

SHANTILAL & CO.

(Ahmedabad)
Advocates

ALPA N. SHAH
BHAUMESH N. SHAH

SHANTILAL & CO.
Tele. Offi. : 26561675
Resi. : 26444560

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

File No. 10612

Ref No.194/2021

Date-03/11/2021

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the Property bearing Sub-Plot Nos.9 & 10 constructed on the land bearing Final Plot No. 118 of T.P. Scheme No. 6 admeasuring respectively about 339 Sq.Mtrs. & 334 Sq.Mtrs. situate at Moje PALDI 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 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 property in question is bearing Sub-Plot No.9 & 10 constructed on the land bearing Final Plot No. 118 of T.P. Scheme No. 6 of Moje PALDI Taluka SABARMATI and District of AHMEDABAD.

SUB-PLOT No-9:

2..Prior to the year 1960 NAUTAMLAL SAUBHAGCHAND was owner of the said Property.

3..It appears from the Records that the said land converted into N.A. use.

4..The said NAUTAMLAL SAUBHAGCHAND expired on 02/02/2002 leaving behind a will dated-10/02/1994 and as per said will the said property came to the share of DIPAK NAUTAMLAL SHAH, ATULBHAI NAUTAMLAL SHAH and SUNIL NAUTAMLAL SHAH. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 13898 dated-06/04/2009.

5..The said DIPAKBHAI NAUTAMLAL SHAH, ATULBHAI NAUTAMLAL SHAH and SUNIL NAUTAMLAL SHAH by sale deed dated-29/11/2012 sold and conveyed the said property to DAMINIBEN KUMARPAL DESAI and SAMIP KUMARPAL DESAI; which was register with the Sub-Registrar of AHMEDABAD-4 PALDI under Serial No.7071 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 15325 dated-07/01/2013.

SHANTILAL & CO.

(Ahmedabad)
Advocates

ALPA N. SHAH
BHAUMESH N. SHAH

SHANTILAL & CO.
Tele. Offi. : 26561675
Resi. : 26444560

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

6..The said DAMINIBEN KUMARPAL DESAI and SAMIP KUMARPAL DESAI by sale deed dated-12/02/2019 sold and conveyed the said property to NEWVEN ENTERPRISE LLP a Partnership Firm; which was register with the Sub-Registrar of AHMEDABAD-4 PALDI under Serial No.1745 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 17135 dated-20/02/2019.

SUB-PLOT No.10:

7..Prior to the year 1960 HIMMATLAL CHUNILAL SHUKLA and PUSHPABEN HIMMATLAL SHUKLA were owners of the said Property.

8..It appears from the Records that the said land converted into N.A. use.

9..The said HIMMATLAL CHUNILAL SHUKLA expired on 06/01/1994 leaving behind his heirs PUSHPABEN widow of HIMMATLAL CHUNILAL SHUKLA, MIHIR HIMMATLAL, USHA HIMMATLAL, DAKSHA HIMMATLAL and PRATIK DIPAKKUMAR. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12107 dated-07/01/2001.

10..The said USHABEN HIMMATLAL, DAKSHABEN HIMMATLAL and PRATIK DIPAKKUMAR released their right title interest in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12124 dated-19/03/2001.

11..The said PUSHPABEN widow of HIMMATLAL CHUNILAL by gift deed dated-02/11/2017 gifted part of her share of the said property to MIHIR HIMMATLAL SHUKLA; which was register with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No.9668. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 17030 dated-11/10/2018.

12..The said MIHIR HIMMATLAL SHUKLA by sale deed dated-14/11/2017 sold and conveyed the said property to NEWVEN ENTERPRISE LLP a Partnership Firm; which was register with the Sub-Registrar of AHMEDABAD-4 PALDI under Serial No.10013 on the same day. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 17104 dated-18/01/2019.

13..Ahmedabad Municipal Corporation by order dated-05/08/2019 bearing Case No.LTA/WZ/270519/CGDCRV/A2368/M1 and by Raja chhitthi No. 02368/270519/A2368/M1 granted amalgamation permission for the said Sub-Plot Nos.9& 10.

14..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-19/01/2021 inviting any claims, rights or encumbrances, if any in respect

SHANTILAL & CO.

(Ahmedabad)
Advocates

ALPA N. SHAH
BHAUMESH N. SHAH

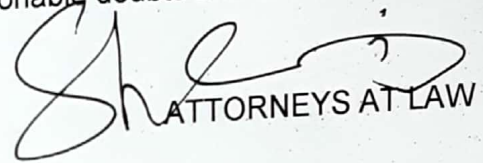
SHANTILAL & CO.
Tele. Offi. : 26561675
Resi. : 26444560

801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

of the said Property but till today we have not received any claim or objection in response thereof.

15..Ahmedabad Municipal Corporation by order dated-22/02/2021 bearing Case No.BLNTS/WZ/141220/CODCRV/A4388/R0M1 sanctioned plan for construction and by Raja Chitthi No.04571/141220/A4388/R0M1 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 property in question and belonging to NEWVEN ENTERPRISE LLP a Partnership Firm is clear and free from reasonable doubts and encumbrances.


ATTORNEYS AT LAW