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Ref : TCR/2019/008

Date : 27.08.2019

To
The Partners
Shri Parshva Space Craft
702 Shri Parshva Antilia
Nr. Jalaram Mandir
Paldi, Ahmedabad

TITLE REPORT-CUM-CERTIFICATE

RE.: IN THE MATTER OF INVESTIGATION OF TITLE TO THE IMMOVABLE PROPERTY BEING RESIDENTIAL-CUM-COMMERCIAL N.A. LAND ADMEASURING ABOUT 2919 SQ. MTRS. BEARING F.P. NO. 981/6 OF T.P. SCHEME NO. 3 (VARIED) SITUATED, LYING AND BEING WITHIN THE VILLAGE LIMITS OF MOUJE : PALDI, TALUKA : SABARMATI WITHIN THE REGISTRATION SUB-DISTRICT : AHMEDABAD-4 (PALDI) AND DISTRICT : AHMEDABAD, ON WHICH A RESIDENTIAL-CUM-COMMERCIAL SCHEME IN THE NAME & STYLE OF "SHRI PARSHVA ORION" IS BEING CONSTRUCTED/IMPLEMENTED, BELONGING TO SHRI PARSHVA SPACE CRAFT, A PARTNERSHIP FIRM.



Pursuant to your instructions to investigate title to the aforesaid property, we have obtained the relevant revenue records of the past about 30 years from the offices of the Talati/Mamlatdar. To find out the deeds/documents executed and registered in respect of the 'Said Property', we have carried out searches of the records available at the office of the concerned Sub-Registrar, Ahmedabad-1 (City) from the year 1981 to 1994 and have obtained the Certificate/Report in respect of deeds/ documents registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi) from the year 1994 to till date. We have also perused the Documents/Papers submitted by you believing the same as genuine and trustworthy. On the basis of the same, we submit our report on title as follows :-



- [1] Gajrawala Co-operative Housing Society Limited, a society registered under the provisions of the Gujarat Co-operative Societies Act, 1961 vide Regn. No. GH-1882 dated 31.03.1967 (for the sake of convenience hereinafter referred to as the 'Said Society') was the owner of all that then Residential N.A. land admeasuring about 2919 Sq. Mtrs. bearing F.P. No. 981/6 of T.P. Scheme No. 3 (varied) situated, lying and being within the village limits of Mouje : Paldi, old Taluka : City (New Taluka : Sabarmati), District : Ahmedabad (for the sake of convenience hereinafter referred to as the 'Said Land').

That by or under a Sale Deed dated 31.03.1967 executed by Bai Parvati Wd/o. Mulchand Hathising in favour of the 'Said Society', the 'Said Society' had purchased all that land admeasuring 3746 Sq. Yds. (i.e. 3132 Sq. Mtrs.) bearing F.P. No. 981 of T.P. Scheme No. 3 (varied) of Mouje : Paldi then Taluka : City and District : Ahmedabad. The said Sale Deed was registered before the Sub-Registrar, Ahmedabad at Sr. No. 3315 on 31.03.1967.

- [2] Thereafter, due to variation in the said T.P. Scheme and acquisition of portion of the land for road, F.P. No. 981/6 was allotted to the remaining land belonging to the 'Said Society' and the area of F.P. No. 981/6 was fixed as 2919 Sq. Mtrs.

- [3] That the City Deputy Collector, Ahmedabad vide their Order No. L.N.D.S.R.2362 dated 01.12.1969 had granted Non-Agricultural Use permission for residential use of the 'Said Land'.

- [4] That the 'Said Society' had implemented a residential flats scheme known as 'Gajrawala Flats' comprising of total 30 (thirty) Flats on the 'Said Land' as per the plans approved by Ahmedabad Municipal Corporation vide Rajachiththi No. 50 dated 04.06.1968 and allotted such flats to prospective purchasers by enrolling them as members & shareholders of the 'Said Society'.

- [5] By virtue of allotment/purchase/succession/inheritance/family partition/will etc. following person(s) were the owners & occupiers of all 30 (thirty) flats of the 'Gajrawala Flats' scheme of the 'Said Society' as a member & shareholder of the 'Said Society'.

