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TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Non-Agricultural land bearing Revenue Survey No. 128/1+2, admeasuring about 6374 sq. mts., covered in the Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 76 admeasuring about 4063 sq. mts. (admeasuring about 3669.35 sq. mtrs. Residential use purpose & admeasuring about 393.65 sq. mtrs. Commercial use purpose) situated, lying and being at Mouje Village Sola, Taluka Ghatlodia in the Registration District Ahmedabad Sub District Ahmedabad-8 (Sola) (which is hereinafter "the said land".) belonging to Sudarshan Status Corporation - A Partnership Firm.



Dear Sir,

I have gone through relevant papers/documents produced before me and search report prepared by my search clerk (Application no. 8931, on 09/08/2016 Ahmedabad-8 (Sola) & Application no. 16714 on 01/08/2016 Ahmedabad-2 (wadaj) & Application no. 3063 on 05/08/2016 Ahmedabad-14 (Daskroi) & Application no. 3611 on 09/08/2016, Ahmedabad-13 (City)) (Partly Manual And Partly Computerized) for last 30 years (As the Sub-Registrar records and pages of the some middle years are torn and the checklist of the year (2013-2016) is torn hence that records is not properly stitched and available) from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis I have investigated the title to the land in question and report as under:

1. Prior to year 1940, Keshavlal Haribhai was the original owner and possessor of the land bearing Revenue Survey No. 128/1 & 128/2.

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2. That thereafter, Keshavlal Haribhai expired on 15-11-1941 leaving behind his legal heirs namely Bai Rai Widow Of Keshavlal Haribhai self and legal guardian of Minor Parhladbhai Keshavlal, Minor Ambaram Keshavlal, Minor Madhabhai Keshavlal, Minor Natvarbhai Keshavlal & Minor Bachubhai Keshavlal., and their names should entered in the revenue records of land bearing Revenue Survey No. 128/1 & 128/2 vide mutation entry no. 1289 on 12/03/1942., and which was certified on 15/05/1942., but as per the entry effected on revenue records, only name of Prahladbhai Keshavlal was recorded on revenue records as a owner of land bearing Revenue Survey No. 128/1 & 128/2.

3. That thereafter, land bearing Revenue Survey No. 128/1 & 128/2 both got consolidated and had been given Identity of Revenue Survey No. 128/1+2., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 5224 on 15/11/1991., and which was certified.

4. At the time of Mutation entry No. 1289, only the name of Parhladbhai Keshavlal was entered in revenue records as a legal heir of Keshavlal Haribhai, so, Parhladbhai Keshavlal entered the names of rest of legal heirs of Keshavlal Haribhai namely, 1) Shakriben widow of Madhabhai Keshabhai, 2) Kiritbhai Madhabhai, 3) Jignaben Madhabhai, 4) Jagrutiben Madhabhai, 5) Shaileshbhai Madhabhai, 6) Natvarbhai Keshabhai, 7) Ambarambhai Keshabhai & 8) Bachubhai alias Baldevbhai Keshabhai as co-owners of the land bearing Revenue Survey No. 128/1+2., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 5225 on 15/11/1991., and which was certified on 19/12/1991.



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5. That thereafter, 1) Prahladbhai Keshabhai, 2) Shakriben widow of Madhabhai Keshabhai, 3) Kiritbhai Madhabhai, 4) Jignaben Madhabhai, 5) Jagrutiben Madhabhai, 6) Shaileshbhai Madhabhai, 7) Natvarbhai Keshabhai, 8) Ambarambhai Keshabhai & 9) Bachubhai alias Baldevbhai Keshabhai sold and conveyance land bearing Revenue Survey No. 128/1+2 To Hemant Hasmukhlal & Bharatbhai Ambalal on 29/03/1993 by way of Sale Deed., and which was registered before the Sub Registrar of Ahmedabad on the same day under Serial No. 6194., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 7169 on 18/05/2001., and which was certified on 05/04/2005.

6. That thereafter, Hemant Hasmukhlal & Bharatbhai Ambalal sold and conveyance land bearing Consolidated Revenue Survey No. 128/1+2 To Rajeshkumar Kantilal (Having 40% share therein), Hasmukhbhai Dayaljibhai (Having 30% share therein), & Dineshbhai Harjibhai (Having 30% share therein), on 13/04/2005 by way of Sale Deed., and which was registered before the Sub Registrar of Ahmedabad-2 (Wadaj) on the same day under Serial No. 2914., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 8449 on 04/09/2005., and which was certified on 21/10/2005.



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7. That thereafter, Hasmukhbhai Dayaljibhai sold and conveyance land bearing Consolidated Revenue Survey No. 128/1+2 paiki his 30% shares's admeasuring about 1922.20 sq. mts. Land To Kantilal Narandas Patel on 27/06/2011 by way of Sale Deed., and which was registered before the Sub Registrar of Ahmedabad-2 (Wadaj) on the same day under Serial No.11891., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 12073 on 07/07/2011., and which was certified on 04/10/2011.

