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File No. 10687

Ref. No.87/2013

Date-20/04/2013

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the land bearing Revenue Survey No. 2030 admeasuring about 13254 Sq.Mtrs. situate at Moje SANANDGAM Taluka SANAND in the Registration Sub-District SANAND 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 SANAND (the period of 1980 to 1986 & 1999 to 2010 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 Revenue Survey No. 2030 of Moje SANANDGAM Taluka SANAND and District of AHMEDABAD.

2..Prior to the year 1975 JAYANTILAL DHANJIBHAI, GANPATBHAI DHANJIBHAI and RUPALIBEN widow of DHANJIBHAI MOHANBHAI were owners of the said land as New Tenure land.

3..The said RUPALIBEN widow of DHANJIBHAI MOHANBHAI expired on 08/02/1982 and her name was deleted from the revenue record. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13005 dated-24/05/1982.

4..The said GANPATBHAI DHANJIBHAI expired on 19/09/2000 leaving behind his heirs JAYESHBHAI alias JAGDISHBHAI GANPATBHAI, CHIRAGKUMAR SURESHBHAI, PINKIBEN alias KINNARIBEN daughter of SURESHBHAI GANPATBHAI and wife of KETANBHAI PATEL, VIDYABEN GANPATBHAI, NITABEN GANPATBHAI, MANJULABEN widow of GANPATBHAI DHANJIBHAI and BHAVNABEN widow of SURESHBHAI GANPATBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 19796 dated-29/10/2005.

5..The said JAYANTIBHAI DHANJIBHAI expired on 10/02/2003 leaving behind his heirs NATUBHAI JAYANTIBHAI, PREMILABEN JAYANTIBHAI, ARUNABEN JAYANTIBHAI, SULOCHANABEN JAYANTIBHAI and PARULBEN JAYANTIBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 19795 dated-29/10/2005.

6..The said PREMILABEN JAYANTIBHAI, ARUNABEN JAYANTIBHAI, SULOCHANABEN JAYANTIBHAI, PARULBEN JAYANTIBHAI, VIDYABEN GANPATBHAI and BHAVNABEN widow of SURESHBHAI GANPATBHAI released their right title interest in the said land. Entry to that effect was

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entered in the Revenue Record by Mutation Entry No. 20003 dated-17/03/2006.

7..The said NITABEN GANPATBHAI and MANJULABEN widow of GANPATBHAI DHANJIBHAI released their right title in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 20004 dated-17/03/2006.

8..The said NATUBHAI JAYANTIBHAI and JAYESHBHAI GANPATBHAI by agreement dated-22/05/2006 agreed to sell the said land to DINESHCHANDRA TARACHAND KASAT; which was registered with the Sub-Registrar of SANAND under Serial No. 1843.

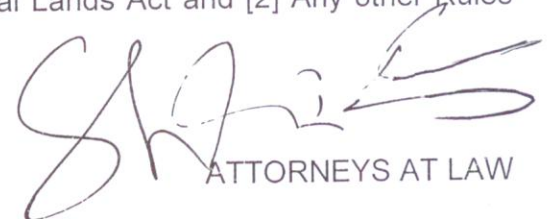
9..The said NATUBHAI JAYANTIBHAI, JAYESHBHAI GANPATBHAI, CHIRAGKUMAR SURESHBHAI and PINKIBEN SURESHBHAI by agreement dated-23/09/2010 agreed to sell the said land to KANTIBHAI LALJIBHAI PATEL; which was registered with the Sub-Registrar of SANAND under Serial No. 9175.

10..District Collector, AHMEDABAD by order dated-21/11/2012 bearing No. ACB/TNC/PREMIUM/SR-656/12-13 restriction removed of New Tenure land and converted in to old Tenure land bearing Survey No.2030 admeasuring 8615.10 Sq.Mtrs. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26247 dated-29/11/2012.

11..The said NATUBHAI JAYANTIBHAI, JAYESHBHAI alias JAGDISHBHAI GANPATBHAI, CHIRAGKUMAR SURESHBHAI and PINKIBEN alias KINNARIBEN daughter of SURESHBHAI GANPATBHAI and wife of KETANBHAI PATEL by sale deed dated-07/02/2013 sold and conveyed the said land to NISHITH BABULAL SHAH AND DINESH TARACHAND KASAT and KANTIBHAI LALJIBHAI PATEL being join as confirming party at the time of sale; which was registered with the Sub-Registrar of SANAND under Serial No. 740 dated-20/02/2013. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26401 dated-20/02/2013.

12..We have issued a Public Notice in GUJARAT SAMACHAR News paper dated-23/02/2013 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.

13..In view of what is hereinabove stated we are of the opinion that the title to the land in question and belonging to NISHITH BABULAL SHAH is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of The Bombay Tenancy and Agricultural Lands Act and [2] Any other Rules Laws Acts applicable.


ATTORNEYS AT LAW