



Ref. No.: CSAA\JDP\1771\2015

Date: 1-8-2015

To,
B.M.Enterprise
Ahmedabad.



Re : IN THE MATTER OF INVESTIGATION to the title of immovable property being land with construction bearing Sub-plot No. 2 having plot area admeasuring 502 Sq.Mtrs. together with construction standing thereon admeasuring about 135-21 Sq.Mtrs. known as "Shardakunj" situate, lying and being on the non-agriculture land bearing Final Plot No. 280 of Town Planning Scheme No. 6 (Revenue Survey No. 128) of Mouje : Paldi, Taluka : Sabarmati in the Registration Sub-District : Ahmedabad and District : Ahmedabad and belonging to Nilam Dipakkumar Hakani and Dipakkumar Jayantilal Hakani.

In pursuance of your instructions to investigate/verify the titles of aforesaid property, we have caused searches to be taken of relevant revenue records available from the concerned Talati Office, E-Dhara and Registration Records available at the concerned office of the Sub-Registrar of Assurances for a period of last about Thirty years through my search clerk. We have taken root of title for last about Thirty years and verified the documents, papers, writings and records submitted by the owners of the said property and believing the same to be true, genuine and obtained from original sources and relied on the facts stated by the owner/s of the said property and facts mentioned therein believing the same to be true. Our report on title and opinion thereof for his/her/their personal use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. Originally, the captioned property was independently owned, occupied and possessed by Shardaben Chandulal, prior to the year 1980.
2. Thereafter, the City Mamlatdar, Ahmedabad has passed an order to rectify the errors in the computerized record as per manual records during the promulgation of the records vide his order No. RTS / Sudharahukam / Kshatiyadi / SRNo.-2684 / 08 dated 29-9-08 and entry to that effect was mutated in the revenue record by Mutation Entry No. 13624 dated 10-11-2008, which was certified by the competent authority.

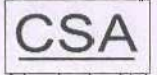




3. Thereafter, the owner of the said property Shardaben Chandulal has gifted the said property to Nilam Dipakkumar Hakani and Dipakkumar Jayantilal Hakani by Gift Deed registered in the office of the Sub-Registrar of Assurances under Serial No. 4911 dated 19-6-2015 and PENCIL Entry to that effect was made in the revenue record by Mutation Entry No. 16130, dated 14-7-2015.
4. As a part of investigation of title, we have also caused a Public Notice appeared in the news paper "GUJARAT SAMACHAR", dated 21-7-2015, inviting any claim, right, title, interest, objection or obligation, if any in, on or upon the said property; Pursuant to which, we have not received any claim/objection from any person(s), in response thereto.
5. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for the purposes to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. We have also perused the copies of papers, documents, statements etc. produced/submitted by the owner/s and relied on the facts mentioned therein believing the same to be true.
6. We have been informed by the owner/s of the said property that except the above stated facts, the said property has not been given in security. Neither they nor any of their heirs, administrators, successors and assigns or any prior owners or other persons has/have created any charge or encumbrances of any nature whatsoever thereon. The said property is not subject matter of any pending proceedings and that any order, decree, attachment or any order of any court or authority is not operating against the said property adversely affecting the title. The said property or any portion thereof is not under acquisition or requisition under any law and there are no other facts or particulars, which can adversely affect their title.

In view of aforementioned facts and circumstances and perusal of the deeds, documents, papers, writings and records etc. submitted/furnished by the owner/s of the property and believing the same to be true, genuine and obtained from original sources, It appears that the titles of the captioned property shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to:-





- Yours faithfully,
For, Chetan Shah and Associates**

J. D. PATEL
ADVOCATE

[illegible]

1. The first condition is that the system must be in a state of equilibrium. This means that the system must be at rest and not moving. If the system is moving, then the forces acting on it will not be balanced, and it will not be in equilibrium.