

SMITEN M. KOTHARI-ADVOCATE

301, Shilp Corner, Gurukul Road, Shubhash Chowk, Memnagar, Ahmeadbad.

Date: 13th December 2017

TO WHOMSOEVER IT MAY CONCERN

This is to notify that the said land is free from all encumbrances (including title, rights or financial on the said land) in this project called 'PUSHTI CROSSROADS'.

The plot details are as follows;

- Final Plot No.: 191 (Sub Plot No.2)
- Town Planning Scheme No.19 of Memnagar
- City Survey No. 3949
- Old Revenue No.: 65/1
- Mouje: Shekhpur-Khanpur
- Taluka: Ahmedabad City
- District: Ahmedabad

Subject to :-

- (1) Usual declaration on title being made by M/S. Pushti Ventures.
- (2) Laws applicable in force from time to time.
- (3) Detailed Report on title is required to be studied.



Smiten M. Kothari

C. C. Gandhi & Co.

ADVOCATES
(Since - 1932)

S. D. PATEL
G. C. GANDHI
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Ref. No. :

Date :

GC/2016/G-2932/ 1239

16th December, 2016.

Shri Rajendrabhai Bhailalbhai Dalal and others,
Sub-Plot No.2,
Opp. Shyam Gokul Flat,
Near Vijay Restaurant Char Rasta,
Navrangpura,
AHMEDABAD - 380 009.

Dear Sir,

Re : INVESTIGATION OF TITLE

At your request, we have given a Public Advertisement in a local daily news paper "Gujarat Samachar" dated 22nd October, 2016 and state that we have not received any objections from any one to the said notice.

We have also arranged for taking the search of the available records of Index No.2 of last thirty years and other revenue records in respect of the property described in the Schedule hereunder written and are of the opinion that the title of (1) SHRI RAJENDRABHAI BHAILALBHAI DALAL, (2) SHRI NARENDRABHAI BAHILALBHAI DALAL and (3) SHRIMATI SHOBHNABEN NARENDRABHAI DALAL over their

said property is clear and marketable and free from any charge or encumbrances and also free from reasonable doubts **subject to deduction of land on Southern Side and Eastern Side for widening the road by Ahmedabad Municipal Corporation.**

We further state that the records maintained at the Office of the Sub-Registrar, Ahmedabad from the years 1986 to 2016 are partly torn out and not properly maintained.

Ahmedabad, Dated this 16th day of December, 2016.

THE SCHEDULE ABOVE REFERRED TO:
(Description of Immovable Property)

All that piece or parcel of freehold land situate lying and being at Opp. Shyam Gokul Flat, Near Vijay Restaurant Char Rasta, Navrangpura, Ahmedabad forming part of Mouje Sheikhpur-Khanpur of Sabarmati Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad - 3

(Memnagar) and Sub-Plot No.2 of Final Plot No.191 of Town Planning Scheme No.19 and City Survey No.3949 of Ward T. P. 19 (Memnagar) admeasuring 851.87 Sq.Mtrs. or thereabouts togetherwith a bungalow and compound walls thereon.

Yours faithfully,
For C. C. GANDHI & CO.,


PARTNER.

SEARCH NOTES

ENCLOSURE TO OUR LETTER NO.GC/2016/G-2932/1239
DATED 16TH DAY OF DECEMBER,2016

A freehold land forming part of Mouje Sheikhpur-Khanpur of Sabarmati Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad -3 (Memnagar) and Sub-Plot No.2 of Final Plot No.191 of Town Planning Scheme No.19 admeasuring 1018.83 Sq.Yds. i.e. 851.87 Sq.Mtrs. originally belonged to Kailashben Shankerlal Parikh. Thereafter the said Kailashben Shankerlal Parikh executed a Gift Deed in favour of (1) Devilaben Piyushbhai Dalal (188.54 Sq.Mtrs.) and (2) Shobhnaben Narendrabhai Dalal (188.54 Sq.Mtrs.) on 19th June,1975 in respect of land forming party of Sub-Plot No.2 of Final Plot No.191 of Town Planning Scheme No.19 admeasuring 376.67 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad on the same day under Serial No.3622 and their names were entered in the record of rights by a Mutation Entry No.5260 dated 16th August,1977. Thereafter the said Shobhnaben Narendrabhai Dalal construed a bungalow on her undivided share of land of Sub-Plot No.2 of Final Plot No.191 admeasuring 188.54

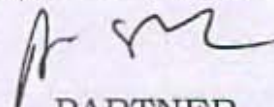
Sq.Mtrs. from her own funds. Thereafter the said Devilaben Piyushbhai Dalal as the Vendor and Shobhnaben Narendrabhai Dalal as the Confirming Party executed a Sale Deed in favour of Narendrabhai Bhailalbhai Dalal on 18th December, 1996 for Rs.1,65,000/- in respect of one-half undivided share in the said land forming party of Sub-Plot No.2 of Final Plot No.191 of Town Planning Scheme No.19 admeasuring 188.54 Sq.Mtrs., the document in respect whereof was registered in the Office of the Sub-Registrar, Ahmedabad on the same day under Serial No.4949 and his name was entered in the record of rights by a Mutation Entry No.9130 dated 30th July, 2004. The said land of Sub-Plot No2 of Final Plot No.191 of Town Planning Scheme No.19 was given City Survey No.3949. The said Kailashben Shankerlal Parikh, expired at Ahmedabad by making a registered Will dated 18th December, 1996 which was registered in the Office of the Sub-Registrar, Ahmedabad - 3 (Memnagar) under Serial No.4948, whereby her remaining share in the said land Sub-Plot No.2 of Final Plot No.191 of Town Planning Scheme No.19 admeasuring 474.89 Sq.Mtrs. came to be owned and possessed by (1) Rajendrabhai Bhailalbhai Dalal (owner of 425.58 Sq.Mtrs.) and (2)

Narendrabhai Bhailalbai Dalal (owner of 49.32 Sq.Mtrs.) and their names were entered in the said City Survey No.3949. Thus the said (1) Shonbhaben Narendrabhai Dalal (owner of 188.54 Sq.Mtrs. alongwith construction thereon), (2) Narendrabhai Bhailalbai Dalal (owner of 237.45 Sq.Mtrs.) and (3) Rajendrabhai Bhailalbai Dalal (owner of 425.58 Sq.Mtrs.) become the owners of the said property of total 1018.83 Sq.Yds. i.e. 851.57 Sq.Mtrs. or thereabouts.

There are no charge or encumbrances over the said property.

Ahmedabad, Dated this 16th day of December, 2016.

For M/S. C. C. GANDHI & CO.,


PARTNER.