

H DESAI & CO

ADVOCATES & SOLICITORS

B.J. MEHTA
H.H. DESAI
K.H. DESAI

S.A. JOSHI

202, Titanium One
Nr. Rajpath Club, S.G. Highway
Ahmedabad-380 059.

Telephone Nos. 29707251
29707252 & 29707253

E-mail:

bhadresh@hdesai.com

sharad@hdesai.com

Ref. No. Bjm/71/2018 /164 of 2019 Date: 16th July, 2019.

AASHRAY CONSTRUCTIONS,
Aashray Arise, Behind Kaveri Sangam,
Off Shilaj Cross Road, SP Ring Road,
Shilaj, Ahmedabad 380059.

Re: IN THE MATTER OF Due Diligence of Title with respect
to lands situate at Shilaj (sim), Taluka Ghatlodia, in the
Registration District Ahmedabad and Sub District
Ahmedabad – 3 (Memnagar), bearing



- (i) Block No. 870, (old Survey No. 566/1 and old Block No. 872), admeasuring about 3897 Sq.mts.,
- (ii) Block No. 871, (old Survey No. 567/1 and old Block No. 894), admeasuring about 2832 Sq.mts., and
- (iii) Block No. 913, (old Survey No. 592/3 and old Block No. 892), admeasuring about 657 Sq.mts.,

in Draft Town Planning Scheme No. 405 (Shilaj-Ambli)

- (a) Block Nos. 871 and 913 are given Original Plot No. 140 of 3489 Sq.mts., Final Plot No. 140 of 2093 Sq.mts., and
- (b) Block No. 870 is given Original Plot No. 139 of 3897 Sq.mts., Final Plot No. 139 of 2338 Sq.mts.

H DESAI & CO

ADVOCATES & SOLICITORS

Dear Sirs,

You have purchased the property above referred to from the previous owners thereof, (a) Shaili Ashishbhai Amin, (b) Dhaval Navneetlal Patel (HUF), (c) Brijesh Navneetlal Patel (HUF) ("Previous Owners"), by a Deed of Conveyance on Sale, dated 13th February, 2019, registered with the office of the said Sub Registrar, under Sr. No. 1843,

supported by Title Declaration made by the Previous Owners also dated 13th February, 2019, attested by Public Notary,

also supported by Possession Letter by said Previous Owners, also dated 13th February, 2019, attested by Public Notary,

also supported by Special Power of Attorney to support and supplement the completion of sale, also dated 13th February, 2019, registered under Sr. No. 1847,

also supported by Confirmation by family members of Previous Owners, also dated 13th February, 2019, attested by Public Notary,

alongwith handing over of title deeds as per Recording of handing over of title deeds / documents by Previous Owners, also dated 13th February, 2019, attested by Public Notary.

We have carried out due diligence of title of the said Previous Owners and have given our Report on Title, dated 17th September, 2018. We may state and certify that upon purchase as aforesaid you have acquired clear and marketable title to the said property.

Yours truly,

H. Desai & Co.

Bjm/u
71lt2A.18

