

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

કે.બી-૨, નવદીપ એપાર્ટમેન્ટ, નવજીવન પ્રેસ સામે,
સી.યુ.શાહ કોલેજના પાંચામાં, આશ્રમ રોડ,
અમદાવાદ-૩૮૦ ૦૧૪.

ફોન : (ઓ.) ૨૭૫૪૨૧૭૦.

TITLE CERTIFICATE

Date : 11-8-2020.

To,
SWASTIK BUILDCON.
A Partnership Firm.
Address :- 505, Span Trade Centre,
Opp. Kocharab Ashram,
Ashram Road,
Ahmedabad.

Re.: Investigation of the title to the N.A. Land bearing Final
Plot No.279, admeasuring 784 sq.mtrs. of T.P. Scheme
No.6 & Khata No.1323 of mouje Paldi, Taluka
Sabarmati, District Ahmedabad.



Dear Sir,

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

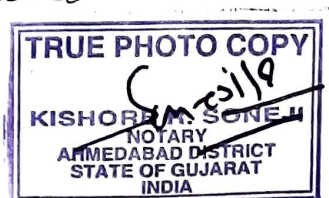
We have caused necessary searches to be taken with the Sub-Registry Records for a period of last about thirty years which is available with respect to the land above referred to and we have gathered relevant information from you and we have also perused documents produced before me and I am of the opinion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

Since from 1957, the land adms.938 sq.yrds. part of Revenue Survey No.118/2 was held by Maneklal Amulakhrai as an owner.

Whereas said Maneklal Amulakhrai sold the land adms.938 sq.yrds. part of Revenue Survey No.118/2 to Suryakanta W/o. Shankerlal Amathalal by Deed of Conveyance, which was duly registered with the office of Sub-Registrar Bombay under serial No.452 on 28-6-1956, with that regards the mutation entry was made in village from No.6 on 5-4-1957 under entry No.2690, which was certified.



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Whereas the appropriate authority has granted N.A. Permission for residential purpose for the said land on 12-6-1958 by their order No.LNDP-2478.

That upon implementation of Town Planning Scheme No.6 and as per order bearing No.KJP/SR/113, date-8-7-1967 of Superintendent, Land Records, Ahmedabad, Durasti Patrak No.158 was issued and as per Order of City Deputy Collector bearing No.N.A. Vashi.2896, dated-15-07-1967, durasti was made and accordingly land of Revenue Survey No118/2 was given Final Plot No.279. Mutation Entry to the said effect was made in the revenue record vide entry No.6062, dated-25-10-1971.

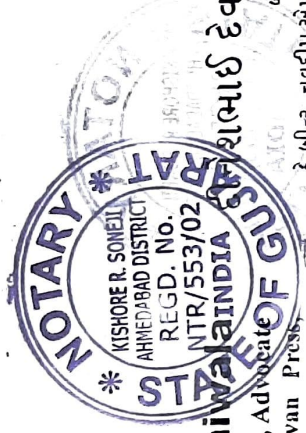
Whereas said Suryakanta W/o. Shankerlal Amathalal has constructed the residential house on the said land in the year of 1974. Thus the land bearing Final Plot No.279, adms.784 sq.mtrs. Plot Area, together with the construction standing thereon was absolutely held by Suryakanta W/o. Shankerlal Amathalal.

Whereas said Suryakanta W/o. Shankerlal Amathalal died on 5-5-2016 and her husband-Shankerlal Amathalal also died on 3-12-1995 and and her son-Vikram Shankerlal also died on 6-2-2014, so that the name of Suryakanta Shankerlal was deleted from revenue record and the name of her legal heirs-(1) Desai Manjulaben Shankerlal, (2) Desai Minaxiben Shankerlal, (3) Desai Shakuntalaben Shankerlal, (4) Desai Renukaben Shankerlal, (5) Desai Nilimaben Shankerlal and legal heirs of Late Desai Vikrambhai Shankerlal (6) Desai Madhuben wd/o. Vikrambhai Shankerlal & (7) Desai Ameer Vikrambhai were entered in Revenue record with respect to the said property,