Sr. No.	Flat No.	Name of the owner/owner(s)
1	A/1	(i) Anila Rajesh Shah & (ii) Rajesh Himmatlal Shah
2	A/2	Vibha Ashwin Shah
3	A/3	(i) Shilpaben Prakashkumar Shah & (ii) Sanyam Prakashkumar Shah
4	A/4	(i) Kumarpal Ambalal Shah & (ii) Hansaben Kumarpal Shah
5	A/5	Rajendra Sumatilal Shah
6	A/6	Rajanbhai Rameshbhai Shah



7	B/1	Jayshree Ajay Shah
8	B/2	Anantkumar Amrutlal Shah
9	B/3	Purvin Chandrakant Shah
10	B/4	Chandrakant Vimalbhai Shah
11	B/5	Kokilaben Shirishbhai Shah
12	B/6	Abhishek Hendrabhai Shah
13	C/1	(i) Mitaben Himanshubhai Shah & (ii) Naushil Himanshubhai Shah
14	C/2	Mitaben Himanshubhai Shah
15	C/3	Priyavadan Vrajlal Shah
16	C/4	Pravinaben Sudhirbhai Mehta
17	C/5	Jagat Gautambhai Shah
18	C/6	(i) Rashmikant Jayantilal Shah & (ii) Padmaben Jayantilal Shah
19	D/1	Rajendra Manilal Shah
20	D/2	Linaben Kiranbhai Parikh
21	D/3	(i) Padminiben Jayendra Shah & (ii) Jayendra Mahendrabhai Shah
22	D/4	Mahendrakumar Nagindas Gandhi
23	D/5	(i) Kamal Navinchandra Shah & (ii) Pallaviben Kamalbhai Shah
24	D/6	(i) Jyitikaben Bharatbhai Zaveri & (ii) Bharatbhai Kantilal Zaveri
25	E/1	(i) Kalpanaben Nalinbhai Shah (ii) Mitaben Shrikantbhai Adhiya (iii) Sunilbhai Ajitbhai Sutaria (iv) Niravbhai Ajitbhai Sutaria (v) Jagrutiben Prashantbhai Vakil (vi) Ashitbhai Gautambhai Shah (vii) Ketuben Manishbhai Teli
26	E/2	Premilaben Natvarlal Shah
27	E/3	Taruben Jayndrabhai Shah
28	E/4	Mina Madhukant Shah
29	E/5	(i) Ajaykumar Ambalal Shah & (ii) Pankajkumar Ambalal Shah
30	E/6	(i) Jaina Jinal Shah & (ii) Rameshbhai Parshottamdas Shah

- [6] All the aforesaid Flat Owners/Members of the 'Said Society' in pursuance of the Resolutions passed at the General Meeting of the Members of the society held on 10.01.2019 have unanimously decided to sell their respective flat together with undivided 1/30th share in the 'Said Land' together with membership & share certificate of the 'Said Society' and also together with all rights/facilities/connections/ fittings etc. attached thereto to Shri Parshva Space Craft, a partnership firm.
- [7] Thereafter, by or under 5 (five) different Sale Deeds executed & registered as per the details mentioned hereunder, the following 5 (five) flats owners/members of the 'Said Society', sold & conveyed their respective flats together with undivided 1/30th share in the 'Said Land' together with membership & share certificate of the 'Said Society'



and also together with all rights/facilities/connections/fittings etc. attached thereto to Shri Parshva Space Craft, a partnership firm.

