

SHANTILAL & CO.

(Ahmedabad)

ADVOCATES

ALPA N. SHAH

BHAUMESH N. SHAH

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD-380006.

SHANTILAL & CO.
Tele. Office : 26561675

File No. 11170

Ref. No.364/2023

Date-11/05/2023

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No.402 of T.P. Scheme No.29 [allotted in lieu of Revenue Survey No. 338/2] admeasuring about 2068 Sq.Mtrs. situate at Moje WADAJ Taluka SABARMATI 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 1980 to 1993 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.402 of T.P. Scheme No.29; which is allotted in lieu of Revenue Survey No. 338/2 of Moje WADAJ Taluka SABARMATI and District of AHMEDABAD.

2..Prior to the year 1975 NARANBHAI MANGALDAS and SHAKRABHAI MANGALDAS were owners of the said land.

3..The said NARANBHAI MANGALDAS and SHAKRABHAI MANGALDAS made partition amongst their family members and as per partition the said land bearing 441 Sq.Yds came to the share of NARANBHAI MANGALDAS, 441.50 Sq.Yds. came to the share of PURIBEN NARANBHAI, 441.50 Sq.Yds. came to the share of GAUTAMKUMAR NARANBHAI and 296 Sq.Yds. came to the share of SUMANT NARANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 11002 dated-01/01/1976.

4..The said NARANBHAI MANGALDAS and SHAKRABHAI MANGALDAS made partition amongst their family members and as per partition the said land bearing 295 Sq.Yds came to the share of NARENDRA SHAKRABHAI, 441.50 Sq.Yds. came to the share of KIRIT SHAKRABHAI, 441.50 Sq.Yds. came to the share of RAMESH SHAKRABHAI, 441.50 Sq.Yds. came to the share of RAJNI SHAKRABHAI and 441.50 Sq.Yds. came to the share of BHARAT SHAKRABHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 11003 dated-01/01/1976.

5..The said BHARAT SHAKRABHAI got enter the names of BHAVNA BHARATBHAI and DEVAL BHARATBHAI as co owners of part of his share of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 17668 dated-04/06/1996.

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6..The said BHARATBHAI SHAKRABHAI and BHAVNA BHARATBHAI release their right title interest in the said land in favour of DEVAL BHARATBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 19575 dated-08/09/2004. Party has not done the release deed.

7..The said NARANBHAI MANGALDAS expired on 01/06/2012 leaving behind his heirs PURIBEN NARANBHAI, VASANTBHAI NARANBHAI, GAUTAMBHAI NARANBHAI, SUMANT NARANBHAI, HITENDRA NARANBHAI, DEVENDRA NARANBHAI and DEVYANI (SUSHILABEN) NARANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 22725 dated-21/06/2012.

8..The said NARENDRABHAI SHAKRABHAI PATEL by agreement dated-06/04/2015 agreed to sell the said land to YOGESH VASUDEVBHAI PATEL; which was register with the Sub-Registrar of AHMEDABAD-13 CITY under Serial No.694.

The said YOGESH VASUDEVBHAI PATEL by cancellation agreement dated-19/03/2016 cancelled the said agreement; which was register with the Sub-Registrar of AHMEDABAD-13 CITY under Serial No.714.

9..Collector, AHMEDABAD by order dated-05/02/2020 bearing No. 277/07/18/021/2020 granted N.A. permission for the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 25730 dated-05/02/2020.

10..The Town Planning Scheme No.29 made applicable to the said lands and as per the said T.P. Scheme the Final Plot No.402 allotted in lieu of Revenue Survey No. 338/2.

11..The said NARENDRA SHAKRABHAI expired on 14/05/2020 leaving behind his heirs JALPA NARENDRABHAI, JIGAR NARENDRABHAI and ALPA NARENDRABHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26004 dated-05/01/2021.

12..The said PURIBEN NARANBHAI expired on 27/01/2021 leaving behind her heirs VASANTBHAI NARANBHAI, GAUTAMBHAI NARANBHAI, SUMANT NARANBHAI, HITENDRA NARANBHAI, DEVENDRA NARANBHAI and DEVYANI (SUSHILABEN) NARANBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26088 dated-05/04/2021.

13..The said VASANTBHAI NARANBHAI, GAUTAMBHAI NARANBHAI, SUMANT NARANBHAI and DEVYANI (SUSHILABEN) NARANBHAI by release deed dated-17/12/2021 release their right title interest in the said land in favour of HITENDRA NARANBHAI and DEVENDRA NARANBHAI; which was register with the Sub-Registrar of WADAJ [AHMEDABAD-2] under Serial

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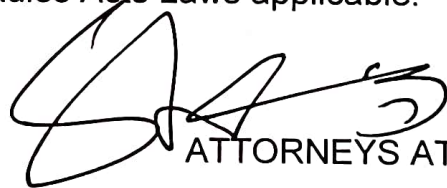
No.22294. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26340 dated-11/01/2022.

14..The said JIGAR NARENDRABHAI expired leaving behind his only heir RUPANGI JIGAR PATEL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26389 dated-19/02/2022.

15..We have issued a Public Notice in SANDESH News Paper dated-24/02/2022 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.

16..The said KIRIT SHAKRABHAI, RAMESH SHAKRABHAI, RAJNI SHAKRABHAI, DEVAL BHARATBHAI, HITENDRA NARANBHAI, DEVENDRA NARANBHAI, JALPA NARENDRABHAI PATEL, RUPANGI JIGAR PATEL and ALPA NARENDRABHAI PATEL by sale deed dated-12/01/2023 sold and conveyed the said land to MIRAYA INFRASTRUCTURE a Partnership Firm; which was register with the Sub-Registrar of WADAJ AHMEDABAD-2 under Serial No.842 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 26713 dated-01/02/2023.

17..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to MIRAYA INFRASTRUCTURE a Partnership Firm shall be clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions mentioned in the order dated-05/02/2020 and [2] Any other Rules Acts Laws applicable.



ATTORNEYS AT LAW