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8. That thereafter, land bearing Revenue Survey No. 128/1+2 admeasuring about 6374 sq. mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 76 admeasuring about 4063 sq. mts.

9. That thereafter, permission for Non-Agriculture use purpose has been given by District Collector, Ahmedabad by Order No. CB/LAND-2/N.A./S.R.-712/12 on 15/09/2012 and converted the status of the land bearing Revenue Survey No. 128/1+2 admeasuring about 6374 sq. mts. covered in Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 76 admeasuring about 4063 sq. mts. into Non-Agricultural land for residential use purpose., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 13241 on 18/04/2013., and which was certified on 15/06/2013.

10. That thereafter, Final Plot No. 76 admeasuring about 4063 sq. mts. into Non-Agricultural land for residential use purpose paiki admeasuring about 393.65 sq. mts. Land Was converted into commercial use purpose and the same Revised permission for Non-Agriculture use purpose has been given by District Collector, Ahmedabad by Order No. N.A./U-1-2-/SECTION-65-A/SOLA/CASE NO. 126/2015 on 03/02/2016., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 15279 on 04/02/2016., and which was certified on 02/05/2016.

11. That thereafter, 1) Rajeshkumar Kantilal Patel (Having 40% share therein), 2) Kantilal Narandas Patel (Having 30% share therein) & 3) Dineshbhai Harjibhai Patel (Having 30% share therein) sold and conveyance land bearing Revenue Survey No. 128/1+2 admeasuring about 6374 sq. mts. covered in Draft Town Planning Scheme No. 56



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(Sola-Gota-Ognaj) and allotted Final Plot No. 76 admeasuring about 4063 sq. mts. (admeasuring about 393.65 sq. mts. Non-Agricultural land for Commercial use purpose and admeasuring about 3669.35 sq. mts. for residential use purpose) To Sudarshan Status Corporation – A Partnership Firm on 03/05/2016 by way of Sale Deed., and which was registered before the Sub Registrar of Ahmedabad-8 (Sola) on the same day under Serial No. 5634., and entry to that effect was mutated on the revenue records vide Mutation Entry No. 15520 on 05/05/2016., and which was certified on 07/07/2016.

12. As a part of my investigation of title I have published a public notice appeared in daily newspaper “Gujarat Samachar” on 28/07/2016 inviting claims, objections, encumbrances or charges, if any upon the said land, respect of this public notice, and till I have received one objection from Bhaveshkumar Baldevbhai Patel & others through their advocate Merubhai S. Thakor & Komal H. Gandhi about pendency of Special Civil Suit No. 18/10 before Ahmedabad Rural Principal Senior Civil Judge., and as per objection of Bhaveshkumar Baldevbhai Patel & others, I have verified the copy of order passed by Ahmedabad Rural Principal Senior Civil Judge in case of Special Civil Suit No. 18/10., and looking to that order, I found that Ahmedabad Rural Principal Senior Civil Judge had dismissed the injunction application on 04/02/2013., and Looking to the fact of order passed by Civil court, I opine that, Bhaveshkumar Baldevbhai Patel & others produced the objection by malafide intention., thus, the objection automatically became Vague, falsious & Counterfeit., so I addressed a letter to Bhaveshkumar Baldevbhai Patel & others advocate Merubhai S. Thakor about informing that his client’s objection became falsious for above reason on 11/08/2016.



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I have been informed by owner of the said land Sudarshan Status Corporation – A Partnership Firm that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the title nor any portion thereof is under Acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.

I am of the opinion that the title to the Non-Agricultural land bearing Consolidated Revenue Survey No. 128/1+2, admeasuring about 6374 sq. mts., covered in the Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj) and allotted Final Plot No. 76 admeasuring about 4063 sq. mts. (admeasuring about 3669.35 sq. mtrs. Residential use purpose & admeasuring about 393.65 sq. mtrs. Commercial use purpose) situated, lying and being at Mouje Village Sola, Taluka Ghatlodia in the Registration District Ahmedabad Sub District Ahmedabad-8 (Sola) is clear and free from any charges encumbrances and all reasonable doubts., **Subject to:** 1) verified The All Original Documents, Papers and etc. 2) Provisions of the T. P. And Urban Development Act and provision of Draft Town Planning Scheme No. 56 (Sola-Gota-Ognaj). 3) Fulfillment of conditions laid down in Both N.A. Order. 4) Law applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

DATED OF THIS 20th September, 2016 AT- AHMEDABAD



Saurin R. Shah
SAURIN R. SHAH
ADVOCATE
20/9/16