

GAURANG B. PATEL
[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 8441)



TITLE REPORT WITH CERTIFICATE

N.A land of Final Plot No. 270 admeasuring about 669 Sq. Mtr. of T.P. Scheme No. 21 (Survey No. 195+196/33 admeasuring about 669 Sq. Mtr. land) situate at lying and being Moje - Paldi, Taluka - Sabarmati, District - Ahmedabad in the Registration Ahmedabad and Sub-District (Ahmedabad-2) Vadaj and belonging to Name of Scheme is Pradhyuman Park

As per instructions I have got necessary searches made for more than last 30 years through our search clerk from the available Records of Talati, Mamlatdar and Sub-Registrar of Ahmedabad and from that and believing the same to true, correct and trustworthy and also believing relevant documents/papers etc. furnished in the title to the land in question and report as under:

1. The Land of Survey No. 195+196 was registered in the name of Bhagvandas Ambaram & Atmaram Amichand before 1952.
2. That thereafter on the death of the said Bhadvandas Ambaram on dated 23/11/1952, in the said land to be owned and possessed by his only legal heirs and next of kins according to the Hindu law under which he was governed his heirs **Baldevbhai Bhagvandas, Maneklal Bhagvandas, Chanchalben widow of Bhagvandas Ambaram.** The Entry to that effect was entered in the revenue records of mutation entry book of the village form no 6 under serial no 2319 on dated 31/3/1953 duly certified by the concerned revenue authority.
3. That thereafter on the death of the said Atmaram Amichand on dated 23/04/1953, in the said land to be owned and possessed by his only legal heirs and next of kins according to the Hindu law under which he was governed his heirs **Gopaldas Atmaram, Parshottamdas Atmaram, Ramanlal Atmaram, Laxmi Atmaram widow of Atmaram Amichand.** The Entry to that



B. Patel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parothia, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



effect was entered in the revenue records of mutation entry book of the village form no 6 under serial no 2588 on dated 12/12/1955 duly certified by the concerned revenue authority.

4. Thereafter Baldevbhai Bhagvandas, Maneklal Bhagvandas, Chanchalben widow of Bhagvandas Ambaram sold and conveyed the said land dated 19/08/1959 to **Batukbhai Chhaganbhai Desai**. Entry to that effect in revenue record by mutation no. 3136 on dated 06/11/1959.
5. Thereafter Gopaldas Atmaram, Parshottamdas Atmaram, Ramanlal Atmaram, Laxmi Atmaram widow of Atmaram Amichand sold and conveyed the said land dated 22/08/1959 to **Batukbhai Chhaganbhai Desai**. Entry to that effect in revenue record by mutation no. 3137 on dated 06/11/1959.
6. Thereafter Batukbhai Chhaganbhai Desai sold and conveyed the land of Survey No. 195+196/33 admeasuring about 800 Sq. Yard dated 15/05/61 to **Harsadbhai Batukbhai Desai**. Entry to that effect in revenue record by mutation no. 3510 on dated 19/08/1961.
7. The above land of Final plot. 270 of T.P Scheme No. 21 admeasuring about 669 Sq. Meters converted in Residential use permission showing Entry to that effect in **revenue record in Village No. 2**
8. Thereafter Harsadbhai Batukbhai sold and conveyed the land of Survey No. 195+196/33 admeasuring about 400 Sq. Yard (North Side) by registered sale deed vide Serial No. 2101 dated 01/03/1974 to **Pradhyuman Popatlal Patel, Ugamben Popatlal Patel, Harbalaben Popatlal Patel, Dharmisthaben Popatlal Patel**. Entry to that effect in revenue record by mutation no. 6962 on dated 08/10/1974.



B. Patel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



9. Thereafter Harsadbhai Batukbhai sold and conveyed the land of Survey No. 195+196/33 admeasuring about 400 Sq. Yard (South Side) by registered sale deed vide Serial No. 2102 dated 01/03/1974 to **Ratilal Popatlal, Shantaben Ratilal, Dilipkumar Gokuldas, Shardaben Popatlal** Entry to that effect in revenue record by mutation no. 6963 on dated 08/10/1974.
10. Thereafter Name of Scheme **PRADHYUMAN PARK** was Constructed 12 Flat on the above land after obtaining all necessary permission and approval of Plan and allotted 12 flat to different Owners. The land owner was flat owner of 12 flats and as per present time last flat holder with their equal share (1/12) of undivided land as per bellow.
11. There After a scheme called **PRADHYUMAN PARK** was constructed in the said land and the old and new members are allotted as follows. As on today the owner of said flat is bellow list as per revenue record in **Extract 7 x 12**.

