

SHANTILAL & CO.

(Ahmedabad)
Advocates

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File No.11181

Ref No.320/2023

Date-06/01/2023

TITLE REPORT WITH CERTIFICATE



Re:- Investigation of title to the Property bearing Bungalow No. 1 constructed on the N.A. land bearing Final Plot No. 958 of T.P. Scheme No. 3 admeasuring about 989 Sq.Yds. [As per Society Record] and 992 Sq.Yds [As per Ahmedabad Municipal Corporation Record] situate at Moje PALDI 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 1980 to 1994 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 property in question is bearing Bungalow No. 1 constructed on the N.A. land bearing Final Plot No. 958 of T.P. Scheme No. 3 of Moje PALDI Taluka SABARMATI and District of AHMEDABAD.

2..More than 30 years ago LAXMI NIVAS CO OPERATIVE HOUSING SOCIETY LIMITED was owners of the said land.

3..LAXMI NIVAS CO.OPERATIVE HOUSING SOCIETY LIMITED is registered under No. B/173 dated-31/10/1933 under Section 10 of BOMBAY Act VII of 1925.

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

5..The said Society started constructed on various Bungalows on the said land for its members and RASIKLAL FULCHAND SHAH and VASUMATIBEN RASIKLAL SHAH being a member of the said society Bungalow No. 1 allotted to them and issued Share Certificate No. 1 dated-16/08/1981 to them.

6..The said RASIKLAL FULCHAND SHAH expired on 01/01/1987 leaving behind his heirs VASUMATIBEN RASIKLAL SHAH, PANKAJKUMAR RASIKLAL SHAH, PRATIMABEN daughter of RASIKLAL SHAH, PRADIPBHAI RASIKLAL SHAH and PARESHBHAI RASIKLAL SHAH.

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7..The said VASUMATIBEN RASIKLAL SHAH by deed of right release dated-22/04/1987 and as per deed PANKAJKUMAR RASIKLAL SHAH and PRATIMABEN RASIKLAL SHAH released their right title interest in the said property and after VASUMATIBEN RASIKLAL SHAH death and her share in the said property came to the share of PARESHBHAI RASIKLAL SHAH and PRADIPBHAI RASIKLAL SHAH.

8..The said VASUMATIBEN RASIKLAL SHAH expired on 05/07/1993 and as per her deed dated-22/04/1987 her share in the said property came to the share of PARESHBHAI RASIKLAL SHAH and PRADIPBHAI RASIKLAL SHAH.

9..The said Society transfer the said property and share certificate No.1 to PARESHBHAI RASIKLAL SHAH and PRADIPBHAI RASIKLAL SHAH dated-11/04/1994.

10..The said PARESHBHAI RASIKLAL SHAH expired on 11/05/2021 and his wife PINABEN PARESHBHAI SHAH expired on 16/08/2021 leaving behind their heirs PARTHIV PARESHBHAI SHAH and PAULIK PARESHBHAI SHAH.

11..The said Society transfer the said property and share certificate No.1 to PRADIPBHAI RASIKLAL SHAH, PARTHIV PARESHBHAI SHAH and PAULIK PARESHBHAI SHAH dated-10/12/2021.

12..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-25/05/2022 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.

13..The said PANKAJKUMAR RASIKLAL SHAH and PRATIMABEN alias PRITIBEN RASIKLAL SHAH by confirmation deed dated-13/07/2022 confirm release agreement dated-22/04/1987 and the said property came to the share of PARESHBHAI RASIKLAL SHAH and PRADIPBHAI RASIKLAL SHAH; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.12098 on the same day.

14..The said PRADIPBHAI RASIKLAL SHAH, PARTHIV PARESHBHAI SHAH and PAULIK PARESHBHAI SHAH by sale deed dated-29/09/2022 sold and conveyed the said property to SEVEN ACES INFRAVENTURES LLP; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.16121 on the same day.

15..The said Society transfer the said property and share certificate No.1 to SEVEN ACES INFRAVENTURES LLP dated-06/10/2022.

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16..Ahmedabad Municipal Corporation by order dated-02/12/2022 bearing Case No. BLNTS/WZ/131022/CGDCRV/A6589/R0/M1 sanctioned plan for construction and by Raja Chitthi No. 07262/131022/A6589/R0/M1 granted construction permission for the said land.

17..In view of what is hereinabove stated we are of the opinion that the title to the property in question and belonging to SEVEN ACES INFRAVENTURES LLP as a member of LAXMI NIVAS CO.OPERATIVE HOUSING SOCIETY LIMITED shall be clear and free from reasonable doubts and encumbrances, SUBJECT TO, [1] Rules, Regulations and bye laws of the said society and [2] Any other Laws, Rules acts applicable.


ATTORNEYS AT LAW