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(Ahmedabad)
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801, PRESIDENT HOUSE,
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AHMEDABAD - 380 006.

File No. 11057

Ref No.23/2019

Date-22/03/2019

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot Nos.94 & 250 of T.P. Scheme No.21 [MOTERA] [Allotted in lieu of Revenue Survey Nos.183/2 & 212/2] admeasuring respectively about 1628 Sq.Mtrs. and 1490 Sq.Mtrs. situate at Moje MOTERA 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 GANDHINAGAR and AHMEDABAD (the period of 1980 to 2006 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 Nos.94 & 250 of T.P. Scheme No.21 [MOTERA]; which is allotted in lieu of Revenue Survey Nos.183/2 & 212/2 of Moje MOTERA Taluka SABARMATI and District of AHMEDABAD.

REVENUE SURVEY No.183/2:

2..Prior to the year 1960 BAI SORAM widow of CHHANAJI MOTIJI, LILI daughter of CHHANAJI MOTIJI, CHANDABEN daughter of CHHANAJI MOTIJI, BALDEVJI BHALAJI and MANIBEN widow of BHALAJI MOTIJI were owners of the said land.

3..The said BAI SORAM widow of CHHANAJI MOTIJI, LILI daughter of CHHANAJI MOTIJI, CHANDABEN daughter of CHHANAJI MOTIJI, BALDEVJI BHALAJI and MANIBEN widow of BHALAJI MOTIJI made partition amongst them for the said and other land and as per partition the said land came to the share of BALDEVJI BHALAJI and MANIBEN widow of BHALAJI MOTIJI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2842 dated-18/07/1962.

4..The said BALDEVJI BHALAJI and MANIBEN widow of BHALAJI MOTIJI by sale deed dated-31/01/1988 sold and conveyed the said land to BALDEVBHAI FULABHAI and ANSUYABEN BALDEVBHAI; which was registered with the Sub-Registrar of GANDHINAGAR under Serial No. 413 dated-01/02/2000. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5057 dated-07/03/2001.

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5..The said BALDEVBHAI FULABHAI PATEL and ANSUYABEN BALDEVBHAI PATEL by sale deed dated-12/09/2005 sold and conveyed the said land to JITESH AMBALAL SHAH, BHAVIN PUKHRAJBHAI SHAH, SAMPATBHAI BHABHUTMAL SHAH and JAMNABEN AMBALAL SHAH; which was registered with the Sub-Registrar of GANDHINAGAR under Serial No. 6867 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5609 dated-05/10/2005.

REVENUE SURVEY No.212/2:

6..Prior to the year 1960 BABULAL MANILAL SHAH and JAYANTILAL MANILAL SHAH were owners of the said land.

7..Deputy Collector by order dated-30/01/1961 bearing No. L.N.D.P.-3700 granted N.A. permission for the said land.

8..The said BABULAL MANILAL SHAH and JAYANTILAL MANILAL SHAH by sale deed dated-24/01/1964 sold and conveyed the said land to AMBALAL SHANKARDAS PRAJAPATI and MAGANLAL MADHAVDAS PRAJAPATI; which was registered with the Sub-Registrar of GANDHINAGAR under Serial No. 692. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2945 dated-08/07/1964.

9..The said MAGANLAL MADHAVDAS expired on 09/12/1981 leaving behind his heirs SITABEN widow of MAGANLAL MADHAVDAS, ARVINDKUMAR MAGANLAL, CHANDRAKANT MAGANLAL, NANDKUMAR MAGANLAL, NARENDRAKUMAR MAGANLAL, HASUMATIBEN MAGANLAL, SHAKUNTALABEN MAGANLAL, GITABEN MAGANLAL and RASILABEN MAGANLAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3739 dated-25/01/1982.

10..The said HASUMATIBEN MAGANLAL, SHAKUNTALABEN MAGANLAL, GITABEN MAGANLAL, RASILABEN MAGANLAL and SITABEN widow of MAGANLAL MADHAVDAS released their right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3743 dated-19/02/1982.

11..The said AMBALAL SHANKARDAS expired on 01/02/1986 leaving behind his heirs JADIBEN widow of AMBALAL SHANKARDAS, KANUBHAI AMBALAL, BACHUBHAI AMBALAL, MUKESHBHAI AMBALAL, BHARATBHAI AMBALAL, MAHESHKUMAR AMBALAL and CHAMPABEN AMBALAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4931 dated-08/01/2000.

12..It appears from the Mutation Entry No. 5373 dated-23/12/2003 that the said JADIBEN widow of AMBALAL SHANKARDAS expired on 09/08/2003 and her name was deleted from the record.

