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File No. 8915

Ref No. 936/2006

Date-08/09/2006

TITLE REPORT WITH CERTIFICATE



Re:- Investigation of title to the land bearing Final Plot Nos. 232 and 233 of T.P. Scheme No. 21 (allotted in lieu of Revenue Survey Nos. 215/9 and 215/10) admeasuring respectively about 202 Sq.Mtrs. and 638 Sq.Mtrs. situate at Moje MOTERA Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR.

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 GANDHINAGAR (the period of 1982 to 1985, 1989, 1993, 1997, 1999 and 2002 to 2005 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. 232 and 233 of T.P. Scheme No. 21; which is allotted in lieu of Revenue Survey Nos. 215/9 and 215/10 of Moje MOTERA Taluka GANDHINAGAR and District of GANDHINAGAR .

Survey No. 215/9:

2..Prior to the year 1970 JIVABHAI AMTHABHAI was owner of the said land.

3..The said JIVABHAI AMTHABHAI expired on 03/12/1990 and BHIKHABHAI JIVABHAI expired leaving behind their heirs VIDYABEN JIVABHAI, RATILAL JIVABHAI, RAMESHBHAI JIVABHAI, RAMANBHAI JIVABHAI, NARENDRABHAI JIVABHAI, AMRATBEN widow of JIVABHAI AMTHABHAI, SURESHBHAI BHIKHABHAI, VISHNUBHAI BHIKHABHAI, VINODBHAI BHIKHABHAI, ARUNABEN BHIKHABHAI and KOKILABEN widow of BHIKHABHAI JIVABHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4244 dated-12/07/1991.

4..The said VIDYABEN JIVABHAI released her right title interest in the said land and her name was deleted from the Record. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4245 dated-12/07/1991.

5..It appears from the Mutation Entry No. 4983 dated-20/07/2000 that the said AMRATBEN widow of JIVABHAI AMTHABHAI expired on 13/02/2000 and her name was deleted from the Record.

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Survey No. 215/10:

6..Prior to the year 1970 BAI CHANCHAL widow of SHANKARBHAI KAKUBHAI was owner of the said land.

7..The said BAI CHANCHAL widow of SHANKARBHAI KAKUBHAI expired leaving behind a will dated-01/01/1987 and as per the said will the said land came to the share of RAMANBHAI AMBALAL PATEL and VISHNUBHAI KESHAVLAL PATEL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4030 dated-12/07/1987.

8..The said VISHNUBHAI KESHAVLAL PATEL released his right title interest in the said land and his name was deleted from the Record. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4442 dated-07/03/1994.

9..The said RAMANBHAI AMBALAL PATEL expired on 09/02/1994 leaving behind his heir KANTABEN widow of AMBALAL CHELDAS. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 4441 dated-07/03/1994.

10..The said KANTABEN widow of AMBALAL CHELDAS expired on 23/03/2003 leaving behind her heirs MANGUBEN AMBALAL, KAILASHBEN RAMANBHAI, MUNNIBEN RAMANBHAI, MITESHBHAI RAMANBHAI, REKHABEN RAMANBHAI, PARESHBHAI RAMANBHAI and DAXABEN RAMANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5322 dated-21/07/2003.

82 11..The said MANGUBEN AMBALAL, KAILASHBEN RAMANBHAI, MUNNIBEN RAMANBHAI, REKHABEN RAMANBHAI and DAXABEN RAMANBHAI released their right title interest in the said land in favour of MITESHBHAI RAMABHAI and PARESHBHAI RAMANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5323 dated-21/07/2003.

Survey Nos. 215/9 & 215/10:

12..The Town Planning Scheme No. 21 made applicable to the said land and as per the said T.P. Scheme, the Final Plot No. 232 allotted in lieu of Revenue Survey No. 215/9.

13..The Town Planning Scheme No. 21 made applicable to the said land and as per the said T.P. Scheme, the Final Plot No. 233 allotted in lieu of Revenue Survey No. 215/10.

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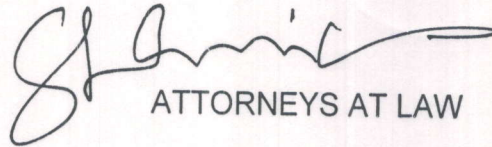
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14..SHRI N. K. PATEL, Advocate issued a Public Notice in GUJARAT SAMACHAR News Paper dated-26/06/2006 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

15..In view of what is hereinabove stated we are of the opinion that the title to the land in question and belonging to RATILAL JIVABHAI, RAMESHBHAI JIVABHAI, RAMANBHAI JIVABHAI, NARENDRABHAI JIVABHAI, SURESHBHAI BHIKHABHAI, VISHNUBHAI BHIKHABHAI, VINODBHAI BHIKHABHAI, ARUNABEN BHIKHABHAI, KOKILABEN widow of BHIKHABHAI JIVABHAI, MITESHBHAI RAMANBHAI and PARESHBHAI RAMANBHAI is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of The Bombay Tenancy and Agricultural Lands Act, [2] Provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, [3] The names of MANGUBEN AMBALAL, KAILASHBEN RAMANBHAI, MUNNIBEN RAMANBHAI, REKHABEN RAMANBHAI and DAXABEN RAMANBHAI being join as confirming party at the time of sale or transfer, [4] Any other Laws, Rules, Acts applicable and [5] Variation of T.P. Scheme, if any.


ATTORNEYS AT LAW