

SHANTILAL & CO.

(Ahmedabad)

ADVOCATES

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File No. 11208

Ref. No.374/2023

Date-19/05/2023

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the property bearing Final Plot No. 759/11 of T.P. Scheme No. 3/5 admeasuring about 1023 Sq.Mtrs. situate at Moje CHHADAWAD Taluka SABARMATI in the Registration Sub-District and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of AHMEDABAD (the period of 1983 to 1992 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:

1..The land in question is bearing Final Plot No. 759/11 of T.P. Scheme No. 3/5 of Moje CHHADAWAD Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1980 DILIPBHAI BALUBHAI, UMABEN BALUBHAI, JAYSHREEBEN BALUBHAI and SHANTABEN BALUBHAI were owners of the said land.

3..It appears from the records that the said land converted in N.A. use.

4..The said SHANTABEN BALUBHAI expired on 13/01/1986 leaving behind a will dated-16/04/1980 and as per will part of her share of the said property came to the share of KARTIK TRUST. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4332 dated-09/04/1991.

5..The said UMABEN BALUBHAI and JAYSHREEBEN BALUBHAI by release deed dated-08/04/1991 released their right title interest in the said property; which was register with the Sub-Registrar of AHMEDABAD under Serial No.8922. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4336 dated-18/04/1991.

6..The said DILIPBHAI BALUBHAI PATEL H.U.F. by partition deed dated-22/12/2008 made partition amongst his H.U.F. family members and as per partition part of his share of the said property came to the share of KARTIK DILIPBHAI PATEL H.U.F.; which was register with the Sub-Registrar of MEMNAGAR AHMEDABAD-3 under Serial No.13996. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8368 dated-19/10/2022.

7..As per will of SHANTABEN BALUBHAI PATEL; in the said will she made a trust for distribution property and as per trust deed when SHANTABEN BALUBHAI demise after period of eighteen years as per will property came to the share of KARTIK TRUST beneficiary BHAVNI KARTIK PATEL and ANAY KARTIK PATEL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8406 dated-10/01/2023.

8..The said KARTIK DILIPBHAI PATEL H.U.F., KARTIK DILIPBHAI PATEL, BHAVNI KARTIK PATEL and ANAY KARTIK PATEL by sale deed dated-27/03/2023 sold and conveyed the said property to SAMAAPAYE REAL ESTATE VENTURES LLP a Partnership Firm; AND BHAVNI KARTIK PATEL and ANAY KARTIK PATEL being join as confirming party of the said sale deed; which was register with the Sub-Registrar of MEMNAGAR AHMEDABAD-3 under Serial No.3621 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8458 dated-26/04/2023.

9..Ahmedabad Municipal Corporation by order dated-03/04/2023 bearing Case No. BLNTS/WZ/160323/CGDCRV/A7125/R0/M1 sanctioned plan for construction and by Raja chhitthi No. 07780/160323/A7125/R0/M1 granted construction permission for the said land.

10..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-23/04/2023 inviting any claim, rights or encumbrances, if any in respect of the said property; but till today we have not received any claim or objection in response thereof.

11..In view of what is hereinabove stated we are of the opinion that the title to the Property in question and belonging to SAMAAPAYE REAL ESTATE VENTURES LLP a Partnership Firm is clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-03/04/2023 and [2] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW