

SHANTILAL & CO.

Advocates & Solicitors

SHANTILAL & CO.
EXAMINER PRESS BLDG.,
35, DALAL STREET,
FORT, BOMBAY - 400 023.
Tele. Offi. : 22671297
Resi. : 26146196

MRUNALBHAI S. SHAH
SADHANA M. SHAH
ALPA N. SHAH
BHAUMESH N. SHAH

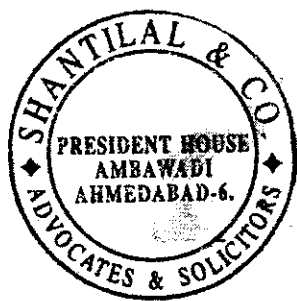
801, PRESIDENT HOUSE,
OPP. C. N. VIDYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.
Tele. Offi. : 26561675
Resi. : 26444560

File No. 9682

Ref. No.311/2013

Date-03/04/2013

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No.135 of T.P. Scheme No.65 of Block No. 36 admeasuring about 8802 Sq.Mtrs. situate at Moje JAGATPUR Taluka AHMEDABD CITY WEST in the Registration Sub-District AHMEDABAD-14 DASKROI 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 No.135 of T.P. Scheme No.65 of Block No. 36 of Moje JAGATPUR Taluka AHMEDABAD CITY WEST and District of AHMEDABAD.

2..Prior to the year 1980 LAXMANJI RATAJI, SHANKAJI RATAJI, MANGUBEN RATAJI, HIRABEN widow of BHALAJI RATAJI, KANAJI BHALAJI, MOHAN BHALAJI, SHARDA BHALAJI were owners of the said land as New Tenure land.

3..It appears from the Mutation Entry No.950 dated-10/02/1991 that the said SHANKAJI RATAJI expired in the year 1986, MANGUBEN RATAJI expired in the year 1986, SHARDA BHALAJI expired in the year 1984 and MOHAN BHALAJI expired in the year 1986 leaving behind his heir RAKESHJI MOHANJI.

4..The said LAXMANJI RATAJI, HIRABEN widow of BHALAJI RATAJI and KANAJI BHALAJI by agreement dated-30/04/1993 agreed to sell the said land to SARVODAY MANAV KALYAN TRUST; which was registered with the Sub-Registrar of AHMEDABAD under Serial No. 9756.

Then the said SARVODAY MANAV KALYAN TRUST by cancellation deed dated-22/05/2009 cancelled the said agreement; which was registered with the Sub-Registrar of WADAJ [AHMEDABAD-2] under Serial No. 7886 on the same day.

5..District Collector, Ahmedabad by order dated-14/09/2007 bearing No. CB/LND-2/K-6739/2007 restriction removed of New Tenure land and use of Non-Agricultural of Block No. 36 admeasuring 14670 Sq.Mtrs.

6..There is a lis pendence registered with the Sub-Registrar office WADAJ [AHMEDABAD-2] bearing Registration No. 10879 dated-18/09/2007 record in

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that suit No. 21/2007 is shown as pending. We are informed that said suit has been compromised between the parties on 27/03/2008 as per the order of the Ahmedabad [Gramya] fifth Additional Senior Civil Judge, AHMEDABAD Court. That is lis pendence being removed from Sub-Registrar Record.

7..The said LAXMANJI RATAJI H.U.F., HIRABEN widow of BHALAJI RATAJI, KANAJI BHALAJI H.U.F. and RAKESHJI MOHANJI H.U.F. through their Power of Attorney holder JAYKRUSHNA BHOLABHAI by sale deed dated-21/09/2007 sold and conveyed the said land to KAMLESHBHAI PRAHLADBHAI MODI, PARESHABEN KAMLESHBHAI MODI, SEJAL RAJIV MEHTA, RUPAL RONAK MEHTA and HIRAL CHIRAG MEHTA; which was registered with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No. 10929 dated-21/09/2007.

8..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-24/01/2010 inviting any claim, rights or encumbrances, if any in respect of the said land in response of which we have received one objection letter dated-27/01/2010 from SHANAJI BADARJI THAKOR through his Advocate RAGHUNATHBHAI M. DESAI raised objection; Subsequently they compromised and withdraw his objection by letter dated-14/04/2010.

