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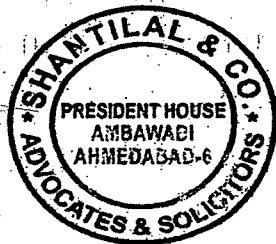
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File No. 10925

Ref No.65-A/2016

Date-29/04/2016

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Sub-Plot Nos. A, B, C, D, E, F, G, H & I of Final Plot Nos. 125, 126 & 128 of T.P. Scheme No.44 [allotted in lieu of Revenue Survey Nos. 829, 830/1 [Part] & 831/1] (Including land of Road) admeasuring about 4233 Sq.Mtrs. situate at Moje CHANDKHEDA 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 GANDHINAGAR & AHMEDABAD (the period of 1982 to 2006 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 Sub-Plot Nos. A, B, C, D, E, F, G, H & I of Final Plot Nos. 125, 126 & 128 of T.P. Scheme No.44; which is allotted in lieu of Revenue Survey Nos. 829, 830/1 [Part] & 831/1 of Moje CHANDKHEDA Taluka SABARMATI and District of AHMEDABAD.

REVENUE SURVEY No.829:

2..Prior to the year 1975 KESHABHAI GOVINDBHAI was owner of the said land.

3..The said KESHABHAI GOVINDBHAI expired on 29/04/1980 leaving behind his heirs RAMANBHAI KESHABHAI and LAXMIBEN widow of KESHABHAI GOVINDBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5120 dated-01/07/1980.

4..The said RAMANBHAI KESHABHAI and LAXMIBEN widow of KESHABHAI GOVINDBHAI by sale deed dated-19/03/2001 sold and conveyed the said land to GIRISHBHAI SHAMALBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.1030. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7211 dated-23/03/2001.

5..Collector, GANDHINAGAR by order dated-12/09/2006 bearing No. CB/JMIN/B.KHE./S.R.129/VASHI-9376/06 granted a Right of Occupancy in the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8385 dated-14/09/2006.

6..The said GIRISHBHAI SHAMALBHAI PATEL by sale deed dated-

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09/11/2006 sold and conveyed the said land to SARTHAK ORGANISERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.11287.

7..The said SARTHAK ORGANISERS PRIVATE LIMITED is register under no-U45201GJ1997PTC031946 dated-18/12/2003 (Originally incorporated under the name GANDHI INFRASTRUCTURES PRIVATE LIMITED) under the companies Act.

8..The said SARTHAK ORGANISERS PRIVATE LIMITED by sale deed dated-25/03/2011 sold and conveyed the said land to GIRISHBHAI SHAMALDAS PATEL; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.6127. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 11950 dated-26/05/2015.

REVENUE SURVEY No.830/1:

9..Prior to the year 1975 YOGENDRABHAI AMBALAL and DILIPBHAI AMBALAL were owners of the said land.

10..The said YOGENDRABHAI AMBALAL and DILIPBHAI AMBALAL by sale deed dated-10/06/2004 sold and conveyed the said land bearing Survey No.830/1 [Part] admeasuring 1417 Sq.Mtrs. to GIRISHBHAI SHAMALBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.5560. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7899 dated-10/06/2004.

11..Collector, GANDHINAGAR by order dated-12/09/2006 bearing No. CB/JMIN/B.KHE./S.R. 129/VASHI-9376/06 granted N.A. permission for the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8385 dated-14/09/2006.

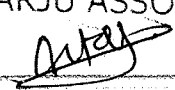
12..The said YOGENDRABHAI AMBALAL and DILIPBHAI AMBALAL by sale deed dated-09/11/2006 sold and conveyed the said land bearing Survey No.830/1 [Part] admeasuring 2944 Sq.Mtrs. to SARTHAK ORGANISERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.11288. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8429 dated-14/11/2006.

13..The said YOGENDRABHAI AMBALAL and DILIPBHAI AMBALAL by sale deed dated-06/02/2010 sold and conveyed the said land bearing Survey No.830/1 [Part] admeasuring 527.07 Sq.Mtrs. to SARTHAK ORGANISERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.1940. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 11946 dated-26/05/2015.

REVENUE SURVEY No.831/1:

14..Prior to the year 1975 DHANJIBHAI HARJIVAN and BALDEVBHAI HARJIVAN were owners of the said land.

SHREE SARJU ASSOCIATE


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15..The said DHANJIBHAI HARJIVAN and BALDEVBHAI HARJIVAN made partition amongst them for the said land and as per the partition the said land came to the share of DHANJIBHAI HARJIVAN. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6246 dated-25/08/1993.

16..The said DHANJIBHAI HARJIVANBHAI got enter the names of LILAVATIBEN wife of DHANJIBHAI, HASUMATIBEN DHANJIBHAI, VASANTIBEN DHANJIBHAI, BHARTIBEN DHANJIBHAI, SURYABEN DHANJIBHAI, HARSHADBHAI DHANJIBHAI, DAXABEN DHANJIBHAI and REKHABEN DHANJIBHAI as co owners of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7009 dated-28/01/2000.

