



AMBRISH V. JANI ADVOCATE

REF. NO. 08/JULY/2019

DATE: 04.07.2019

To,
AAA Build Space LLP
Ahmedabad

TITLE CERTIFICATE

SUBJECT: Title Report for the immovable property of Ahmedabad in Bungalow No. 6, admeasuring about construction of 536Sq.Mtrs, together with construction standing thereon, lying, being and situate on the land of City Survey No. 1844, T.P.Scheme No. 15, Final Plot No. 203 Piakki 6 situate at Moje : Wadaj Taluka CITY in the Registration Sub-District and District of AHMEDABAD-2(Wadaj). At present the above said Bungalow is in the name of AAA Build Space LLP as a absolute owner, occupier and possessor.

=====

With reference to the necessary papers produced and handed over to me for the said property. After inspection, checking, scrutinizing all the papers produced before me to my opinion I hereby come to the conclusion that:

The documents which are studied, examined and perused by me as under:

1. Copy of Property Card.
2. Copy Of Raja Chitthi.
3. Copy of Death Certificate of Vishnaben W/o Santumal Poptani and Santumal Vishandas Poptani.
4. Copy of Notarize Succession Affidavit executed by Vasudev Santumal Poptani dated 04/06/2018.



1108-B, SAKAR XI, Near City Gold Cinema, Aashram Road, Ahmedabad. (M) 9998883209

Web: www.janiandassociates.com ● ambrish.jani@janiassociates.com



AMBRISH V. JANI ADVOCATE

5. Copy of Registered Agreement to Sale in favor of AAA Build Space vide Regd. Deed No.18836 dated 22/10/2018 along with RR.
6. Copy of Registered Sale Deed in favor of AAA Build Space vide Regd. Sale Deed No.1843 dated 30/01/2019 along with RR.

prior to the year 1985 the said land of Survey no 1844, T.P.Scheme No. 15, Final Plot No. 203 Piakki 6 was in the name of Santumal Vishandas Poptani as per the entries in revenue Records.

- Thereafter the said Santumal Vishandas Poptani died intestate on or about 12/09/2006 and Vishnaben W/o Santumal Poptani died intestate on or about 23/11/2009 without leaving any will or testament hence forth the names of Ramesh S Poptani, Bhagwandas S Poptani, Ashok S Poptani, Vasudev S Poptani, Drupadi alias Indumati D/o Santumal Poptani and W/o Gordhandas Muki, Rajwanti alias Rekhaben D/o Santumal Poptani and W/o Mohan Meghraj, Mohini alias Dipti D/o Santumal Poptani and W/o Murlidhar Mangal and Leelaben Alias Payal D/o Santumal Poptani and W/o Vijay Ishrani were entered in the Revenue / City Survey Records, effect to this was entered in the revenue records vide entry No. 3526 dated 11/07/2016 which was been certified by the Competent authority.
- Thereafter the said owners Ramesh S Poptani, Bhagwandas S Poptani, Ashok S Poptani, Vasudev S Poptani, Drupadi alias Indumati D/o Santumal Poptani and W/o Gordhandas Muki, Rajwanti alias Rekhaben D/o Santumal Poptani and W/o Mohan Meghraj, Mohini alias Dipti D/o Santumal Poptani and W/o Murlidhar Mangal and Leelaben Alias Payal D/o Santumal Poptani and W/o





AMBRISH V. JANI ADVOCATE

Vijay Ishrani sold and conveyed the said property to AAA Build Space LLP and executed the registered Agreement to sale without possession vide Regd. Deed No.18836 dated 22/10/2018 and also executed the registered sale deed before the sub registrar of assurance Ahmedabad-2 (Wadaj) and the said sale deed was registered under the serial No.1843 dated 30/01/2019 and entry to this effect was entered in the City Survey Records vide entry no. 4226 dated 25/02/2019 which was certified by the competent authority.

- That the District Collector of Ahmedabad granted the permission for Non – Agriculture use of the said lands for residential purpose of final plot no. 30/1 and 30/2 Vide his Order No. CB/JAMIN/N.A./SR-357/2006-2007 dated 07/03/2007.
- We have published the Public Notice in Sandesh News Paper Ahmedabad dated 22nd of June 2018 for the Purpose of Inviting Rights, Claim, or Interest if any in the said Property and in response thereof we have not received any Objection or Claim etc.