We have received another objection letter dated-26/01/2010 from ANITA SHRUTIKANT DUTT raised objection and claimed for share in the said land and she informed us that she filed a civil suit No.863/2010. Subsequently the 7th Additional Senior Civil Judge, AHMEDABAD [GRAMYA], MIRZAPUR disposed of the said suit and accordingly Hon. Court by order dated-11/10/2012 disposed of the suit.

We have received another objection letter dated-27/01/2010 from RITESH P. PARMAR raised objection; subsequently they compromised and withdraw his objection by letter dated-26/03/2010.

We have received another objection letter dated-28/01/2010 from HIRABEN widow of BHALAJI RATAJI and others through their Advocate P. T. AMIN raised objection; our client denied their claim and we by our letter dated-03/04/2010 and we have not received any further claim or answer from them.

We have received another objection letter dated-27/01/2010 from GEMABHAI LILADHAR DESAI raised objection; subsequently they compromised and withdraw his objection by letter dated-27/03/2010.

9..The said LAXMANJI RATAJI, HIRABEN widow of BHALAJI RATAJI, KANAJI BHALAJI and RAKESHJI MOHANJI by confirmation deed dated-12/04/2010 confirm the sale deed dated-20/09/2007 bearing registration No.10929; which was registered with the Sub-Registrar WADAJ [AHMEDABAD-2] under serial No.6451 on the same day.

10..The said LAXMANJI RATAJI, KANAJI BHALAJI, BHIKHIBEN wife of KANAJI BHALAJI, RAJESHJI KANAJI, PINTOBEN KANAJI, SUSHILABEN KANAJI, RAKESHJI MOHANJI and VARSHABEN wife of RAKESHJI

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MOHANJI by indemnity Bond dated-12/04/2010 confirm the sale deed dated-20/09/2007 bearing registration No.10929; which was registered with the Sub-Registrar WADAJ [AHMEDABAD-2] under serial No.6452 on the same day.

11..The said KAMLESHBHAI PRAHLADBHAI MODI, PARESHABEN KAMLESHBHAI MODI, SEJAL RAJIV MEHTA, RUPAL RONAK MEHTA and HIRAL CHIRAG MEHTA by sale deed dated-03/08/2010 sold and conveyed the said land to SHAILESHBHAI KALUBHAI VEKARIYA, DHANRAJBHAI CHANDRAKANTBHAI PATEL, REKHABEN JAYESHBHAI DOBARIYA and DIPAKKUMAR JADAVBHAI VEKARIYA; which was registered with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No. 13787 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 1998 dated-05/08/2010. The party has not produced the original Sale deed.

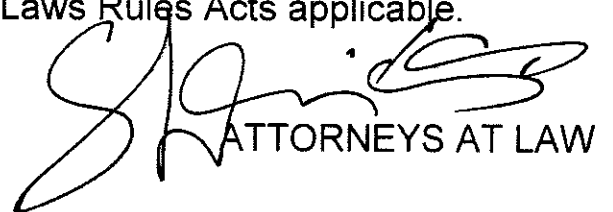
12..Collector, AHMEDABAD by order dated-19/10/2010 bearing No. CB/LAND-2/NA/SR-679/2010/C-53505 granted N.A. permission for the said land.

13..The Town Planning Scheme No.65 (TRAGAD-JAGATPUR-CHANKHEDA-CHENPUR-RANIP) made applicable to the said land and as per said T.P. Scheme the Final Plot No.135 allotted in lieu of Block No.36.

14..The said SHAILESHBHAI KALUBHAI VEKARIYA, DHANRAJBHAI CHANDRAKANTBHAI PATEL, REKHABEN JAYESHBHAI DOBARIYA and DIPAKKUMAR JADAVBHAI VEKARIYA by partnership deed dated-30/11/2010 conduct business in partnership under the name and style of DEVKINANDAN DEVELOPERS a partnership firm and the said land taken in the said partnership firm; which was registered with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No. 21978. Entry to that effect was entered in the Mutation register by Entry No. 2034 dated-24/12/2010. The party has not produced the original Partnership deed.

15..Ahmedabad Municipal Corporation by order dated-19/04/2011 bearing Case No. LTS/NWZ/110311/P/B368/M1 sanctioned plan for construction and by Raja Chitthi No. 20747/300311/B575/M1 granted construction permission for the said land.

16..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging DEVKINANDAN DEVELOPERS a partnership firm shall be clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and Conditions mentioned in the order dated-19/10/2010 and [2] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW