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Dineshbhai D. Palkhiwala

B.A.LLB., Advocate
B-2, Navdeep Apartment, Opp. Navjivan Press,
Near C. U. Shah College, Ashram Road,
Ahmedabad-380 014.
Ph :- (O) 27542170.

દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ
ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,
સી.યુ.શાહ કોલેજના ખાંચામાં, આશ્રમ રોડ,
અમદાવાદ-૩૮૦૦૧૪.
ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

TITLE CERTIFICATE

Date : 15-7-2019.

To,
SHREEJI PROJECTS,
A Partnership Firm.
Add. :- 608, Golden Triangle,
Stadium Road,
Navrangpura,
Ahmedabad.



Re. : Investigation of the titles of the N.A. Land bearing
City Survey No.1828, admeasuring 385 sq.mtrs. of
Ward T.P.-15 City Survey Area (Final Plot No.191 of
T.P. Scheme No.15 of mouje Wadaj), Taluka Sabarmati,
District Ahmedabad.

Dear Sir,

We refer to your instructions to investigate the titles to the land above
referred to.

We have caused necessary searches to be taken with the Sub Registry
Records for a period of last about thirty years which is available with respect
to the land above referred to and we have gathered relevant information from
you and we have also perused documents produced before me and I am of
the opinion as under :

Since from 1961, the property bearing Revenue Survey No.610 + 624/18
was absolutly held by Arvinda Padmakant.

As per the Gazette of Government of Gujarat, dated- 21-7-1967, No.
H/P/1027/T.P.C./1167/3625/P, upon implementation of Town Planning
Scheme No.15, Superintendant, Land Records, Ahmedabad Division, T.P.S.
(25) (3) on 25-6-1966, Durasti Patrak No.178 was issued and accordingly
the land bearing Revenue Survey No.610 + 624/18 was given Final Plot

D. D. Palkhiwala

FOR, SHREEJI PROJECTS

[Signature]

PARTNER

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No.191, with that regards the mutation entry was made in village Form No.6 under entry No.12070 on 19-7-1977, which was certified on 26-8-1977.

Whereas said Arvinda Padmakant Maheta sold the property bearing Final Plot No.191, admeasuring 385 sq.mtrs. Plot area, together with the construction standing thereon to Mukundlal Tahelram on 2-12-1977 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.8075 on the same day, but by mistake the property description was wrongly mentioned in the above mentioned Sale Deed, so that Deed of Rectification was executed by said Arvinda Padmakant Maheta in favour of Mukundlal Tahelram on 25-5-1981, which was duly registered with the office of Sub-Registrar Ahmedabad under serial No.5975 on the same day and said property was transferred in the name of Mukundlal Tahelram in Government record, with that regards the mutation entry was made in village Form No.6 under entry No.13903 on 6-11-1981, which was certified on 7-1-1982.

Whereas the property bearing Final Plot No.191, admeasuring 385 sq.mtrs. was covered into Ward T.P.-15 City Survey Area and allotted City Survey No.1828, admeasuring 385 sq.mtrs.

Thereafter said Mukundlal Tahelram sold the property bearing City Survey No.1828, admeasuring 385 sq.mtrs., together with the construction standing thereon jointly to Mohit Omprakash Khurana & Madhur Mohit Khurana on 17-6-2008 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-2 (Wadaj Division) under serial No.12483 on the same day, with that regards the mutation entry was made in

J. D. Patel



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દીનેશભાઈ દેવચંદ પાલખીવાળા

બી.એ.એલ.એલ.બી., એડવોકેટ

ઢે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,
સી.યુ.શહ કોલેજના ખાંચામાં, આશ્રમ રોડ,

અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

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City Survey Property Card under entry No.4045 on 24-8-2018, which was certified on 23-10-2018.

