

Dineshbhai D. Palkhiwala

B.A.LLB., Advocate

B-2, Navdeep Apartment, Opp. Navjivan Press,
Near C. U. Shah College, Ashram Road,
Ahmedabad-380 014.

Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

TITLE CERTIFICATE

Date : 13-11-2022.

To,

VARDHMAN DEVELOPERS,

through its Proprietor-

MANISH ANANTRAI VIRANI.

Address :- 13, Saptkiran Society,

Naherunagar Char Rasta,

Ambawadi,

Ahmedabad-380015.

Re.: Investigation of the title to the N.A. Land bearing
City Survey No.1957, admeasuring 245-82 sq.mtrs.
& City Survey No.1958, admeasuring 249-18 sq.mtrs.
of Ward Gulbai Tekra T.P.20 City Survey area Taluka
Sabarmati, District Ahmedabad.



Dear Sir,

We refer to your instructions to investigate the titles to the land above referred to.

We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the land above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Since from 1966, Ramanlal Naranlal Dave became the owner of the land bearing Sub-Plot No.52/1, admeasuring 592 sq.yrds., with that regards the mutation entry was made in village form No.6 under entry No.2169 on 1-3-1966.

Whereas the land bearing Sub-Plot No.52 was covered into T.P. Scheme No.20 and upon the implementation of T.P.Scheme No.20 the said Sub-Plot

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No.52 has been allotted Final Plot No.374, admeasuring 1184 sq.yrds., so that the land admeasuring 592 sq.yrds. part of Final Plot No.374 was in the absolute ownership of Ramanlal Naranlal Dave.

Thereafter said Ramanlal Naranlal Dave sold the land admeasuring 592 sq.yrds. part of Final Plot No.374 jointly to Harshadbhai Ramkrushna Shah & Rameshchandra Mohanlal Gandhi on 11-12-1974 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.15363 on the same day and said land was transferred in the joint name of Harshadbhai Ramkrushna Shah & Rameshchandra Mohanlal Gandhi in Government record, with that regards the mutation entry was made in village form No.6 under entry No.3212 on 5-4-1975, which was certified on 17-10-1975, but as per above mentioned Sale Deed, ownership of western side land admeasuring 281 sq.yrds. part of Final Plot No.374 [which is deliniated by yellow colour boundary in the plan attached in above mentioned sale deed] was of Harshadbhai Ramkrushna Shah and also ownership of eastern side land situated opp. Mahadev Temple on two road admeasuring 311 sq.yrds. part of Final Plot No.374 [which is deliniated by red colour boundary in the plan attached in above mentioned sale deed] was of Rameshchandra Mohanlal Gandhi.

Thereafter the land admeasuring 592 sq.yrds. part of Final Plot No.374 was divided into two Hissa respectively Hissa No.'A', admeasuring 249 sq.mtrs. & Hissa No.'B', admeasuring 246 sq.mtrs. as per the Division Plan sanctioned by A.M.C. on 29-9-1979 under No.BNS/No.188/36, So that the name of Rameshchandra Mohanlal Gandhi was entered in Revenue Record with respect to the land bearing Final Plot No.374/A, admeasuring 249



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sq.mtrs. and the name of Harshadbhai Ramkrushna Shah was entered in Revenue Record with respect to the land bearing Final Plot No.374/B, admeasuring 246 sq.mtrs., with that regards the mutation entry was made in village form No.6 on 19-9-1986 under entry No.4217, which was certified.

Whereas Rameshchandra Mohanlal Gandhi had constructed the residential house on the land bearing Final Plot No.374/A, admeasuring 249 sq.mtrs. And the property bearing Final Plot No.374/A, admeasuring 249 sq.mtrs. Plot area, together with the construction standing thereon was cover into Ward Gulbai Tekra T.P.20 City Survey area and allotted City Survey No.1958, admeasuring 249-18 sq.mtrs.

