on 8.4.2011.

Thereafter the said Final Plot No.72 of Town Planning Scheme No.7 were included in City Survey No. 2671 to 2723 admeasuring 2335.75 sq.mts and thereafter order for Consolidation has been made by City Survey Superintendent of Mouje Khokhra-Mehmdavad on 18.4.2011 under its Order No.CTS/Vasi/18/Consolidation/2011 and



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the City Survey No.2671 to 2723 was Consolidated in one City Survey NO.2671 admeasuring 2335.75 sq.mts. Entry to that effect was carried out in City Survey Record by entry no.1662 dated 20.4.2011 which was certified on 4.6.2011.

The said Property Converted in to Non Agriculture Land admeasuring 1395.75 sq.mts for residential purpose and Non Agriculture Land admeasuring 940 sq.mts for Commercial Purpose under order issued by Ahmedabad District Collector vide No.CB/CTM/NA/SR/950/2011 dated 10.5.2012.Entry to that effect was carried out in City Survey Record by entry no. 1805 dated 7.6.2012.

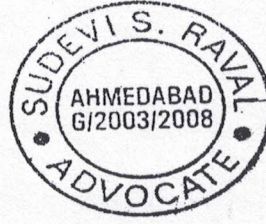
Thereafter Siddhi Vinayak(Khokhra) Shops and Housing Co Operative Society Limited put up scheme for residential and commercial units on the said land which is known as "Meghashray"

Thereafter Ahmedabad Municipal Corporation Approved Plan for construction on said land and issued Commencement Letter (Rajacjittji) for Block A,B,C dated 5.10.2012 vide Rajachitthi No.29534/090812/B4432/R0/M1.

Thereafter Ahmedabad Municipal Corporation issued Commencement Letter (Rajacjittji) for Block D dated 10.11.2022 vide Rajachitthi No.07164/030620/A3527/R0/M1.

Thereafter I had issued public advertisement in daily news paper "Divya Bhaskar" on dated 23.11.2022 for inviting objections against the said Property In response to the said advertisement I have not received any objection within the stipulated time limit.

In view of what is stated above, from that and from the information given to me that the said property have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said property



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which adversely affects the title and believing the same to be true, correct and trustworthy and also believing the Xerox copies of documents/papers etc. furnished in the case file shown to me to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said property during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note I hereby opine that the titles of above referred Non Agriculture Land admeasuring 2335.75 Sq.mts of City Survey No.2671 bearing Final Plot No. 72 of Town Planning Scheme No. 7 situate, lying and being at Mouje .Khokhra Mehmdavad, Taluka Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-5. (Narol) shall be clear and marketable and free from reasonable doubts and without encumbrances subject to :-1] Verification of all original documents. ,2] Fulfillment of terms and conditions of N.A .Order.,3]Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Property.

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S.S. Raval
Advocate

- Please verify that there is no acquisition/reservation or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property.



AHMEDABAD

DATE: 10/12/2022

SUDEVI S RAVAL

S.S. Raval
Advocate