

SHANTILAL & CO.

(Ahmedabad)
Advocates

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801, PRESIDENT HOUSE,
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AMBAWADI CIRCLE,
AHMEDABAD - 380.006.

File No. 11083

Ref No.03/2020

Date-18/01/2020

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to N.A. land bearing Final Plot No.66 of T.P. Scheme No.52 of Block No. 335 [Part] admeasuring about 901 Sq.Mtrs. situate at Moje AMBLI Taluka GHATLODIYA 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 1982 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 land in question is bearing Final Plot No.66 of T.P. Scheme No.52 of Block No. 335 [Part] of Moje AMBLI Taluka GHATLODIYA and District of AHMEDABAD.

2..Prior to the year 1985 PRAHLADBHAI JERAMBHAI, UMEDBHAI JERAMBHAI, KASHIRAM JERAMBHAI, MOTIRAM JERAMBHAI, MANEKLAL JERAMBHAI and CHINUBHAI JERAMBHAI and were owners of the said land.

3..The said PRAHLADBHAI JERAMBHAI, UMEDBHAI JERAMBHAI, KASHIRAM JERAMBHAI, MOTIRAM JERAMBHAI, MANEKLAL JERAMBHAI and CHINUBHAI JERAMBHAI got enter the names of their family members NAGINBHAI PRAHLADBHAI, VASUDEVBHAI PRAHLADBHAI, DASHRATHBHAI PRAHLADBHAI, KANUBHAI PRAHLADBHAI, BIPINCHANDRA KASHIRAM, DINESHBHAI KASHIRAM, GAUTAMBHAI KASHIRAM, CHATRABHUJ MOTIRAM, PRAVINA MANEKLAL, MAHENDRA MANEKLAL and PRADIP CHINUBHAI as co owners of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2516 dated-26/09/1997.

4..The said PRAHLADBHAI JERAMBHAI expired on 17/12/2000 leaving behind his heirs NAGINBHAI PRAHLADBHAI, VASEDEVBHAI PRAHLADBHAI, DASHRATHBHAI PRAHLADBHAI, KANUBHAI PRAHLADBHAI and JYOTSANABEN PRAHLADBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2668.

5..The said UMEDRAM JERAMBHAI expired on 15/07/2003 leaving behind his heir KAMLABEN UMEDRAM PATEL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3040 dated-12/02/2004.

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6..The said NAGINBHAI PRAHLADBHAI H.U.F., VASUDEVBHAI PRAHLADBHAI H.U.F., DASHRATHBHAI PRAHLADBHAI H.U.F., KANUBHAI PRAHLADBHAI H.U.F., BIPINCHANDRA KASHIRAM H.U.F., DINESHBHAI KASHIRAM H.U.F., GAUTAMBHAI KASHIRAM H.U.F., CHATRABHUJ MOTIRAM H.U.F., PRAVINA MANEKLAL, MAHENDRA MANEKLAL H.U.F., PRADIP CHINUBHAI H.U.F., JYOTSANABEN PRAHLADBHAI, KAMLABEN UMEDRAM PATEL, KASHIRAM JERAMBHAI H.U.F., MOTIRAM JERAMBHAI H.U.F., MANEKLAL JERAMBHAI H.U.F. and CHINUBHAI JERAMBHAI H.U.F. by sale deed dated-27/04/2004 sold and conveyed the said land bearing Block No.335 admeasuring 4553 Sq.Mtrs. to BABUBHAI JESINGBHAI and RASHMIKANT AMRUTLAL; which was register with the Sub-Registrar of MEMNAGAR [AHMEDABAD-3] under Serial No.2352 dated-29/05/2004. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3089 dated-15/05/2004.

7..The said KUSUMBEN wife of NAGINBHAI, BAKUL NAGINBHAI, MINOR ABHI BAKULBHAI, ANKITABEN wife of BAKUL NAGINBHAI, KAMLESH NAGINBHAI H.U.F., BINABEN wife of KAMLESH NAGINBHAI, CHANDRIKABEN wife of VASUDEV PRAHLADBHAI, NIRAV VASUDEVBHAI, HARDIK VASUDEVBHAI, HANSABEN wife of DASHRATHBHAI PRAHLADBHAI, ASHWIN DASHRATHBHAI, MINOR AMIT DASHRATHBHAI, ARTIBEN wife of KANUBHAI PRAHLADBHAI, MINOR DHAIVAT KANUBHAI, DAKSHABEN daughter of KASHIRAM JERAMBHAI, JAGRUTIBEN wife of BIPINCHANDRA KASHIRAM, VIRAL BIPINCHANDRA, BHAVNABEN wife of DINESHBHAI KASHIRAM, MINOR VRAJESH DINESHBHAI, PARUL wife of GAUTAMBHAI KASHIRAM, MINOR KISHAN GAUTAMBHAI, LILABEN wife of MOTIBHAI JERAMBHAI, KAILASHBEN daughter of MOTIBHAI JERAMBHAI, AMITABEN daughter of MOTIBHAI JERAMBHAI, VARSHABEN daughter of MOTIBHAI JERAMBHAI, JAISHREEBEN daughter of MOTIBHAI JERAMBHAI, SMITABEN wife of CHATRABHUJ MOTIBHAI, MINOR NIL CHATRABHUJ, MINOR MANIL CHATRABHUJ, MADHUBEN wife of MANEKLAL JERAMBHAI, SHILPABEN wife of PRAVINBHAI MANEKLAL, MINOR VANDIT PRAVINBHAI, MINOR DIP PRAVINBHAI, MANISHABEN wife of MAHENDRABHAI MANEKLAL, MINOR DEV MAHENDRABHAI, HARSHIDABEN daughter of MANEKLAL JERAMBHAI, KANTABEN wife of CHINUBHAI JERAMBHAI, AMI wife of PRADIPBHAI CHINUBHAI, MINOR PUJAN PRADIPBHAI, PRAGNABEN daughter of CHINUBHAI JERAMBHAI, NIMISHABEN daughter of CHINUBHAI JERAMBHAI and SONALBEN daughter of CHINUBHAI JERAMBHAI by confirmation deed dated-27/04/2004 in favour of RASHMIKANT AMRUTLAL THAKKAR and BABUBHAI JESINGBHAI DESAI; which was register with the Sub-Registrar of MEMNAGAR [AHMEDABAD-3] under Serial No.2353 dated-29/05/2004.

