



Ref. No.: CSA/JDP/1811/2016

Date: 15-9-2016

To
YASHASHVI DEVELOPERS,
Ahmedabad.

Dear Sir,

Re. :-



IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agriculture land bearing Final Plot No. 162 of T. P. Scheme No.22 admeasuring about 755 Sq.Mtrs. situated, lying and being at Mouje : Paldi Taluka : Sabarmati in the Registration Sub-District of Ahmedabad and District : Ahmedabad and belonging to [1] Yashashvi Developers (Owner of the land admeasuring about undivided 377 Sq.Mtrs. in Final Plot) [2] Yoginiben Vibhakarbhair Shah, [3] Darshan Vibhakarbhair Shah, [4] Sapan Vibhakarbhair Shah (Serial No. 2-4 were the Owner of Old Flat No. B-1 and are the owner of New Flat No. 102), [5] Alakkishori Champaklal Shah (Owner of Old Flat No. B-2 and are the owner of New Flat No. 101), [6] Darshana Yogeshkumar Kapadiya, [7] Ujal Yogeshkumar Kapadiya, [8] Kahal Yogeshkumar Kapadiya (Serial No. 6-8 were the Owner of Old Flat No. B-3 and are the owner of New Flat No. 402), [9] Darshana Yogeshkumar Kapadiya, [10] Ujal Yogeshkumar Kapadiya, [11] Kahal Yogeshkumar Kapadiya (Serial No. 9-11 were the Owner of Old Flat No. B-4 and are the owner of New Flat No. 401), [12] Avantikaben B. Zaveri, [13] Sanjeev B. Zaveri (Serial No. 12 & 13 were the Owner of Old Flat No. B-5 and are the owner of New Flat No. 202), [14] Kokilaben Pranlal Dhruv (Owner of Old Flat No. B-6 and are the owner of New Flat No. 502), [15] Kirtikumar Ramanlal Shah (Owner of Old Flat No. B-7 and are the owner of New Flat No. 501), [16] Rekhaben Dipakbhair alias Devendrabhair Choksi, [17] Rajiv Dipakbhair alias Devendrabhair Choksi (Serial No. 16 & 17 were the Owner of Old Flat No. B-8 and are the owner of New Flat No. 201), [18] Ashokbhair Dhirajlal Shah (Owner of Old Flat No. B-9 and are the owner of New Flat No. 302), [19] Sushilkumar Ramlal Verma (Owner of Old Flat No. B-10 and are the owner of New Flat No. 602), [20] Sarojben Balkrushnabhair Soni (Owner of Old Flat No. B-11 and are the owner of New Flat No. 601) and [21] Vinodbhair Natvarlal Sakarwala (Owner of Old Flat No. B-12 and are the owner of New Flat No. 301) (Serial No. 2-21 being the Owner of the land admeasuring about undivided 378 Sq.Mtrs. in Final Plot) .

In pursuance of your instruction 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



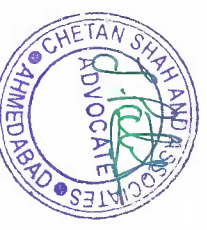
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7	Kirtikumar Shah	Ramanlal	B-7	11-12-1980	15723	Certified Entry No. 9004 dated 12-2-1985
8	Devendrabhai Kantibhai Choksi		B-8	23-6-1982	9124	Certified Entry No. 8481 dated 8-11-1982
9	(1) Ashokkumar Dhirajlal Shah, (2) Shantaben Dhirajlal Shah		B-9	4-5-1984	6803	Certified Entry No. 16142 dated 31-7-2015
10	(1) Bipinchandra Dhirajlal Shah, (2) Vasantiben Bipinchandra Shah		B-10	4-5-1984	6799	Certified Entry No. 9002 dated 12-2-1985
11	Sarojben Balkrushnabhai Soni		B-11	20-3-2012	1683	Certified Entry No. 16142 dated 31-7-2015
12	Vinodbhai Sakarwala	Natvarlal	B-12	7-6-1983	8375	Certified Entry No. 9003 dated 12-2-1985



4. Thereafter, some of the owners of the said Flats had sold and conveyed their Flats to other persons by different sale deeds and the details thereof are as under in tabular form

Sr. No	Name of Vendor	Name of Purchaser	Flat No	Date of Reg.	No. of Reg.	Mutation Entry No. and Date
1	Indiraben Chhanalal Acharaya	Vibhakar Babulal Shah	B-1	7-6-1996	1318	Cancelled Entry No. 15612 Dated 18-10-2013 and Certified Entry No. 15941 dated 24-11-2014
2	Arjunbhai V.Dandawala	Bipinbhai Ramanlal Thakkar	B-4	3-1-1992	233	Certified Entry No. 12116 dated 28-2-2001
3	Bipinbhai Ramanlal Thakkar	(1) Darshanaben Yogeshkumar Kapadiya (2) Ujal Yogeshkumar Kapadiya and (3) Kahal Yogeshkumar Kapadiya	B-4	11-1-2001	127	Certified Entry No. 12117 dated 28-2-2001
4	Smt. Amishben	(1)	B-5	11-6-2003	2059	Cancelled





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to that effect was mutated in the revenue record vide Mutation Entry No.14091 dated 23-10-2009, which was certified by the competent authority.

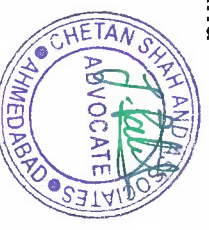
8. Thereafter, the Mamlatdar City, passed an order No.RTS/Sudhara Hukam/Kshatyadi/S.R No-2806/08 dated 29-9-2008 to rectify erroneous computerized 7/12 record as per manual record and entry to that effect was mutated in the revenue record vide Mutation Entry No.14105 dated 26-10-2009, which was certified by the competent authority.