D. D. P. S. Soneti





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સી.યુ.શાહ કોલેજના બાંચામાં, અશ્રમ રોડ,

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with that regards the mutation entry was made in village form No.6 on 27-9-2016 under entry No.16475, which was certified on 20-12-2016. But said Suryakanta Shankerlal Desai has executed an unregistered WILL for her properties on 21-9-2015, which was duly notarized before notary public- Jyotsna F. Kanzariya under serial No.649 and she bequeathed the undivided 50 % share of the said property to said Desai Madhuben Vikrambhai and she also bequeathed the remaining undivided 50 % share of the said property jointly to (1) Desai Shakuntalaben Shankerlal, (2) Desai Manjulaben Shankerlal, (3) Desai Minaxiben Shankerlal, (4) Desai Renukaben Shankerlal & (5) Desai Nilimaben Shankerlal and said Suryakanta Shankerlal Desai died on 5-5-2016 and after her death, said property came into joint owership of (1) Desai Madhuben wd/o. Vikrambhai Shankerlal, (2) Desai Shakuntalaben Shankerlal, (3) Desai Manjulaben Shankerlal, (4) Desai Minaxiben Shankerlal, (5) Desai Renukaben Shankerlal & (6) Desai Nilimaben Shankerlal as per the last WILL of Late-Suryakanta Shankerlal Desai, with that regards the mutation entry was made in village form No.6 on 2-1-2019 under entry No.17089, which was certified on 25-2-2019.

Whereas said (1) Desai Madhuben wd/o. Vikrambhai Shankerlal, (2) Desai Shakuntalaben Shankerlal, (3) Desai Manjulaben Shankerlal, (4) Desai Minaxiben Shankerlal, (5) Desai Renukaben Shankerlal & (6) Desai Nilimaben Shankerlal, No. 3 to 6, by their Constituted Attorney-Desai Shakuntalaben Shankerlal sold the Property bearing Final Plot No.279, admeasuring 784 sq.mtrs. Plot area, together with the old construction standing thereon to Swastik Buildcon, A Partnership Firm (Yourself) on 1-3-2019 by Deed of Conveyance, which was duly registered with the office of the Sub-Registrar

P. D. Patel





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Ahmedabad-4 (Paldi Division) under Serial No.2585 on the same day and said property was transferred in the name of Swastik Buildcon, A Partnership Firm (Yourself) in Government record, with that regards the mutation entry was made in village form No.6 on 26-3-2019 under entry No.17167, which was certified on 20-6-2019 and thereafter Swastik Buildcon, A Partnership Firm (Yourself) has demolished the old construction on the property bearing Final Plot No.279, admeasuring 784 sq.mtrs.

Thus the said N.A. Land bearing Final Plot No.279, admeasuring 784 sq.mtrs. (hereinafter referred to as the 'Said Land') above referred to is in the absolute ownership of Swastik Buildcon, A Partnership Firm (Yourself) and this Report on Title is made on the basis of a affidavit executed by Nikunj Kishorchandra Shah, Managing Partner of Swastik Buildcon, A Partnership Firm (Yourself) on 11-8-2020.

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 land above referred to, we have published a public notice in daily news paper "GUJARAT SAMACHAR" on 15-7-2020, to invite claims of any one in, upon or above the said land 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

P. D. Palkiwala





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5,

in the case file shown to us to be true and genuine, we have found the title Swastik Buildcon, A Partnership Firm (Yourself) with respect to the N.A. Land bearing Final Plot No.279, admeasuring 784 sq.mtrs. of T.P. Scheme No.6 & Khata No.1323 of mouje Paldi, Taluka Sabarmati, District Ahmedabad is clear & marketable and free from all encumbrances, Subject to; Any other laws made applicable at the time of transfer.



Yours faithfully,

D. D. Palkhiwala

(DINESHBHAI D. PALKHIWALA)
Advocate