Whereas Rameshchandra Mohanlal Gandhi, through his constituted attorney-Vrajesh Rameshchandra Gandhi sold the property bearing City Survey No.1958, admeasuring 249-18 sq.mtrs. of Ward Gulbai Tekra T.P.20 City Survey area (Final Plot No.374/A, admeasuring 249 sq.mtrs. Plot area, together with the construction standing thereon of mouje Kocharab) to Vardhman Developers through its Proprietor-Manish Anantrai Virani (Yourself) on 20-10-2021 by Deed of Conveyance, which was duly present with the office of Sub-Registrar Ahmedabad under serial No.13706 on the same day and the final order of said document was made on 23-11-2021, with that regards the mutation entry was made in City Survey Property Card on 20-12-2021 under entry No.4714, which was certified 2-2-2022.

Whereas Harshadbhai Ramkrushna Shah had constructed the residential house on the land bearing Final Plot No.374/B, admeasuring 246 sq.mtrs. And the property bearing Final Plot No.374/B, admeasuring 246 sq.mtrs.

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Plot area, together with the construction standing thereon was cover into Ward Gulbai Tekra T.P.20 City Survey area and allotted City Survey No.1957, admeasuring 245-82 sq.mtrs.

Whereas Harshadbhai Ramkrushna Shah sold the property bearing City Survey No.1957, admeasuring 245-82 sq.mtrs. of Ward Gulbai Tekra T.P.20 City Survey area (Final Plot No.374/B, admeasuring 246 sq.mtrs. Plot area, together with the construction standing thereon of mouje Kocharab) to Vardhman Developers through its Proprietor-Manish Anantrai Virani (Yourself) on 20-10-2021 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.13708 on the same day, with that regards the mutation entry was made in City Survey Property Card on 20-12-2021 under entry No.4715, which was certified 2-2-2022.

Thereafter said Vardhman Developers through its Proprietor-Manish Anantrai Virani (Yourself) has demolished the construction of the property bearing City Survey No.1957, admeasuring 245-82 sq.mtrs. & City Survey No.1958, admeasuring 249-18 sq.mtrs.

Thus the N.A. Land bearing City Survey No.1957, admeasuring 245-82 sq.mtrs. & City Survey No.1958, admeasuring 249-18 sq.mtrs. [hereinafter referred to as the 'Said Land'] above referred is in absolute ownership of Vardhman Developers through its Proprietor-Manish Anantrai Virani (Yourself) and this report of title is made on the basis of an affidavit executed by you on dated-13-11-2022.

As a part of investigation of the title to the land above referred to, we have published a public notice in daily news paper "GUJARAT SAMACHAR"





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on 20-10-2022, to invite claims of any one in, upon or above the said land above referred to. But we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the titles of Vardhman Developers through its Proprietor-Manish Anantrai Virani (Yourself) with respect to the N.A. Land above referred to bearing City Survey No.1957, admeasuring 245-82 sq.mtrs. of Ward Gulbai Tekra T.P.20 City Survey area [Final Plot No.374/B, admeasuring 246 sq.mtrs. of T.P. Scheme No.20 of mouje Kocharab] and City Survey No.1958, admeasuring 249-18 sq.mtrs. of Ward Gulbai Tekra T.P.20 City Survey area [Final Plot No.374/A p2, admeasuring 249 sq.mtrs. of T.P. Scheme No.20 of mouje Kocharab], Taluka Sabarmati, District Ahmedabad, is clear and marketable and free from all encumbrances, subject to :

- (1) Rights to purchase Flat No.301 & 302 in Blossom Kalindi of Rameshchandra Mohanlal Gandhi as a Purchaser as mentioned in the registered Sale Deed dated-20-10-2021, Regi No.13706.
- (2) Any other laws made applicable at the time of transfer.

Yours faithfully,



D. D. Palkhiwala

(DINESHBHAI D. PALKHIWALA)

Advocate

En. No. G/89/1966