Thereafter said Mohit Omprakash Khurana & Madhur Mohit Khurana sold the property bearing City Survey No.1828, admeasuring 385 sq.mtrs., together with the construction standing thereon to Shreeji Projects, A Partnership Firm (Yourslef) on 14-12-2018 by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Ahmedabad-2 (Wadaj Division) under serial No.22035 on the same day, with that regards the mutation entry was made in City Survey Property Card under entry No.4153 on 29-12-2018, which was certified on 18-2-2019 and thereafter said Shreeji Projects, A Partnership Firm (Yourself) has demolished the land bearing City Survey No.1828, admeasuring 385 sq.mtrs.

Thus the said N.A. Land bearing City Survey No.1828, admeasuring 385 sq.mtrs. (hereinafter referred to as the 'Said Land') above referred to is in the absolute ownership of Shreeji Projects, A Partnership Firm (Yourself) and this Report on Title is made on the basis of a Declaration executed by Sanjay Krushnakant Ladhawala, Managing Partners of Shriji Projects, A Partnership Firm (Yourself) on 15-7-2019.

Further the record of Sub-Registrar's office are not in proper condition and also in torne condition and therefore the proper search could not be conducted.

As a part of investigation of the title to the N.A. Land above referred to, we have published a public notice in daily news paper "SANDESH" on 23-6-2019, to invite claims of any one in, upon or above the said land

D. D. Palkhiwala

FOR, SHREEJI PROJECTS

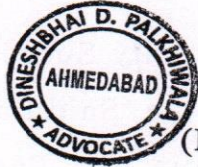
PARTNER

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above referred to. But we have not received any objection from any one till today.

That from the above mentioned matter produced before me from you and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. lying in the case file shown to us to be true and genuine, we have found the title of Shreeji Projects, A Partnership Firm (Yourslef) with respect to the N.A. Land above referred to bearing City Survey No.1828, admeasuring 385 sq.mtrs. of Ward T.P.-15 City Survey Area (Final Plot No.191 of T.P. Scheme No.15 of mouje Wadaj), Taluka Sabarmati, District Ahmedabad is clear & marketable and free from all encumbrances; subject to:

- 1.. Any other laws made applicable at the time of Transfer/Mortgage.
- 2.. Fulfillment of terms & conditions laid down in N.A. Permission.



Yours faithfully,

D. D. Palkhiwala
(DINESHBHAI D. PALKHIWALA)
Advocate

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HARESH R. SHAH

M. COM., LL. B., ADVOCATE

Address- C/O. Raj Type & Computer, Above Bhadra Post Office,
Opp. City Civil Court, Bhadra, Ahmedabad - 1. Mob. No. 9825021069.

REF. NO.

DATE: 22.2.2019

TITLE CLEARANCE CERTIFICATE & REPORT

Subject-

Title Clearance Certificate for the immovable property i.e. Open Plot admeasuring about 352 sq.mtrs. of City Survey No. 1829 of F.P. No. 192 of Ellisbridge T.P.S. No. 15 of Village-Vadaj, Taluka-Sabarmati, within District Ahmedabad and Registration Sub District of Ahmedabad-2 (Vadaj), which is belongs to Rajiv Navalram Bijlani.



With reference to the above the owner, possessor and occupier of the said property, all the required and necessary papers produced and handed over me for the said property. After inspection, checking, scrutinizing all the papers produced before me to my opinion I hereby come to the conclusion that:

1. That the said land originally belonged to Gordhandas Nathalal Patel.
2. That the Ahmedabad Municipal Corporation has approved the lay-out plans for the said land by its Order No. B.N.S. 57-12 dtd. 31.12.1959.
3. Thereafter said Gordhandas Nathalal Patel made construction of residential bungalow over the said land.
4. Thereafter property card is made applicable in the said village and City Survey No. 1829 has been allotted in lieu of said property.
5. Thereafter Gordhandas Nathalal Patel expired, henceforth the names of his legal heirs Patel Chandulal Gordhandas, Bai Samrath wd/o. Gordhandas Nathalal Patel, Patel Jayantilal Gordhandas and Patel Mahendrakumar Gordhandas were entered in revenue record / city survey record.
6. Thereafter by way of Reg. Sale Deed No. 835 dtd. 2.3.1960, the said property was purchased by Navalram Narsinhdas Bijlani from the said Patel Chandulal Gordhandas himself and POA holder of Bai Samrath wd/o. Gordhandas Nathalal Patel, Patel Jayantilal Gordhandas himself and guardian of Minor Ashokkumar Jayantilal and Patel Mahendrakumar Gordhandas himself and guardian of Varshang Mahendrakumar and Minor Baba Mahendrakumar. Since then said Navalram Narsinhdas Bijlani became the sole and absolute owner, occupier and possessor of said property.

