



Bhavesh B. Sheth

B.A.LL.B.,

ADVOCATE (GUJ. HIGH COURT)

'LAXMI', Near Mastramji Mandir, Para,

Botad-364710, Dist. Bhavnagar.

Mo.99043 68236

REPORT ON TITLE

Ref: No. 2019

Re : Investigation of title to the Non-Agricultural Land situate, lying and being at Mouje Fatehwadi (New) Taluka Fatehwadi (New), District Ahmedabad bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90, known as Azadnagar, City Survey Records bearing City Survey No. 603 admeasuring 668.90 sq. mts. in the Registration District, Ahmedabad and Sub-District, Ahmedabad-4 (Paldi) belonging to Shivam Developers, a partnership firm.

With reference to the above, I have investigated the title to the Land in question, more particularly described in the Schedule hereunder written and submit my report on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Fatehwadi (New) at Ahmedabad and that of Circle Inspector/Talati, Mouje Fatehwadi (New) as also from the search of the available records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad-4 (Paldi) through my Search Clerk for the last 25 years as also from the Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 25 years duly certified by the Talati Mouje Fatehwadi (New), produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which





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would make the title defective, I submit my report of title-cum-title clearance certificate thereon as under :

It appears that on or around the year 1953 the land, situate lying and being at Mouje Fatehwadi (New) Taluka vejapur bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 was originally belonged to Himmatlal Amrutlal.

Further, Himmatlal Amrutlal was sold and conveyed the said Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 to Shardaben Bhogilal Shah by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad under Serial No. 2988 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 1044 dated 20-11-1953 duly confirmed by the concerned authority.

I further find that, thereafter Shardaben Bhogilal Shah died 18-8-1999 intestate the said land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 admeasuring came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which he was governed by namely Kumudlata D/o. Shardaben Bhogilal Shah and wife of Pravinchandra shah and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 3085 dated 17-6-2003 duly confirmed by the concerned authority.

And the entry to that effect was also entered in the City Survey Records, bearing City Survey dated 9-10-2007, under Serial No. 290, duly confirmed by the City Survey Sarkhej, Ahmedabad and since Kumudlata D/o. Shardaben Bhogilal Shah and wife of Pravinchandra shah was holding the same as an absolute owner and possessor thereof.





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Further, the said land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 Sq. mtrs., City Survey no. 603, admeasuring 668.90 Sq. mtrs duly maintained by City Survey Superintendent Sarkhej Ahmedabad, as it is seen from Copy of City Survey records bearing No.291-A dated 9-10-2007 issued by City Survey Superintendent, Sarkhej, Ahmedabad.

Further Kumudlata D/o. Shardaben Bhogilal Shah and wife of Pravinchandra shah was sold and conveyed the said Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90, City Survey no. 603 to Azima Azhar Shethwala through her Power of Attorney Holder Azhar Abdulsattar Shethwala by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-4 (Paldi) under Serial No. 2288. And the entry to that effect was also entered in the City Survey Records, bearing City Survey dated 24-2-2010, under Serial No. 774, duly confirmed by the City Survey Superintendent Sarkhej, Ahmedabad.

Further Azima Azhar Shethwala through her Power of Attorney Holder Azhar Abdulsattar Shethwala was sold and conveyed the said Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 Sq. mtrs., City Survey no. 603, admeasuring 668.90 Sq. mtrs to (1) Daxaben Kirtibhai Gopalak and (2) Shobhnaben Mukeshbha Bharvad by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-4 (Paldi) dated 9-5-2012 under Serial No. 625. And the entry to that effect was also entered in the City Survey Records, bearing City Survey dated 13-7-2012, under Serial No. 1328, duly confirmed by the City Survey Superintendent Sarkhej, Ahmedabad on 28-8-2012.





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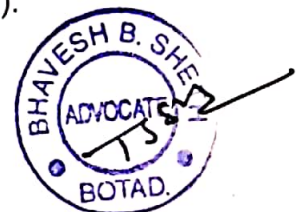
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Further (1) Daxaben Kirtibhai Gopalak and (2) Shobhnaben Mukeshbha Bharvad was sold and conveyed the said Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 Sq. mtrs., City Survey no. 603, admeasuring 668.90 Sq. mtrs to (1) Sandip Govindbhai Bharvad, (2) Karpada Ranjitbhai Sangabhai and (3) Mehulbhai Laxmikant Mehta by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-4 (Paldi) dated 5-11-2018 under Serial No. 14204. And the entry to that effect was also entered in the City Survey Records, bearing City Survey dated 29-11-2018, under Serial No. 2815, duly confirmed by the City Survey Superintendent Sarkhej, Ahmedabad on 11-1-2019.

Thereafter a the Partnership Deed of Shivam Developers was duly executed by and between (1) Sandip Govindbhai Bharvad, (2) Karpada Ranjitbhai Sangabhai and (3) Mehulbhai Laxmikant Mehta, which was duly registered with the Office of the Sub-Registrar, Ahmedabad-4 (Paldi), under Serial No.2514 dated 28-2-2019 and accordingly (1) Sandip Govindbhai Bharvad, (2) Karpada Ranjitbhai Sangabhai and (3) Mehulbhai Laxmikant Mehta have brought their Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 Sq. mtrs., City Survey no. 603, admeasuring 668.90 Sq. mtrs as their capital in the said Partnership Firm i.e. Shivam Developers. However the name of Shivam Developers a partnership required to enter in City Survey Record.

Thus, Shivam Developers is the absolute owners and possessor of the said Non-Agricultural land bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90 Sq. mtrs., City Survey no. 603, admeasuring 668.90 Sq. mtrs in the Registration District, Ahmedabad and Sub-District, Ahmedabad-4 (Paldi).





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As a part of the investigation of the title, I gave public notice in the name of Hiren R. Mistri, Advocate, appeared in the daily newspaper Gujarat Samachar, Gujarati Edition of 9th, October, 2019 inviting claims, if any, in upon or to the said Land in question from any person whomsoever. I have not received any objection/claim in response thereto till today.

Further the Land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

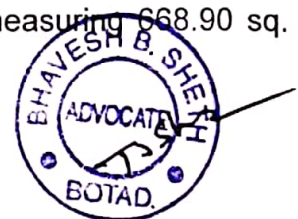
In view of what is stated hereinabove, I hereby opine that the title to the Land in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

1. Terms and conditions of N. A. Order.
2. Provisions of the Town Planning and Urban Development Act.

Note : Please note that Search of Registration Records of the year 1994 to 2019 at Office of Sub-Registrar, Ahmedabad-4 (Paldi) are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Mouje Fatehwadi (New) Taluka Fatehwadi (New), District Ahmedabad bearing Revenue Survey No. 216+217+285+286 paiki, Sub Plot No. 299 admeasuring 668.90, known as Azadnagar, City Survey Records bearing City Survey No. 603 admeasuring 668.90 sq.





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mts. in the Registration District, Ahmedabad and Sub-District, Ahmedabad-4 (Paldi) at Ahmedabad and the same is bounded as follows :

On or towards the East : Sub Plot No. 300.
On or towards the West : Sub Plot No. 298
On or towards the North : 30 Feet Road
On or towards the South : open land

Date : 26-11-2019

Place : Ahmedabad.



Bsheth
BHAVESH B. SHETH

(ADVOCATE)

Enrol No.G/1 47/07

Vraj Dham Complex,

Nr.Mastramji Mandir,

Para,BOTAD.

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(Bhavesh B. Sheth)

Advocate