Sr. No.	Flat No.	Name of the Seller	Sale Deed	
			Execution Date	Regn. No. & Date
1	A/2	Vibha Ashwin Shah	18.01.2019	<u>671</u> 18.01.2019
2	C/1	(i) Mitaben Himanshubhai Shah & (ii) Naushil Himanshubhai Shah	18.01.2019	<u>675</u> 18.01.2019
3	C/2	Mitaben Himanshubhai Shah	18.01.2019	<u>678</u> 18.01.2019
4	E/2	Premilaben Natvarlal Shah	18.01.2019	<u>679</u> 18.01.2019
5	E/3	Taruben Jayndrabhai Shah	18.01.2019	<u>681</u> 18.01.2019

- [8] Thereafter, by or under 25 (twenty five) different Sale Deeds executed & registered as per the details mentioned hereunder, the remaining 25 (twenty five) flats owners/members of the 'Said Society', sold & conveyed their respective flats together with undivided 1/30th share in the 'Said Land' together with membership & share certificate of the 'Said Society' and also together with all rights/facilities/ connections/ fittings etc. attached thereto to Shri Parshva Space Craft, a partnership firm. The 'Said Society' being the owner of the 'Said Land' has joined in the said Sale Deeds as the Party of the Third Part and signed & confirmed the said Sale Deeds.

Sr. No.	Flat No.	Name of the owner/owner(s)	Sale Deed	
			Execution Date	Regn. No. & Date
1	A/1	(i) Anila Rajesh Shah & (ii) Rajesh Himmatlal Shah	25.06.2019	<u>8258</u> 25.06.2019
2	A/3	(i) Shilpaben Prakashkumar Shah & (ii) Sanyam Prakashkumar Shah	25.06.2019	<u>8246</u> 5.06.2019
3	A/4	(i) Kumarpal Ambalal Shah & (ii) Hansaben Kumarpal Shah	12.07.2019	<u>9231</u> 22.07.2019
4	A/5	Rajendra Sumatilal Shah	12.07.2019	<u>9250</u> 22.07.2019
5	A/6	Rajanbhai Rameshbhai Shah	25.07.2019	<u>9871</u> 25.07.2019
6	B/1	Jayshree Ajay Shah	12.07.2019	<u>9256</u> 22.07.2019
7	B/2	Anantkumar Amrutlal Shah	25.06.2019	<u>8260</u> 25.06.2019
8	B/3	Purvin Chandrakant Shah	12.07.2019	<u>9252</u> 22.07.2019
9	B/4	Chandrakant Vimalbhai Shah	25.06.2019	<u>8243</u> 25.06.2019
10	B/5	Kokilaben Shirishbhai Shah	25.06.2019	<u>8248</u> 25.06.2019
11	B/6	Abhishek Hendrabhai Shah	12.07.2019	<u>9253</u> 22.07.2019



12	C/3	Priyavadan Vrajlal Shah	12.07.2019	<u>9237</u> 22.07.2019
13	C/4	Pravinaben Sudhirbhai Mehta	25.07.2019	<u>9869</u> 25.07.2019
14	C/5	Jagat Gautambhai Shah	25.06.2019	<u>8265</u> 25.06.2019
15	C/6	(i) Rashmikant Jayantilal Shah & (ii) Padmaben Jayantilal Shah	12.07.2019	<u>9236</u> 22.07.2019
16	D/1	Rajendra Manilal Shah	25.06.2019	<u>8263</u> 25.06.2019
17	D/2	Linaben Kiranbhai Parikh	25.06.2019	<u>8254</u> 25.06.2019
18	D/3	(i) Padminiben Jayendra Shah & (ii) Jayendra Mahendrabhai Shah	25.06.2019	<u>8261</u> 25.06.2019
19	D/4	Mahendrakumar Nagindas Gandhi	12.07.2019	<u>9251</u> 22.07.2019
20	D/5	(i) Kamal Navinchandra Shah & (ii) Pallaviben Kamalbhai Shah	12.07.2019	<u>9232</u> 22.07.2019
21	D/6	(i) Jyitikaben Bharatbhai Zaveri & (ii) Bharatbhai Kantilal Zaveri	12.07.2019	<u>9234</u> 22.07.2019
22	E/1	(i) Kalpanaben Nalinbhai Shah (ii) Mitaben Shrikantbhai Adhiya (iii) Sunilbhai Ajitbhai Sutaria (iv) Niravbhai Ajitbhai Sutaria (v) Jagrutiben Prashantbhai Vakil (vi) Ashitbhai Gautambhai Shah (vii) Ketuben Manishbhai Teli	12.07.2019	<u>9258</u> 22.07.2019
23	E/4	Mina Madhukant Shah	12.07.2019	<u>9241</u> 22.07.2019
24	E/5	(i) Ajaykumar Ambalal Shah & (ii) Pankajkumar Ambalal Shah	12.07.2019	<u>9246</u> 22.07.2019
25	E/6	(i) Jaina Jinal Shah & (ii) Rameshbhai Parshottamdas Shah	12.07.2019	<u>9242</u> 22.07.2019

