

**Dineshbhai D. Palkhiwala**

B.A.LLB., Advocate  
B-2, Navdeep Apartment, Opp. Navjivan Press,  
Near C. U. Shah College, Ashram Road,  
Ahmedabad-380 014.  
Ph :- (O) 27542170.

**દીનેશભાઈ દેવચંદ પાલખીવાળા**

બી.એ.એલ.એલ.બી., એડવોકેટ  
કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,  
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,  
અમદાવાદ-૩૮૦ ૦૧૪.  
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

**TITLE REPORT**

Date : 29-9-2018.

To,  
**ARIHANT REALTY,**  
A Partnership Firm.  
Add. :- 321, Iscon Arcade,  
Opp. Parisima, C.G. Road,  
Ahmedabad.



Re. : Investigation of the titles of the N.A. Land bearing  
Khata No.1432, admeasuring 1391 sq.mtrs. part of  
Final Plot No.334 of T.P. Scheme No.6 of mouje Paldi,  
Taluka Sabarmati, District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the land above referred to.

We have caused necessary searches to be taken with the Sub Registry Records for a period of last about thirty years which is available with respect to the land above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion as under :

Since form 1983, the land bearing Final Plot No.334, admeasuring 1892 sq.yrds. was held by Harmanbhai Shankarbhai as an owner.

Whereas said Harmanbhai Shankarbhai due to his old age for his convinience had got entered the name of his son-Jagdishbhai Harmanbhai as co-owner in the Govt. record of the land bearing Final Plot No.334, with that regards the mutation entry was made in village Form No.6 on 3-1-1983 under entry No.8570, which was certified.

Whereas land bearing Final Plot No.334, adms.1892 sq.yrds. was

*D. D. Palkhiwala*



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divided into three Sub-plots respectively Plot No.'A', adms.503-60 sq.yrds., Plot No.'B', adms.649-60 sq.yrds. & Plot No.'C', adms.738-80 sq.yrds. as per the Lay-out Plan sanctioned by A.M.C. on 11-6-1982 under No.BNS/No.194/33, with that regards the mutation entry was made in village form No.6 on 19-2-1983 under entry No.8592, which was certified on 19-5-1983, So that the property bearing Plot No.'B', adms.649-60 sq.yrds. & Plot No.'C', adms.738-80 sq.yrds. part of Final Plot No.334 was in the joint name of Harmanbhai Shankarbhai & Jagdishbhai Harmanbhai.

Thereafter Harmanbhai Shankarbhai died on 4-4-1987, So that his name was deleted from the Govt.record and the name of his legal heirs-Jagdishbhai Harmanbhai Patel, Bhanumatiben Champaklal Patel, Shardaben Hariprasad Patel, Sushilaben Hariprasad Patel & Ushaben Arvindbhai Patel were entered in the Govt.Record, with that regards the mutation entry was made in village form No.6 on 26-5-1987 under entry No.9419, which was certified on 26-6-1987, But said Harmanbhai Shankarbhai has executed an WILL for his properties on 15-4-1983 and he bequeathed the property bearing Plot No.'B', adms.649-60 sq.mtrs. + Plot No.'C', adms.738-80 sq.yrds. part of Final Plot No.334 jointly to Ranjanben Jagdishbhai Patel, Jital Jagdishbhai Patel & Jagdishbhai Harmanbhai Patel, So that the name of Bhanumatiben Champaklal Patel, Shardaben Hariprasad Patel, Sushilaben Hariprasad Patel & Ushaben Arvindbhai Patel were deleted in the Govt.Record, with that regards the mutation entry was made in village form No.6 on 26-5-1987 under entry No.9420, which was certified on 26-6-1987.

Whereas The City Mamlatdar, Sabarmati, Ahmedabad by their order

*D. D. Kelkewala*



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3,

dated-11-11-2014, No.SABARMATI/RTS/RECTIFY ORDER/PALDI/  
VASHI.1620/14, the name of Ranjanben Jagdishbhai Patel & Jital Jagdishbhai  
Patel were entered in the Govt.Record with respect to the property bearing  
Khata No.1432 part of Final Plot No.334, with that regards the mutation  
entry was made in village form No.6 on 12-11-2014 under entry No.15922,  
which was certified on 3-1-2015.

Whereas said Ranjanben Jagdishbhai Patel died on 17-11-2015 and after  
her death, the name of her legal heirs-Patel Nipaben Jagdishbhai, Patel Jital  
Jagdishbhai & Patel Bela Jagdishbhai were entered in Revenue record with  
respect to the said property, with that regards the mutation entry was made in  
village form No.6 on 16-12-2015 under entry No.16249, which was certified  
on 18-2-2016.

Thus the property bearing Khata No.1432, admeasuring 1391 sq.mtrs.  
part of Final Plot No.334, was in the joint ownership of Jagdishbhai  
Harmanbhai, Patel Nipaben Jagdishbhai, Patel Jital Jagdishbhai & Patel Bela  
Jagdishbhai.

Thereafter (1) Jagdishbhai Harmanbhai, (2) Jital Jagdishbhai, by his  
constituted attorney-Jagdishbhai Harmanbhai, (3) Patel Nipaben Jagdishbhai,  
(4) Patel Jital Jagdishbhai, by his constituted attorney-Jagdishbhai  
Harmanbhai & (5) Patel Bela Jagdishbhai sold the property bearing Khata  
No.1432, admeasuring 1391 sq.mtrs. part of Final Plot No.334 to Arihant  
Realty, A Partnership Firm (Yourself) on 11-10-2017 by Deed of Conveyance,  
which was duly registered with the office of Sub-Registrar Ahmedabad-4  
(Paldi Division) under serial No.9134 on the same day, with that regards the

*D. J. Palkhiwala*

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mutation entry was made in village form No.6 on 21-11-2017 under entry No.16756, which was certified on 2-2-2018 and thereafter said Arihant Realty, A Partnership Firm (Yourself) has demolished the property bearing Khata No.1432, admeasuring 1391 sq.mtrs. part of Final Plot No.334.

Thus the said N.A. Land bearing Khata No.1432, admeasuring 1391 sq.mtrs. part of Final Plot No.334 (hereinafter referred to as the 'Said Land') above referred to is in the absolute ownership of Arihant Realty, A Partnership Firm (Yourself) and this Report on Title is made on the basis of a Declaration executed by Sevantibhai Chunilal Parikh & Arpan Yashvantkumar Shah, Managing Partners of Arihant Realty, A Partnership firm (Yourself) on 29-9-2018.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the land above reterred to, we have published a public notice in daily news paper "GUJARAT SAMACHAR" on 24-8-2018, to invite claims of any one in, upon or above the said land above referred to. But we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you, and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Arihant Realty, A Partnership Firm (Yourself) with respect to the N.A. Land

*J. D. Balkhiwala*



**Dineshbhai D. Palkhiwala**

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5,

bearing Khata No.1432, admeasuring 1391 sq.mtrs. part of Final Plot No.334  
of T.P. Scheme No.6 of mouje Paldi, Taluka Sabarmati, District Ahmedabad  
is clear & marketable, subject to; Any other laws made applicable at the time  
of transfer.



Yours faithfully,

*D. D. Palkhiwala*  
(DINESHBHAI D. PALKHIWALA)  
Advocate