8..The said BABUBHAI JESINGBHAI and RASHMIKANT AMRUTLAL by partnership deed dated-10/06/2004 conduct business in partnership under the name and style of AVICHAL REALITY a partnership firm and the said land taken in the said partnership firm.

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9..District Development Officer, AHMEDABAD by order dated-04/04/2005 bearing No. MSL/BKHP/SR 135/VASHI 3637 to 3642 granted N.A. permission for the said land bearing Block No.335 [Part] admeasuring 1831 Sq.Mtrs. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3324 dated-01/08/2005.

10..It appears from the Mutation Entry No.3553 dated-01/09/2006 that the said BABUBHAI JESINGBHAI and RASHMIKAN AMRUTLAL Partners of AVICHAL REALITY a Partnership Firm got enter the names of their Partners YASHWANTBHAI AMRUTLAL THAKKAR, VINABEN YASHWANTBHAI THAKKAR, MONAL YASHWANTBHAI THAKKAR, CHIRAG YASHWANTBHAI THAKKAR, RASHMIKANT AMRUTLAL THAKKAR, BABUBHAI JESINGBHAI DESAI, AMBABEN BABUBHAI DESAI, AMRUTBHAI JESINGBHAI DESAI and RAMESH JESINGBHAI DESAI. And as per revenue record BABUBHAI JESINGBHAI DESAI, RASHMIKANT AMRUTLAL THAKKAR, YASHWANTBHAI AMRUTLAL THAKKAR, VINABEN YASHWANTBHAI THAKKAR, MONAL YASHWANTBHAI THAKKAR, CHIRAG YASHWANTBHAI THAKKAR, RASHMIKANT AMRUTLAL THAKKAR, BABUBHAI JESINGBHAI DESAI, AMBABEN BABUBHAI DESAI, AMRUTBHAI JESINGBHAI DESAI and RAMESH JESINGBHAI DESAI became owners of the said land.

11..Collector, AHMEDABAD by order dated-19/09/2019 bearing No. 1176/07/17/056/2019 granted N.A. permission for the said land bearing Block No.335 [Part] admeasuring 901 Sq.Mtrs.

12..The Town Planning Scheme No.52 made applicable to the said land and as per the said T.P. Scheme the Final Plot No.66 allotted in lieu of Block No.335.

13..The said YASHWANTBHAI AMRUTLAL THAKKAR, VINABEN YASHWANTBHAI THAKKAR, MONAL YASHWANTBHAI THAKKAR, CHIRAG YASHWANTBHAI THAKKAR, RASHMIKANT AMRUTLAL THAKKAR, BABUBHAI JESINGBHAI DESAI, AMBABEN BABUBHAI DESAI, AMRUTBHAI JESINGBHAI DESAI and RAMESH JESINGBHAI DESAI by sale deed dated-07/10/2019 sold and conveyed the said land bearing Block No.335 [Part] admeasuring 901 Sq.Mtrs. to AVICHAL RIALITY PRIVATE LIMITED; which was register with the Sub-Registrar of BOPAL [AHMEDABAD-9] under Serial No.12275. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6213 dated-09/10/2019.

14..The said AVICHAL RIALITY PRIVATE LIMITED is register No. U45200GJ2005PTC045666 dated-11/03/2005 under the Companies Act.

15..Ahmedabad Municipal Corporation by order dated-04/12/2019 bearing case No. BLNTI/WZ/291119/CGDCRV/A3048/R0/M1 sanctioned plan for construction and by Raja Chitthi No. 02822/291119/A3048/R0/M1 granted construction permission for the said land.

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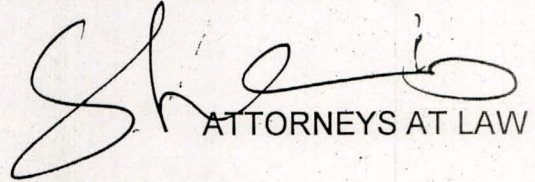
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16..We have issued a Public Notice in SANDESH News paper dated-20/12/2019 inviting any claim, rights or encumbrances, if any in respect of the said land; but till today we have not received any claim or objection in response thereof.

17..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question belonging to AVICHAL RIALITY PRIVATE LIMITED shall be clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-19/09/2019 and [2] Any other Laws Rules Acts applicable.



ATTORNEYS AT LAW