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13..The said KANUBHAI AMBALAL, BACHUBHAI AMBALAL, MUKESHBHAI AMBALAL, BHARATBHAI AMBALAL, MAHESHKUMAR AMBALAL, CHAMPABEN AMBALAL, ARVINDKUMAR MAGANLAL and NANDKUMAR MAGANLAL released their right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5374 dated-23/12/2003.

14..The said CHANDRAKANT MAGANLAL PRAJAPATI and NARENDRAKUMAR MAGANLAL PRAJAPATI by sale deed dated-17/02/2006 sold and conveyed the said land to STRAWBERRY COMMERCIAL AND HOUSING CO. OPERATIVE HOUSING SOCIETY LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No. 1710. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5687 dated-18/05/2006.

15..The said STRAWBERRY COMMERCIAL AND HOUSING CO. OPERATIVE HOUSING SOCIETY LIMITED is register under No.GH.21535 dated-17/02/2006 under the Gujarat Co. Operative Societies Act, 1961.

16..District Registrar Sahakari Mandli, AHMEDABAD by order dated-23/10/2009 granted sell permission to STRAWBERRY COMMERCIAL AND HOUSING CO. OPERATIVE HOUSING SOCIETY LIMITED.

REVENUE SURVEY Nos.183/2 & 212/2:

17..Collector, GANDHINAGAR by order dated-16/07/2007 bearing No. CB/JMIN/B.KHE./S.R.1/VASHI.6524 to 35/2007 granted N.A. permission for the said land bearing Revenue Survey No.183/2. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6046 dated-14/08/2007.

18..The Town Planning Scheme No. 21 made applicable to the said land and as per the said T.P. Scheme, the Final Plot No. 94 allotted in lieu of Revenue Survey No. 183/2.

19..The said JAMNABEN AMBALAL SHAH expired on 14/04/2010 leaving behind his heirs HASMUKHBHAI AMBALAL SHAH, SANJAYBHAI AMBALAL and JITESH AMBALAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7220 dated-01/11/2012.

20..The said JITESH AMBALAL SHAH, BHAVIN PUKHRAJBHAI SHAH, SAMPAT BHABHUTMAL SHAH, HASMUKHBHAI AMBALAL SHAH, SANJAYBHAI AMBALAL and JITESH AMBALAL SHAH by sale deed dated-28/02/2018 sold and conveyed the said land bearing Revenue Survey No.183/2 to SANGATH INFRASTRUCTURES PRIVATELIMITED; which was registered with the Sub-Registrar of AHMEDABAD-6 NARODA under Serial No. 3749 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8387 dated-21/03/2018.

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21..Collector, GANDHINAGAR by order dated-26/09/2018 bearing No. CB/LAND-1/N.A./S.R.779/2018/FMPS No.318436 granted N.A. permission for the said land bearing Revenue Survey No.212/2.

22..The Town Planning Scheme No. 21 made applicable to the said land and as per the said T.P. Scheme, the Final Plot No. 250 allotted in lieu of Revenue Survey No. 212/2.

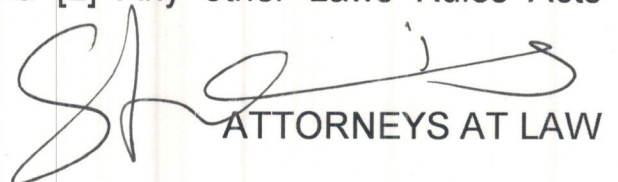
23..The said STRAWBERRY COMMERCIAL AND HOUSING CO. OPERATIVE HOUSING SOCIETY LIMITED by sale deed dated-30/01/2019 sold and conveyed the said land bearing Revenue Survey No.212/2 to SANGATH INFRASTRUCTURES PRIVATELIMITED; which was registered with the Sub-Registrar of AHMEDABAD-6 NARODA under Serial No. 1875 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8572 dated-13/02/2019.

24..The said SANGATH INFRASTRUCTURES PRIVATELIMITED is register under No. U45202GJ2010PTC060366 dated-22/04/2007 under the Companies Act.

25..Ahmedabad Municipal Corporation by order dated-08/01/2019 bearing No. BLNTI/WZ/111218/CGDCRV/A0956/R0/M1 sanctioned plan for construction and by Raja Chhitthi No. 00882/111218/A0956/R0/M1 granted construction permission for the said lands.

26..We have issued a Public Notice in SANDESH News Paper dated-14/03/2019 inviting any claim, rights or encumbrances if any in respect of the said lands; but till today we have not received any claim or objection in response thereof.

27..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to SANGATH INFRASTRUCTURES PRIVATELIMITED is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and Conditions Mentioned in the order dated-16/07/2007 & 26/09/2018 and [2] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW