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File No. 11069

Ref No.73/2019

Date-30/08/2019

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No.5 of T.P. Scheme No.75 (CHANDKHEDA) [allotted in lieu of amalgamated Revenue Survey No. 4/2] admeasuring about 1275 Sq.Mtrs. situate at Moje CHANDKHEDA 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 & 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 No.5 of T.P. Scheme No.75 (CHANDKHEDA); which is allotted in lieu of amalgamated Revenue Survey No. 4/2 of Moje CHANDKHEDA Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1980 DHULABHAI SOMABHAI, NARANBHAI SOMABHAI, RAVJIBHAI SOMABHAI, KANTABEN SOMABHAI, BAI AVAL widow of SOMABHAI BHULABHAI and BABABHAI DAHYABHAI were owners of the said land.

3..The said DHULABHAI SOMABHAI released his right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5162 dated-04/04/1981.

4..The said NARANBHAI SOMABHAI expired on 15/11/1994 leaving behind his heirs SANJAYKUMAR NARANBHAI, MANJULABEN NARANBHAI, RAJESHKUMAR NARANBHAI and KAMLABEN NARANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6419 dated-09/12/1994.

5..The said BABABHAI DAHYABHAI got enter the names of his family members AMITABEN BABABHAI, SUNITABEN BABABHAI, ARVINDBHAI BABABHAI, SONALBEN BABABHAI, SHILPABEN BABABHAI and SHANTABEN wife of DAHYABHAI as co owners of the part of his share of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6420 dated-09/12/1994.

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6..It appears from the Mutation Entry No.6714 dated-15/03/1997 that the said Heirs of DHULABHAI SOMABHAI filed a suit in the Civil Judge Court Sp. Case No.1/96 for enter the names in the revenue record; And the Hon. Court by order and The names of VIKRAMBHAI DHULABHAI, SANGITABEN DHULABHAI, SUDHABEN DHULABHAI, MINABEN DHULABHAI and SHANTABEN widow of DHULABHAI SOMABHAI being enter in the revenue record.

7..The said BAI AVAL widow of SOMABHAI BHULABHAI expired on 08/02/1977 and her name was deleted from the revenue record. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7070 dated-01/08/2000.

8..District Collector, AHMEDABAD by order dated-13/03/2018 bearing No. CB/JMIN-2/BINKHETI/CHANDKHEDA/S.No./BLOCK No.4/2/S.R.-1270/2017 granted N.A. permission for the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13058 dated-02/04/2018.

9..The said RAJESHKUMAR NARANBHAI expired on 25/11/2018 leaving behind his heirs BINABEN widow of RAJESHKUMAR NARANBHAI, MINOR DARSHI RAJESHKUMAR and MINOR KHUSILKUMAR RAJESHKUMAR. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13383 dated-26/12/2018.

10..The said RAVJIBHAI SOMABHAI, KANTABEN SOMABHAI, SANJYAKUMAR NARANBHAI, MANJULABEN NARANBHAI, KAMLABEN NARANBHAI, AMITABEN BABABHAI, SUNITABEN BABABHAI, ARVINDBHAI BABABHAI, SONALBEN BABABHAI, SHILPABEN BABABHAI, SHANTABEN wife of BABABHAI DAHYABHAI, VIKRAMBHAI DHULABHAI, SANGITABEN DHULABHAI, SUDHABEN DHULABHAI, MINABEN DHULABHAI, SHANTABEN widow of DHULABHAI SOMABHAI, BINABEN widow of RAJESHKUMAR NARANBHAI, MINOR DARSHI RAJESHKUMAR and MINOR KHUSILKUMAR RAJESHKUMAR by sale deed dated-25/03/2019 sold and conveyed the said land to SHRI SARJU BUILDCON a Partnership Firm; which was register with the Sub-Registrar of AHMEDABAD-2 WADAJ under Serial No.5377. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13523 dated-10/04/2019.

11..SHRI N.K.PATEL, Advocate issued a Public Notice in DIVYA BHASKAR News Paper dated-07/06/2019 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

12..The said SHRI SARJU BUILDCON a Partnership Firm by sale deed dated-11/06/2019 sold and conveyed the said land to JVR INFRA a Partnership Firm; which was register with the Sub-Registrar of AHMEDABAD-2 WADAJ under Serial No.10685.

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13..The Town Planning Scheme No.75 (CHANDKHEDA) made applicable to the said land and as per said T.P. Scheme the Final Plot No.5 allotted in lieu of amalgamated Revenue Survey No.4/2.

14..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question belonging to JVR INFRA a Partnership Firm shall be clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-13/03/2018, [2] The name of JVR INFRA a Partnership Firm being enter in the revenue record and [3] Any other Laws Rules Acts applicable.



ATTORNEYS AT LAW