FOR, SHREEJI PROJECTS

PARTNER

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7. Thereafter said Navalram Narsinhdas Bijlani expired on 21.5.2008, henceforth the names of his legal heirs Shantaben wd/o. Navalram Narsinhdas, Jayant Navalram, Rajiv Navalram and Manjulaben d/o. Navalram were entered in city survey record on 10.12.2009.
8. That the said Navalram Narsinhdas Bijlani before died have executed one notarized Will on 21.6.2002 in favour of Shantaben Navalram Bijlani. Henceforth the name of Shantaben Navalram Bijlani was entered in city survey record and the names of other legal heirs were deleted.
9. That the said Shantaben Navalram Bijlani expired on 19.8.2012 and before died, she had executed one notarized Will on 9.1.2010 in favour of Rajiv Navalram Bijlani. Henceforth the name of Rajiv Navalram Bijlani was entered in city survey record.
10. Since then said Rajiv Navalram Bijlani become the sole and absolute owner, occupier and possessor of said property.

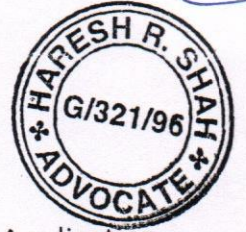
Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that the said property duly held by Rajiv Navalram Bijlani as a sole and absolute owner, occupier and possessor and now the said property is running in his name in all Government and Semi Government records, Revenue records etc.

After scrutiny of the papers, documents and statement given by the owner of said property, in my opinion that, there is no charge, interest, hypothecation, mortgage, lien not in any custody of anybody and not taken any loan, advances by way of mortgaging, hypothecating said property to any financial institutions, bank, banks or private or public adventures and financial institutions and therefore there is no any kind of shares, rights, interest, proportion shares, partition, claim, charges, encumbrances lien, and there is on any kind of maintenance of livelihood of anybody upon said property therefore the said property is at present free from all kind of charges, lien, interest, objection, and interruption.

Over and above out of the papers, documents produced before me I scrutinized a public notice published by me on 18.1.2019 in local daily news paper Divya Bhaskar declaring that, if any person have any kind of objection, interruption, have any kind of rights, titles, interest, charges, claim-suit, lien, maintenance of livelihood about the above said property thereafter Title clearance certificate will be issued them with the remarks that the said property is free from all kind of encumbrances without doubt and its title is clear and marketable. With response to the said public notice I have not received any objection from anybody upto today.

FOR SHREEJI PROJECTS
PARTNER

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Further more, I have also taken search vide Receipt No. 2019003002511, Application No. 1567 dtd. 17.1.2019 from the Sub-Registrar Office for its available records for the period year 1994 to 2019 from the Sub-Registrar of Assurances, Ahmedabad.

REPORT

In view of the above to my opinion the said Rajiv Navalram Bijlani as a sole and absolute owner, occupier and possessor of the said property and there is no charge of anybody over the said property.

Note: This report is issued on the basis of the documentary evidences produced before me and from the search report made available from the Sub-Registrar of Assurances and we will not responsible for any damages with reference to any particulars thereon.

Place: Ahmedabad.

Date: 22.2.2019



HARESH R. SHAH
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Above Pdast Office,
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Phone. (O):- 25504142

FOR, SHREEJI PROJECTS

PARTNER