

Viren P. Thakkar
Advocate

Resi. E-101, First Floor, Shayona Hights, Kh-Road, Gandhinagar.

Ref No :-

Date : 13/01/2020

TITLE REPORT WITH CERTIFICATE

REF:: INVESTIGATION OF TITLE to the property situated lying at PETHAPUR at District and Sub-district, Gandhinagar bearing Value Zone W/0/13 old Panchayt Milkat No. 1027/1, New Panchayat Milkat No. 1113, Sheet No. 25 and City Survey No. 3744/1 admeasuring 3210.13 sq.mtrs Paiky City Survey no. 3744/1/4 admeasuring 1513.12 sq.mtrs is belonging to Shreeji Developers.

THIS IS TO CERTIFY that I have gone through relevant documents/papers produced before me and the search report prepared by my search clerk Mr. N.R.Zala for last 30 years of the available records of sub-registrar Gandhinagar vide application no. 1340 dt.13/01/2020, (the period of 1991 to 2006 is not available as papers are torn)Public Notice in daily news paper "Sandesh" on Gandhinagar Edition of Sandesh on Page No. 3 Dated : 02/01/2020 and record of City Survey Office, and Sub-Registrar of Gandhinagar and on this basis I have investigated the title to the property in question and report as under:-

Documents Produced:-

1. Copy of Order passed by City Survey Superintendent Remand Case No. 25/08-09.
2. Xerox Copy of Sale Deed No. 5162 dated : 28/05/2009
3. Copy of Sanad for Pethapur City Survey No. 3744/1.
4. Xerox Copy of Sale Deed No. 14927 dt. 24/12/2009.



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5. Copy of Development Permission issued by Pethapur Nagarpalika.
 6. Original Sale Deed No. 14597 dt. 05/10/2016.
 7. Partnership Deed of M/s. Shreeji Developers.
 8. Property Card of City Survey No. 3744/1/4.
 9. Search Receipt by Sub-Registrar Gandhinagar.
1. The property in question is bearing City Survey No. 3744/1 admeasuring 3210.13 sq.mtrs, mouje Pethapur, Taluka Gandhinagar and District of Gandhinagar.
 2. Prior to the said land bearing Old Panchayat No. 1027/1, New Nagar Panchayat (Sencus No.1113) City Survey No. 3744/1 admeasuring 3210.13 sq.mtrs, belonging to Becharji Bhikhaji Thakor and he was owner of the said land.
 3. Thereafter Becharji Bhikhaji Thakor sold the said property to Bharatbhai Purshottambhai Prajapati vide sale deed no. 5162 dt. 28/07/2009.
 4. Thereafter Bharatbhai Purshottambhai Prajapati sold the said property to Roshanben Yusufbhai Parmar vide sale deed no. 14927 dt.24/12/2009.
 5. Thereafter Roshanben Yusufbhai Parmar sold the said land admeasuring 1513.12 sq.mtrs of City Survey No. 3744/1/4 to M/s. Shreeji Developers vide sale deed no. 14597 dt.05/10/2016.



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" SCHEDULE "
Description of Property

Property situated lying at PETHAPUR at District and Sub-district, Gandhinagar bearing Value Zone W/0/13 old Panchayat Milkat No. 1027/1, New Panchayat Milkat No. 1113, Sheet No. 25 and City Survey No. 3744/1 admeasuring 3210.13 sq.mtrs Paiky City Survey no. 3744/1/4 admeasuring 1513.12 sq.mtrs

Bounded as follows :

North By : Road & Open Reserve Land.
South By : Compound Wall of GEB
East By : River Shine Apartment
West By : Compound Wall & Open Land.

: FINAL AND LEGAL OPINION :

THIS IS TO CERTIFY that I have investigated the title to the aforesaid property bearing Value Zone W/0/13 old Panchayat Milkat No. 1027/1, New Panchayat Milkat No. 1113, Sheet No. 25 and City Survey No. 3744/1 admeasuring 3210.13 sq.mtrs Paiky City Survey no. 3744/1/4 admeasuring 1513.12 sq.mtrs Mouje : Pethapur in the Dist & Sub-District Gandhinagar. As after taking necessary search of the record being maintained by the Revenue Authorities concerned and that of the Sub-Registrar of Gandhinagar and from the search of the record /file in respect of the aforesaid property as also on perusals and verification of certain deeds, documents, papers etc. produced before me by the party and from the affidavit filed before me, I am of the opinion that the titles to the aforesaid property are clear and martketable and free from encumbrance and same are belonging to Shreeji Developers.



Mo. 94265 87519

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Note :- Registers and pages for some years are unserial/torn out/destroyed particularly for the year 1991 to March 2007 hence search for those year can not get properly. Computer search is available for the year from April 2007 to 2020. Search as available with record of the competent Govt. Authority.

PLACE : Gandhinagar
DATE : 13/01/2020


(Viren P. Thakkar)
Advocate