OLD NO	NEW NO	NEW ALLOTTEE NAME
01	101	Samir Subhashbhai Trivedi
02	102	Anilkumar Jadavji Pandya
03	103	Dineshchandra Odhavjibhai Patadia
04	104	Nitaben Dineshchandra Patadia
05	201	Rasilaben Anilkumar Pandya
06	202	Kaushikkumar Babulal Modi
07	203	Shantaben Ratilal Patel
08	204	Shantaben Ratilal Patel
09	301	(1) Ketanbhai Jagatkishor Raval (2) Umaben Ketanbhai Raval
10	302	Rinaben Kamleshkumar Rajput
11	303	Urvi Vipulbharthi Goshwami
12	304	(1) Suryaben Vikramkumar Parekh (2) Dhavalkumar Vikramkumar Parekh (3) Niyatiben Vikramkumar Parekh



B. Patel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Paroatha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



Flat No : 01

12. Thereafter Harbalaben Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 15320 dated 09/07/1993 to **Jyotsnaben Shubhashbhai Trivedi**. Entry to that effect in revenue record by mutation no. 12860 on dated 26/08/2005.
13. That thereafter on the death of the Jyotsnaben Shubhashbhai Trivedi on dated 04/05/2006, in the said flat to be owned and possessed by his only legal heirs and next of kins according to the Hindu law under which he was governed his heirs **Shubhashchandra Dhirajlal Trivedi, Samir Subhashbhai Trivedi, Tejas Subhashbhai Trivedi & Hetal Subhashbhai trivedi**. The Entry to that effect was entered in the revenue records of mutation entry book of the village form no 6 under serial no 14037 on dated 29/09/2009 duly certified by the concerned revenue authority.
14. That thereafter on the death of the Shubhashbhai Dhirajlal Trivedi on dated 22/02/2018, in the said flat to be owned and possessed by his only legal heirs and next of kins according to the Hindu law under which he was governed his heirs **Samir Subhashbhai Trivedi, Tejas Subhashbhai Trivedi & Hetal Subhashbhai Trivedi**. The Entry to that effect was entered in the revenue records of mutation entry book of the village form no 6 under serial no 18076 on dated 29/04/2022 duly certified by the concerned revenue authority.
15. That thereafter Tejas Subhashbhai trivedi & Hetal Subhashbhai Trivedi was realese their right in favour **Samir Subhashbhai Trivedi** conveyed the flat by registered realese deed vide Serial No. 20264 dated 27/12/2022. Entry to that effect in revenue record by mutation no. 18246 on dated 09/01/2023.



B. Patel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



Flat No : 02

15. Thereafter Dharmisthaben Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 554 dated 05/03/1999 to **Anilkumar Jadavji Pandya**. Entry to that effect in revenue record by mutation no. 18072 on dated 27/04/2022.

Flat No : 03

16. Thereafter Shardaben Pradhyuman Patel sold and conveyed the said flat by registered sale deed vide Serial No. 9578 dated 29/04/1993 to **Dineshchandra Odhavjibhai Patadia**. Entry to that effect in revenue record by mutation no. 18083 on dated 07/05/2022.

Flat No : 04

17. Thereafter Shardaben Pradhyuman Patel sold and conveyed the said flat by registered sale deed vide Serial No. 5256 dated 18/03/1993 to **Nitaben Dineshchandra Patadia**. Entry to that effect in revenue record by mutation no. 18083 on dated 07/05/2022.



Flat No : 05

18. Thereafter Shardaben Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 216 dated 24/01/1996 to **Sureshbhai Sankarbhai**. Entry to that effect in revenue record by mutation no. 14289 on dated 11/02/2010.
19. Thereafter Sureshbhai Sankarbhai sold and conveyed the said flat by registered sale deed vide Serial No. 8076 dated 07/07/2011 to **Rasilaben Anilkumar Pandya**. Entry to that effect in revenue record by mutation no. 15449 on dated 04/05/2013.

bbp



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60

Enrollment No : G/400/1995

(M : 99302 95441)



Flat No : 06

20. Thereafter Urmilaben Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 6078 dated 06/10/2005 to **Kaushikkumar Babulal Modi**. Entry to that effect in revenue record by mutation no. 18080 on dated 04/05/2022.

Flat No : 07

21. Thereafter **Shantaben Ratilal Patel** was original member of said flat. Entry to that effect in revenue record by mutation no. 12639 on dated 06/08/2004.

Flat No : 08

22. Thereafter **Shantaben Ratilal Patel** was original member of said flat. Entry to that effect in revenue record by mutation no. 12639 on dated 06/08/2004.

Flat No : 09

23. Thereafter Shantaben Ratilal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 3945 dated 23/10/1996 to **Ketanbhai Jagatkishor Raval & Umaben Ketanbhai Raval**. Entry to that effect in revenue record by mutation no. 14742 on dated 03/03/2011.



