

SHANTILAL & CO.

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(Ahmedabad)
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801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

File No. 11157

Ref. No.188/2021

Date-01/10/2021

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the property bearing Final Plot Nos. 757/8+9+12+13 (Old Sub-Plot Nos. 67,68,71 & 72 of T.P. Scheme No.3) of T.P. Scheme No. 3/5 admeasuring about 1709 Sq.Mtrs. situate at Moje CHHADAWAD 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 1983 to 1992 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 Nos. 757/8+9+12+13 (Old Sub-Plot Nos. 67,68,71 & 72 of T.P. Scheme No.3) of T.P. Scheme No. 3/5 of Moje CHHADAWAD Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1962 THAKORLAL CHIMANLAL was owner of the said land.

3..It appears from the records that the said land converted in N.A. use dated-27/09/1962.

4..Ahmedabad Municipal Corporation by order dated-20/03/1963 bearing No. BNB/1667/21 sanctioned plan for construction and granted construction permission for the said land.

5..Ahmedabad Municipal Corporation by order dated-29/02/1964 bearing No. BNB/1667/21 sanctioned plan for construction and granted revised construction permission for the said land.

6..The said THAKORLAL CHIMANLAL MUNSHAW H.U.F. and PRIYAKANT THAKORLAL MUNSHAW H.U.F by sale deed dated-07/08/1999 sold and conveyed the said property to JANJYOT INVESTMENT PRIVATE LIMITED; which was register with the Sub-Registrar of AHMEDABAD-4 PALDI under Serial No.2353 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5894 dated-18/10/2006.

7..The said JANJYOT INVESTMENT PRIVATE LIMITED is register under No. U65910GJ1982PTC005435 dated-24/08/1982 under the companies Act.

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8..The said JANJYOT INVESTMENT PRIVATE LIMITED by sale deed dated-18/02/2021 sold and conveyed the said property to ARIHANT DEVELOPERS a Partnership Firm; which was register with the Sub-Registrar of AHMEDABAD-3 MEMNAGAR under Serial No.1680 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8087 dated-08/04/2021.

9..Ahmedabad Municipal Corporation by order dated-10/08/2021 bearing case No. BHNTS/WZ/150621/CGDCRV/A4937/R0/M1 sanctioned plan for construction and by Raja chhitthi No. 05089/150621/A4937/R0/M1 granted construction permission for the said land.

10..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-04/09/2021 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.

11..In view of what is hereinabove stated we are of the opinion that the title to the Property in question and belonging to ARIHANT DEVELOPERS a Partnership Firm is clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-10/08/2021 and [2] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW