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File No. 10039

Ref. No.223/2014

Date-17/10/2014

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the Property bearing Final Plot No. 519 of T.P. Scheme No. 6 (allotted in lieu of Bungalow No. 64 of VASANTKUNJ) admeasuring about 1073 Sq.Mtrs. situate at Moje PALDI Taluka AHMEDABAD CITY WEST in the Registration Sub-District PALDI [AHMEDABAD-4] 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 AHMEDABAD (the period of 1980 to 1993 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 property in question is bearing Final Plot No. 519 of T.P. Scheme No. 6 allotted in lieu of Bungalow No. 64 of VASANTKUNJ of Moje PALDI Taluka AHMEDABAD CITY WEST and District of AHMEDABAD.
- 2..VIJAYABEN wife of HARINARAYAN GIRDHARLAL ACHARYA was purchased the said property by sale deed dated-20/01/1959; which was registered with the Sub-Registrar of AHMEDABAD under Serial No. 373. Entry to that effect was entered in the Mutation register by Entry No. 2992 dated-25/02/1959.
- 3..The said VIJAYABEN wife of HARINARAYAN GIRDHARLAL ACHARYA expired on 25/07/1963 leaving behind her heirs HARINARAYAN GIRDHARLAL ACHARYA and USHABEN HARINARAYAN ACHARYA. Entry to that effect was entered in the Mutation register by Entry No. 4040 dated-21/02/1964.
- 4..The said HARINARAYAN GIRDHARLAL ACHARYA released his right title interest of the said property in favour of his daughter USHABEN HARINARAYAN ACHARYA by Deed Release dated-29/07/1964; which was registered with the Sub-Registrar of AHMEDABAD under Serial No. 6213.
- 5..It appears from the revenue record by order dated-26/09/1968 bearing No. LND/AS 12/3499 converted the said land in to N.A. use and constructed a bungalow on the said land.
- 6..The said USHABEN HARINARAYAN ACHARYA unmarried expired on 25/08/2009 leaving behind her heirs CHANDULAL GANPATRAM ACHARYA, INDRADEV alias INDRAVADAN GAYATRI PRASAD ACHARYA, DINKAR

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GAYATRIPRASAD ACHARYA, ROHIT BHANUPRASAD ACHARYA, ASHOK BHANUPRASAD ACHARYA, MAHENDRA BHANUPRASAD ACHARYA, PRAMOD alias PRAMODRAY RAMANLAL ACHARYA, MAHESH RAMESHBHAI ACHARYA, BHUPESH RAMESHBHAI ACHARYA, RAMABEN SUBHASHCHANDRA ACHARYA, AMIT SUBHASHCHANDRA ACHARYA and SAMIK SUBHASHCHANDRA ACHARYA. Entry to that effect was entered in the Mutation register by Entry No. 14172 dated-16/11/2009.

7..The said CHANDULAL GANPATRAM ACHARYA, INDRADEV alias INDRAVADAN GAYATRIPRASAD ACHARYA through power of attorney holder MAHESH RAMESHBHAI ACHARYA, DINKAR GAYATRIPRASAD ACHARYA, ROHIT BHANUPRASAD ACHARYA, ASHOK BHANUPRASAD ACHARYA through his power of attorney holder SWATIBEN ASHOKBHAI ACHARYA, MAHENDRA BHANUPRASAD ACHARYA through his power of attorney holder JYOTIBEN MAHENDRABHAI ACHARYA, PRAMOD alias PRAMODRAY RAMANLAL ACHARYA, MAHESH RAMESHBHAI ACHARYA, BHUPESH RAMESHBHAI ACHARYA, RAMABEN SUBHASHCHANDRA ACHARYA, AMIT SUBHASHCHANDRA ACHARYA and SAMIK SUBHASHCHANDRA ACHARYA sold and conveyed the said property to M/s. AGRIM INFRASTRUCTURES a partnership firm by sale deed dated-13/04/2010; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 5828 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 15433 dated-16/04/2013.

8..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-08/10/2014 inviting any claim, rights or encumbrances, if any in respect of the said property; but till today we have not received any claim or objection in response thereof.

9..In view of what is hereinabove stated we are of the opinion that the title to the property in question and belonging to M/s. AGRIM INFRASTRUCTURES a partnership firm is clear and free from reasonable doubts and encumbrances.


ATTORNEYS AT LAW

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File No. 10901

Ref No.291/2015

Date-18/12/2015

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the Property bearing Final Plot No. 523 of T.P. Scheme No. 6 admeasuring about 820 Sq.Mtrs. situate at Moje PALDI 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 AHMEDABAD (the period of 1980 to 1994 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 property in question is bearing Final Plot No. 523 of T.P. Scheme No. 6 of Moje PALDI Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1970 VIPINBHAI MAYABHAI DALAL, PRAVINBHAI MAYABHAI DALAL and GIRISHBHAI MAYABHAI DALAL were owners of the said Property.

3..It appears from the records that the said land converted in N.A. use dated-30/10/1971.

4..The said GIRISHBHAI MAYABHAI DALAL by gift deed dated-11/12/2001 gifted the part of his share of the said property to NILABEN VIPINBHAI; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.3381. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12257 dated-07/02/2002.

5..The said PRAVINBHAI MAYABHAI DALAL by gift deed dated-22/01/2002 gifted the part of his share of the said property to NEHAL ANANDBHAI DALAL; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.234. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12258 dated-07/02/2002.

6..The said NILABEN VIPINBHAI expired on 09/03/2013 leaving behind a will dated-07/07/2009 and as per the said will part of her share of the said property came to the share of ANAND VIPINBHAI DALAL and NEHAL ANANDBHAI DALAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 15873 dated-03/09/2014.

7..The said AVNIBEN VIPINBHAI DALAL by release deed dated-15/02/2014 released her right title interest in the said property in favour of VIPINBHAI

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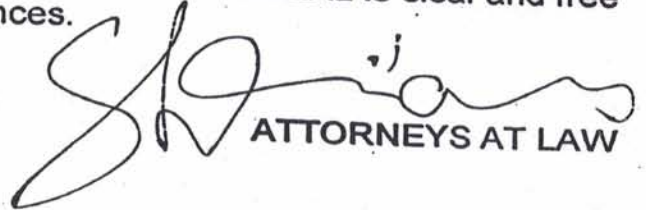
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MAYABHAI DALAL and ANAND VIPINBHAI DALAL; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.1018. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 15742 dated-01/03/2014.

8..We have issued a Public Notice in GUJARAT SAMACHAR News Paper and DIVYABHASKAR News Paper dated-01/11/2015 inviting any claim, rights or encumbrances if any in respect of the said property, but till today we have not received any claim or objection in response thereof.

9..In view of what is hereinabove stated we are of the opinion that the title to the property in question and belonging to VIPINBHAI MAYABHAI DALAL, ANAND VIPINBHAI DALAL and NEHAL ANANDBHAI DALAL is clear and free from reasonable doubts and encumbrances.


ATTORNEYS AT LAW