9. Thereafter, the encumbrance of the amount of Rupees 47945 towards arrears of land revenue and education cess has been fully repaid and hence City Mamlatdar Ahmedabad has passed order bearing No- Sabarmati/RTS/Sudhra Hukum/Paldi/Vashi/1879/2014 dated 21-11-2014 and directed to delete the said encumbrance from other rights of records of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No.15938 dated 24-11-2014, which was certified by the competent authority.

10. Thereafter, owner of the Flat No.1 Vibhakarbai Babulal Shah died intestate on 12-6-1996 leaving behind him his legal heirs as (1) Shah Yoginiben Wd/o Vibhakarbai Babulal (2) Shah Darshan Vibhakarbai (3) Shah Sapan Vibhakarbai and hence their names have been brought on the revenue record of the said property upon Succession right and entry to that effect was mutated in the revenue record vide Mutation Entry No.16018 dated 2-3-2015, which was certified by the competent authority.

11. Thereafter, the owner of the Flat No.3 Yogeshbhai Prabodhbhai Kapadiya died intestate on 14-9-2001 leaving behind him his legal heirs as (1) Darshaben wd/o Yogesh Prabodhbhai (2) Ujal Yogesh Kapdiya(3) Kahal Yogesh Kapadiya and hence their names have been brought on the revenue record of the said property upon Succession right and entry to that effect was mutated in the revenue record vide Mutation Entry No.16019 dated 2-3-2015, which was certified by the competent authority.

12. Thereafter, the owner of the Flat No.6 Tilakmanjariben Kumudchandra Shah died on 17-8-2008 and her husband Kumudchandra Chandulal Shah Died on 7-11-1994 and her d/o Rupal Kumudchandra Shah missed since 21-5-1995 but during her survival Tilakmanjariben Shah executed her last notarized will in favour of one Mr.Dipakbhai Udaychandra Sheth alias Rameshchandra Vadilal Shah but Dipakbhai Udaychandra sheth died on 22-1-2009 and her wife Jyotshnaben died prior to 33 years and hence Shri Ronak Rameshbhai Shah heir of Dipak Udaychandra sheth submitted an application with a claim to enter his name as owner of said property by virtue of the will dated 9-12-2003 executed by Tilakmanjariben Shah and





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Shah and hence their name have been brought on the revenue record of the said property upon succession right and entry to that effect was mutated in the revenue record by Entry No. 16169 dated 19-9-2015 which was certified by the competent authority.

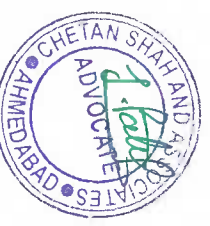
17. Thereafter, the co-owners of the said flat No.9 (1) Niranjanaben Dhirajal Shah, (2) Bipinchandra Dhirajal Shah, (3) Mahendrakumar Dhirajal Shah, (4) Atulkumar Dhirajal Shah, (5) Dipakkumar Dhirajal Shah, (6) Mandakiniben Dhirajal Shah and (7) Kirtiben Dhirajal Shah had voluntarily waived and relinquished their rights, title, interest and share persisting in the said land in favor of Ashokbhai Dhirajal Shah by Deed of Release registered in the office of the Sub-registrar of Assurance under serial No.982 dated 6-2-2015 and entry to that effect was mutated in the revenue record by Mutation entry No. 16170 dated 19-9-2015, which was certified by the competent authority.



18. On scrutiny of the record, it transpires that the owners of the above referred 12 Flats had entered in to written agreement on 7-12-2014 with Yashashvi Developers for demolition of all the flats for the purpose of redevelopment of the scheme namely Yashashvi Eden by handing over the possession of respective flats to Yashashvi Developers.
19. Thereafter, the Yashashvi Developers had demolished all structure standing on the land in question and had floated the scheme known as "Yashashvi Eden"
20. Thereafter, the Authority of Ahmedabad Municipal Corporation issued commencement letter bearing No. 4958 / 280715 / GDR / A4684 / R0 / M1 dated 1-12-2015 and granted Development permission and sanctioned the plan of the scheme as per the provision of section- 29(1), 34, 49(1)(B) of Gujarat Town Planning Act and section- 253 and 254 of the Bombay provincial Municipal Corporation Act – 1949.

21. As a part of investigation of title, I have published a public notice appeared in the daily newspapers "GUJARAT SAMACHAR" dated 17-9-2015, inviting any rights, title, claims, interest if any, in, on or upon the said property of the 12 Members of the Bala Apartment - B. Pursuant to which, I have not received any claim/objection in response thereto.

22. Thereafter, the owners of the abovementioned 12 Flats had transferred ownership rights of their respective flat along with undivided share of 31.416 Sq.Mtrs. in the land in question and as a consideration thereof, ownership right of Flat Nos. 101, 102, 201, 202, 301, 302, 401, 402, 501, 502, 601 and 602 in the scheme of Yashashvi Eden would be transferred to the respective owner of the said 12 Flats by the Yashashvi





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Yashashvi developers by virtue of deed of exchange referred in tabular form in Para No. 22 of this title report.

25. The aforesaid report/opinion is reference of revenue records and sub-registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub-registry records. I have also perused the copies of papers, documents etc. produced/submitted by you/owners and relied on the facts mentioned therein believing the same to be true.

26. I have been informed by the owners of the said property that 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 land 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 owners 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, free from all encumbrances and reasonable doubt subject to:-

- (i) Usual Declaration-cum-affidavit on title being made by owner/s and also confirming the aforesaid facts and circumstances.
- (ii) Search of complete registration records is not available for inspection due to tearing of pages of the Sub-Registry Records.

Yours faithfully
J.D. PATEL
ADVOCATE