- [9] Thereafter, the 'Said Society' executed a Supplemental Deed dated 14.08.2019 and confirmed the 5 (five) Sale Deeds mentioned in Clause No.7 hereinabove and also confirmed that by virtue of all the aforesaid 30 (thirty) Sale Deeds, the 'Said Land' has been sold & conveyed to the Purchaser therein i.e. Shri Parshva Space Craft and that the Shri Parshva Space Craft, a partnership firm has become the owner & occupier of the 'Said Land' together with all 30 (thirty) flats & other structure standing thereon.
- [10] That the District Collector, Ahmedabad vide Order No. 617/07/18/018/2019 dated 22.07.2019 had granted N.A. permission for commercial use of 1460 Sq. Mtrs. of land forming part of the 'Said Land'. This fact has been recorded in the revenue records vide Mutation Entry No. 17270 dated 30.07.2019.
- [11] That the said Shri Parshva Space Craft, a partnership firm dismantled old construction of 30 (thirty) flats then standing thereon and has implemented a residential-cum-commercial scheme in the name &



style of "Shri Parshva Orion" as per the plans approved by Ahmedabad Municipal Corporation (i) vide Case No. BLNTI/WZ/270319/ CGDCRV/ A2114/R0/M1 and Rajachiththi No. 02138/270319/A2114/R0/M1 dated 07.08.2019 for 'Block-A' (named as 'Onyx' as per Brochure) comprising of total 54 Commercial Units and (ii) vide Case No. BHNTS/WZ/270319/CGDCRV/ A2115/R0/M1 and Rajachiththi No. 02139/270319/A2115/ R0/M1 dated 07.08.2019 for 'Block-B' (named as 'Pearl' as per Brochure) comprising of total 52 Residential Units on all that Residential-cum-Commercial N.A. land admeasuring about 2919 Sq. Mtrs. bearing F.P. No. 981/6 of T.P. Scheme No. 3 (varied) situated, lying and being within the village limits of Mouje : Paldi, Taluka : Sabarmati within the Registration Sub-District : Ahmedabad-4 (Paldi) and District : Ahmedabad.

- [12] The aforesaid Report is reference of available revenue records and available sub-registry records/certificate relevant for the purposes to study the devolution of title of the 'Said Property' in the hands of the present owner(s) and to ascertain any charge or encumbrance created by the owner(s) thereof. Wherever necessary, we have also taken reference from papers, deeds, documents, information etc. submitted to us, believing the same as correct, genuine & trustworthy. The said report does not contain entire revenue or sub-registry records. It is also to be noted that the search of complete registration records is not available due to tearing of pages of Record Books available for inspection.

IN VIEW OF WHAT IS STATED HEREINABOVE, WE ARE OF THE OPINION THAT :-

All that immovable property being Residential-cum-Commercial N.A. land admeasuring about 2919 Sq. Mtrs. bearing F.P. No. 981/6 of T.P. Scheme No. 3 (varied) situated, lying and being within the village limits of Mouje : Paldi, Taluka : Sabarmati within the Registration Sub-District : Ahmedabad-4 (Paldi) and District : Ahmedabad, on which a Residential-cum-Commercial scheme in the name & style of "Shri Parshva Orion" is being constructed/ implemented, belonging to Shri Parshva Space Craft, a partnership firm is clear, marketable and free from any encumbrances **subject however to :-**

- (i) Usual Affidavit-cum-Declaration on title being executed by Authorised Partner(s) of Shri Parshva Space Craft, a partnership firm.

Dated this 27th day of August, 2019.

N. M. Shah

Neha Shah – Advocate
Sanad No. G/2143/2001

