

# HARESH R. SHAH

M. COM., LL. B., ADVOCATE

Address- C/O. Raj Type & Computer, Above Bhadra Post Office,  
Opp. City Civil Court, Bhadra, Ahmedabad - 1. Mob. No. 9825021069.

REF. NO.

DATE: 24.8.2018

## TITLE CERTIFICATE & REPORT

Subject-

Title Certificate & Report for the F.P. No. 98 paiki account no. 270, admeasuring 399 sq.mtrs. alongwith construction standing thereon of T.P.S. No. 6 of Village-Paldi, Taluka-Sabarmati, within District Ahmedabad and Registration Sub District of Ahmedabad-4 (Paldi). (Hereinafter referred to as "The Said Property") which is belongs to Mitra Creators through its Prop. Mrugesh Harnishbhai Shah.



With reference to the above the owner, possessor and occupier of the said property, all the required and necessary papers produced and handed over 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 said property originally belonged to Divali wd/o. Shankerlal Harjivandas, Bhagirathi d/o. Shankerlal Harjivandas and Lalita d/o. Shankerlal Harjivandas.

Thereafter by way of Reg. Sale Deed dtd. 23.6.1959 the said property was purchased by Kamladevi Ramanlal Dave from the afore-said co-owners. Since then said Kamladevi Ramanlal Dave became the sole and absolute owner, occupier and possessor of said property. Entry No. 3118 dtd. 21.9.1959.

Thereafter said Kamladevi Ramanlal Dave expired on 29.5.2005 and her husband Ramanlal V. Dave also expired leaving behind them only one legal heir namely Rajnikant Ramanlal Dave. Henceforth his name was entered in the revenue record as a legal heir of deceased Kamladevi Ramanlal Dave.

Thereafter as per Order No. RTS/Sudhara Hukam/Kshatiyadi/SR No. 2660/08 dtd. 29.9.2008 passed by City Mamlatdar of Ahmedabad, an entry of Sudhara Hukam was entered in revenue record vide Entry No. 13600 dtd. 10.11.2008, certified on 21.2.2009.

Thereafter as per Order No. RTS/Sudharo/Vashi-538/10/S.R. No. 4768 dtd. 29.3.2010 passed by City Mamlatdar of Ahmedabad, an entry of Sudhara Hukam was entered in revenue record vide Entry No. 14359 dtd. 31.3.2010, certified on 5.5.2010.

That as per above particulars, said Rajnikant Ramanlal Dave became the sole and absolute owner, occupier and possessor of said property.

FOR. MITRAA CREATORS

*Mru*  
PROPRIETOR



Thereafter by way of Reg. Sale Deed No. 5669 dtd. 4.5.2018 the land bearing F.P. No. 98 paiki Account No. 270, admeasuring 399 sq.mtrs. alongwith construction area about 75.79 sq.mtrs. standing thereon was purchased by Mitra Creators through its Prop. Mrugesh Harnishbhai Shah from the said Rajnikant Ramanlal Dave. Entry No. 16927 dtd. 18.5.2018, certified on 4.7.2018.

Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that the said property duly held by Mitra Creators through its Prop. Mrugesh Harnishbhai Shah as a owner and occupier of the property and now the said property is also running in its name in all government semi government and relevant records.

After scrutiny of the papers, documents and statement given by the owner of said property, in my opinion that, there is no charge, 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 institutions, bank, banks or private or public adventures and financial institutions and therefore there is no any kind of shares, rights, interest, proportion shares, partition, claim, charges, encumbrances lien, and there is on any kind of maintenance of livelihood of anybody upon said property therefore the said property is at present free from all kind of charges, lien, interest, objection, and interruption.

I scrutinized a public notice published by me in local daily news paper "Divya Bhaskar" on 13.3.2018 declaring that, if any person have any kind of objection, interruption, have any kind of objection, interruption, have any kind of rights, titles, interest, charges, claim-suit, lien, maintenance of livelihood about the above said property, thereafter Title clearance certificate will be issued him with the remarks that the said property is free from all kind of encumbrances without doubt and its title is cleared and marketable.

With reference to the afore-said public notice, I have received an objection from Ruchiben Manishbhai Dave through her Advocate D.F. Rakkad on 15.3.2018 and she had informed me that, the said property is her ancestral property and she have ancestral right, title, share and interest in the said property and afterwards said Ruchiben Manishbhai Dave have released her objection on 11.4.2018.

Further more, thereafter said Ruchiben Manishbhai Dave have executed an agreement for sale for her entire share in the said property in favour of Mitra Creators through its Prop. Mrugesh Harnishabhai Shah, which is duly notarized on 12.4.2018.

**FOR. MITRAA CREATORS**

**PROPRIETOR**



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Further more, out of all the documents, papers produced before me, I also taken search of the said property vide Receipt No. 2018004027969, Application No. 17013 dtd. 20.8.2018 & Receipt No. 2018004013007, Application No. 7957 dtd. 17.4.2018 & Receipt No. 2018004013493, Application No. 8252 dtd. 21.4.2018 for the period of 1994 to 2018 from the office of Sub-Registrar, Ahmedabad.

### REPORT

In view of the above to my opinion the said Mitra Creators through its Prop. Mrugesh Harnishbhai Shah is a sole and absolute owner, occupier and possessor of the said property and there is no charge of anybody over the said property and the said property is free from all kind of doubts, and encumbrances and its title is clear, marketable and saleable.

Note: This report is issued on the basis of the documentary evidences provided before me and from the search report made available from Sub-registrar of Assurances and we will not responsible for any damages with reference to any particulars thereon.

Place: Ahmedabad

Date: 24.8.2018



**HARESH R. SHAH**  
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**FOR. MITRAA CREATORS**

**PROPRIETOR**