Flat No : 10

24. Thereafter Shantaben Ratilal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 2294 dated 20/06/1996 to **Amitbhai Jayantibhai Vasavada**.

bbpatel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parothia, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



25. Thereafter Amitbhai Jayantibhai Vasavada sold and conveyed the said flat by registered sale deed vide Serial No. 1176 dated 04/05/2001 to **Mukeshbhai Bansilal Mavar & Ramdeviben Bansilal Mavar**. Entry to that effect in revenue record by mutation no. 18149 on dated 22/07/2022.
26. That thereafter Mukeshbhai Bansilal Mavar & Ramdeviben Bansilal Mavar was realese their right in favour **Kamleshkumar Bansilal Rajput, Rinaben Kamleshkumar Rajput & Bansilal Lumbaji Rajput** conveyed the said flat by registered realese deed vide Serial No. 1244 dated 31/01/2018.
27. That thereafter Priyanshi Kamleshkumar Rajput Legal heirs of Kamleshkumar Bansilal Rajput & Bansilal Lumbaji Rajput was realese their right in favour **Rinaben Kamleshkumar Rajput** conveyed the said flat by registered realese deed vide Serial No. 790 dated 18/01/2022. Entry to that effect in revenue record by mutation no. 18179 on dated 05/09/2022.

Flat No : 11

28. Thereafter Pradhyuman Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 877 dated 17/02/2005 to **Vipulbharthi Pratapbharthi Goshwami**. Entry to that effect in revenue record by mutation no. 18079 on dated 04/05/2022.



29. Thereafter Vipulbharthi Pratapbharthi Goshwami sold and conveyed the said flat by registered sale deed vide Serial No. 6854 dated 27/08/2020 to **Urvi Vipulbharthi Goshwami**. Entry to that effect in revenue record by mutation no. 18099 on dated 27/05/2022.

bbpatel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



Flat No : 12

30. Thereafter Pradhyuman Popatlal Patel sold and conveyed the said flat by registered sale deed vide Serial No. 133 dated 17/03/1994 to **Mohanlal Chhaganlal Parekh & Vikramkumar Mohanlal Parekh**. Entry to that effect in revenue record by mutation no. 18079 on dated 04/05/2022.
31. Thereafter Mohanlal Chhaganlal Parekh conveyed the said flat by registered will vide Serial No. 12540 dated 17/12/2007 in favour of **Vikramkumar Mohanlal Parekh**. Entry to that effect in revenue record by mutation no. 18174 on dated 26/08/2022.
32. That thereafter on the death of the Vikramkumar Mohanlal Parekh on dated 16/05/2021, in the said flat to be owned and possessed by his only legal heirs and next of kins according to the Hindu law under which he was governed his heirs **Suryaben Vikramkumar Parekh, Dhavalkumar Vikramkumar Parekh & Niyatiben Vikramkumar Parekh**. The Entry to that effect was entered in the revenue records of mutation entry book of the village form no 6 under serial no 18205 on dated 20/10/2022 duly certified by the concerned revenue authority.
33. There after all 12 member of the **PRADHYUMAN PARK** decided and agreed to above 12 old flats remove and 08 new flats will be constructed on the above land for 20 flats for old 12 members and 08 flats for other new members.
35. I have issued a Public Notice in "**WESTERN TIMES**" newspaper dated 05-04-2023 on page number 07 for inviting any clam, rights or encumbrances if any in respect of the said land. In respect of above public notice I have not received any objection.
36. The agreement for Re-Development for demolish old 12 flats and construct new flats by re-development agreement vide Sr. No.



b. Patel



GAURANG B. PATEL

[Advocate]

Office : 305, Vraj Velancia, Opp. Jalaram Parotha, Science City Road, Sola, Ahmedabad-60
Enrollment No : G/400/1995 (M : 99302 95441)



9222 dated 03/06/2023 in favour of **HIRADHAN PROCON** a Partnership firm.

37. The power of attorney in favour of **DINESHKUMAR KHETABHAI PATEL** a signatory partner of a partnership firm of **HIRADHAN PROCON** for Re-Development for demolish old 12 flats and construct new flats by Sr. No. 9225 dated 03/06/2023.

38. In view of what is hereinabove stated I am of the opinion that the title to the N.A land of Final Plot No. 270 admeasuring about 669 Sq. Mtrs. of T.P. Scheme No. 21 situate at lying and being **Moje-Paldi, Taluka-Sabarmati** in the Registration Ahmedabad and Sub-District (Ahmedabad-4) Paldi and belonging to **PRADHYUMAN PARK** is clear and marketable and free from reasonable doubts and encumbrances Subject to :

Subject to: - Rules and Regulation of the Society being fulfilled.

DATED THIS 30th, DAY OF JUNE - 2023



GAURANG B. PATEL (Advocate)

NOTE:

1. This is to inform that sometime the search of complete Registration record is not availed due to tearing of book No-2 of Registration Record.
2. Please note that registration record of year 1989 to 1993 Entire Record was turned and incomplete and record of the year 1994 to 2023 Computer Search record was attached of Sub Registrar's office. Hence it cannot be properly inspected and search was not available.

bbpatel