Moreover after scrutiny of papers, documents produced before me, we hereby state that the said property duly held by AAA Build Space as a owner and possessor of the property and now the said property in also their name in all relevant records.

Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that, over the said





AMBRISH V. JANI ADVOCATE

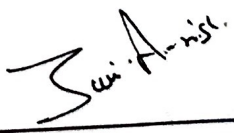
property there is no charge of anybody on the said property, interest, hypothecation mortgage, lien and not in any custody of anybody and not taken any loan, advances by way of mortgaging, hypothecating said property to any financial institution, bank, bank or private or public adventures and financial institutions therefore there is no any kind of shares, rights, interest, proportion shares, partition, claim, charges, encumbrances lien, and there is no any kind of maintenance of livelihood of anybody upon said property therefore the said property is free from all the kind of charges, lien, interest, objection, and interruption. Furthermore, out of all documents, papers produced before me, I also taken search of the said property vide Receipt No.2019003039116, Application NO.20110 Dated 03/07/2019 for the period year 1999 to 2019 from the office of sub – Registrar, Ahmedabad- 2 (Wadaj).

REPORT

To my opinion the above mentioned property is at present running in the name of AAA Build Space LLP and there is no charge of anybody over the said property and thus the title of the said property is clear and marketable, Mortgage able and free from all Encumbrance.

Place: Ahmedabad

Date: 04.07.2019



(AMBRISH V JANI)

Advocate





AMBRISH V. JANI ADVOCATE

REF. NO. 08/JULY/2019

DATE: 03.07.2019

To,
AAA Build Space LLP

Ahmedabad

TITLE CERTIFICATE

SUBJECT: Title Report for the immovable property of Ahmedabad in Bungalow No. 6, admeasuring about construction of 536Sq.Mtrs, together with construction standing thereon, lying, being and situate on the land of City Survey No. 1844, T.P.Scheme No. 15, Final Plot No. 203 Piakki 6 situate at Moje : Wadaj Taluka CITY in the Registration Sub-District and District of AHMEDABAD-2(Wadaj). At present the above said Bungalow is in the name of Ramesh Santumal Poptani and Others as a absolute owner, occupier and possessor.

=====

On the Demand of the Rakeshbhai Shah. We have published the Public Notice in Sandesh News Paper Ahmedabad dated 22nd of June 2018 for the Purpose of Inviting Rights, Claim, or Interest if any in the said Property and in response thereof we have not received any Objection or Claim etc.

In the view of the above To my opinion the above mentioned property is at present running in the names of Ramesh Santumal Poptani and Others and there is no charge of anybody over the said property and thus the title of the said property is clear and marketable and Mortgage able.

Place: Ahmedabad

Date: 06.07.2018



Ambrish V. Jani

(AMBRISH V JANI)

Advocate



AMBRISH V. JANI ADVOCATE

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned have investigated the title of the immovable property which is more particularly searched as under "Schedule of the property", which is owned by AAA Build Space LLP, a Limited Liability Partnership Firm, (Hereinafter refer as the owner) by pursuing the title deed relating thereto and taking necessary searches. I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from any encumbrance charges and/or claims.

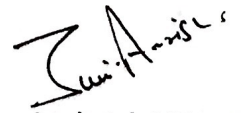
THE SCHEDULE ABOVE REFERRED TO

Report for the immovable property of Ahmedabad in Bungalow No. 6, admeasuring about construction of 536Sq.Mtrs, together with construction standing thereon, lying, being and situate on the land of City Survey No. 1844, T.P.Scheme No. 15, Final Plot No. 203 Piakki 6 situate at Moje : Wadaj Taluka CITY in the Registration Sub-District and District of AHMEDABAD-2(Wadaj) and the same is bounded as follows :

On or towards the East : Bungalow No.5.
On or towards the West : Navratna Society.
On or towards the North : Gowardhan Park.
On or towards the South : Girdhar Park

Ahmedabad

19/07/2019


Ambrish V Jani

(Advocate)