17..The said DHANJIBHAI HARJIVANBHAI, LILAVATIBEN wife of DHANJIBHAI, HASUMATIBEN DHANJIBHAI, VASANTIBEN DHANJIBHAI, BHARTIBEN DHANJIBHAI, SURYABEN DHANJIBHAI, HARSHADBHAI DHANJIBHAI, DAXABEN DHANJIBHAI and REKHABEN DHANJIBHAI by sale deed dated-16/08/2001 sold and conveyed the said land GIRISHBHAI SHAMALBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.3017. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7270 dated-24/08/2001.

18..Collector, GANDHINAGAR by order dated-17/01/2004 bearing No. CB/JMIN/B.KHE./S.R.16/03/VASHI-5591/03 granted N.A. permission for the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 7821 dated-21/01/2004.

19..The said GIRISHBHAI SHAMALBHAI PATEL by deed of lease deed dated-04/09/2004 for 98 years in favour of SARTHAK ORGANISERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.8394. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 8023 dated-24/12/2004.

20..The said SARTHAK ORGANISERS PRIVATE LIMITED by cancellation lease deed dated-30/09/2011 cancelled the above said lease deed; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.17623. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 10561 dated-14/11/2011.

21..The said GIRISHBHAI SHAMALBHAI PATEL by sale deed dated-29/09/2012 sold and conveyed the said land bearing Sub-Plot No. B of Survey Nos.829 [Part], 830/1 [Part] and 831/1 admeasuring 527.82 Sq.Mtrs. to TATVAM KANUBHAI PATEL and KANUBHAI GOVINDBHAI PATEL; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.10063 Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12026 dated-06/08/2015.

22..The said GIRISHBHAI SHAMALBHAI PATEL by sale deed dated-21/09/2012 sold and conveyed the said land bearing Sub-Plot No. C of Survey Nos.829 [Part], 830/1 [Part] and 831/1 admeasuring 525.77 Sq.Mtrs.
SARJE SARJI ASSOCIATE
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to **ASHOKKUMAR MANIBHAI PATEL** and **ANJANABEN ASHOKKUMAR PATEL**; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.9695 Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12027 dated-06/08/2015.

REVENUE SURVEY Nos: 829, 830/1 & 831/1:

23..The said **GIRISHBHAI SHAMALBHAI PATEL** by sale deed dated-11/12/2015 sold and conveyed the said land bearing Sub-Plot Nos. A to J of Sub-Plot No.15 [Southern Part] of Survey Nos.829 [Part], 830/1 [Part] and 831/1 admeasuring 1131 Sq.Mtrs. and Final Plot No.128 [Southern Part] admeasuring 2048.41 Sq.Mtrs. aggregating 3179.41 Sq.Mtrs. to **SHREE SARJU ASSOCIATES** a Partnership Firm; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.13531. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12184 dated-04/01/2016.

24..The said **ASHOKKUMAR MANIBHAI PATEL** and **ANJANABEN ASHOKKUMAR PATEL** by sale deed dated-11/12/2015 sold and conveyed the said land bearing Sub-Plot No. C of Survey Nos.829 [Part], 830/1 [Part] and 831/1 admeasuring 525.77 Sq.Mtrs. to **SHREE SARJU ASSOCIATES** a Partnership Firm; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.13530. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12183 dated-04/01/2016.

25..The said **TATVAM KANUBHAI PATEL** and **KANUBHAI GOVINDBHAI PATEL** by sale deed dated-11/12/2015 sold and conveyed the said land bearing Sub-Plot No. B of Survey Nos.829 [Part], 830/1 [Part] and 831/1 admeasuring 527.82 Sq.Mtrs. to **SHREE SARJU ASSOCIATES** a Partnership Firm; which was register with the Sub-Registrar of WADAJ (AHMEDABAD-2) under Serial No.13837. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 12182 dated-04/01/2016.

26..The Town Planning Scheme No.44 made applicable to the said land and as per the said T.P. Scheme the Final Plot Nos.125, 126 & 128 allotted in lieu of Revenue Survey Nos.829, 830/1 [Part] & 831/1.

27..**SHRI N. K. PATEL**, Advocate issued a Public Notice in **DIVYA BHASKAR** News Paper dated-27/02/2016 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

28..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question belonging to **SHREE SARJU ASSOCIATES** a Partnership Firm is clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions Mentioned in the order dated-12/09/2006 & 17/01/2004, [2] Variation of T.P. Scheme, if any and [3] Any other Laws Rules Acts applicable.

SHREE SARJU ASSOCIATE

PARTNER

ATTORNEYS AT LAW