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Ref. No. :
Date : 2014/2615

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TITLE CLEARANCE CERTIFICATE

Re.: Investigation of title to the Non-Agricultural Residential Use Land of (1) Revenue Survey No.287/2 adm.5789 sq. mts., and bearing Sub-Plot No.B admeasuring 4886 sq.mts., and (2) Revenue Survey No.287/3 adm.5900 sq. mts., and bearing Sub-Plot No.C admeasuring 4980 sq.mts., i.e. Sub Plot No. B + C adm. 9866 sq. mts., of corresponding Final Plot No.7 adm. 45384 sq. mts., of Draft T.P. Scheme No.39 (Thaltej) of Mouje Thaltej of Dascroi Taluka now Ahmedabad City - West in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) now Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written and belonging to (1) The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/B, a Co-operative Housing Society duly incorporated and registered under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) bearing Registration No. NADHAN/ AHM/ GH (BHA) 24716 dated 19/09/2013 having its Registered Office at 501, Sapphire Complex, Near Cargo Motors, C. G. Road, Ahmedabad - 380 006 and (2) The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/C, a Co-operative Housing Society duly incorporated and registered under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) bearing Registration No.



NADHAN/AHM/GH(BHA)24717 dated
19/09/2013 having its Registered Office at 501,
Sapphire Complex, Near Cargo Motors, C. G.
Road, Ahmedabad - 380 006 respectively.

THIS IS TO CERTIFY THAT, we have investigated the title to the aforesaid land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Papers "Gujarat Samachar" on 30/04/2014 and not having any objection in relation thereto as also after taking necessary searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad - 3 (Memnagar) for the last more than last 30 years for the said purpose as also on perusal and verification of certain agreements, deeds, documents, permissions, papers and plans etc. and relying on Declaration-Cum-Indemnity made on oath by (I) (1) Shri Nilesh M. Gajjar, Chairman and (2) Shri Kalpesh R. Makwana, Secretary of The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/B and (II) (1) Shri Bhupendra Mohanlal Mehta, Chairman and (2) Shri Bharat G. Nagar, Secretary of The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/C duly attested by Shri

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Solicitors, Advocates & Notary*

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Bhupendra J. Thaker, a Notary Public of Ahmedabad on 13/08/2014 and pursuant to what is stated in the Search Report on Title annexed herewith, we are of the opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

- 1) Bye Laws, Rules, Regulations and Resolutions from time to time of the said Society and laws applicable to the said Society.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non-Agricultural Residential Use Land of (1) Revenue Survey No.287/2 adm.5789 sq. mts., and bearing Sub-Plot No.B admeasuring 4886 sq.mts, and (2) Revenue Survey No.287/3 adm.5900 sq. mts., and bearing Sub-Plot No.C admeasuring 4980 sq.mts., i.e. Sub Plot No. B + C adm. 9866 sq. mts., of corresponding Final Plot No.7 adm. 45384 sq. mts., of Draft T.P. Scheme No.39 (Thaltej) of Mouje Thaltej of Dascroi Taluka now Ahmedabad City - West in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) now Ahmedabad - 9 (Bopal) and situated



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SEARCH REPORT ON TITLE

Re.: Investigation of title to the Non-Agricultural Residential Use Land of (1) Revenue Survey No.287/2 adm.5789 sq. mts., and bearing Sub-Plot No.B admeasuring 4886 sq.mts., and (2) Revenue Survey No.287/3 adm.5900 sq. mts., and bearing Sub-Plot No.C admeasuring 4980 sq.mts., i.e. Sub Plot No. B + C adm. 9866 sq. mts., of corresponding Final Plot No.7 adm. 45384 sq. mts., of Draft T.P. Scheme No.39 (Thaltej) of Mouje Thaltej of Dascroi Taluka now Ahmedabad City - West in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) now Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written and belonging to (1) The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/B, a Co-operative Housing Society duly incorporated and registered under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) bearing Registration No. NADHAN/ AHM/ GH (BHA) 24716 dated 19/09/2013 having its Registered Office at 501, Sapphire Complex, Near Cargo Motors, C. G. Road, Ahmedabad - 380 006 and (2) The Saraswati Smruti Co-operative Housing Society Limited, Vibhag - 3/C, a Co-operative Housing Society duly incorporated and registered under the Gujarat Co-operative Societies Act, 1961 (Act X of 1962) bearing Registration No. NADHAN/AHM/GH(BHA)24717 dated 19/09/2013 having its Registered Office at 501, Sapphire Complex, Near Cargo Motors, C. G. Road, Ahmedabad - 380 006 respectively.

That from the search of the revenue records being maintained by the Mamlatdar City Taluka now Ahmedabad City - West at Ahmedabad and that of the Circle Inspector/ Talati Mouje Thaltej as also from the search of the records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad



self and as Karta of his HUF as also as guardian and father of his Minor son Kalidas, being Party of the Second Part, (III) (1) Maganbhai Khokhabhai for self and as Karta of his HUF as also as guardian and father of his Minor sons Mulshankar, Ratilal and Jayantilal (2) Kalidas Maganbhai being Party of the Third Part, (IV) Motibhai Khokhabhai for self and as Karta of his HUF as also as guardian and father of his Minor sons Narsi and Raman, the said land Paiki Half share adm. A 2 = 19 G came to the share of the party of the First and Second Part jointly and the land Paiki balance Half share adm. A 2 = 19 G came to the share of the party of the Third and Fourth Part jointly. A Deed of Partition in respect whereof was executed by and between them on 26/03/1969 and duly registered with the Sub Registrar Ahmedabad on the same under Sr. No. 3480. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3731 on 12/01/1970 and duly certified by the revenue authority concerned on 14/03/1970.

- 4) That in the meanwhile the co-owners and possessors of the said land Paiki (1) Maganbhai Khokhabhai (2) Kalidas Maganbhai and (3) Motibhai Khokhabhai had sold and conveyed the said land bearing Revenue Survey No.287/1+2 Paiki Northern side half share adm. A 2 = 19 G in favour of (1) Ramabhai Atmaram Prajapati and (2) Dhulabhai Atmaram Prajapati. A Deed of Conveyance in respect whereof was executed on 21/03/1969 and duly registered with the Sub Registrar, Ahmedabad on the same day under Sr. No. 3482. The entry to that effect was entered in the revenue records of



- 3 (Memnagar) now Ahmedabad-9 (Bopal) for more than last 30 years as also from certain agreements, deeds, documents, permissions, papers and plans etc. produced before us it appears :-

REVENUE SURVEY NO.287/1 + 2 :-

- 1) That the said land bearing Revenue Survey No.287/1 adm. A 3 = 29 G and Revenue Survey No. 287/2 adm. A 1 = 9 G, prior to the year 1964 belonged to (1) Shri Khushalbhai Khokhabhai (2) Shri Lavjibhai Khokhabhai (3) Shri Maganbhai Khokhabhai and (4) Shri Motibhai Khokhabhai as co.owners and possessors of the said land in the Revenue Records concerned viz. Village Form No. 7 & 12.
- 2) That thereafter as both the said Revenue Survey Nos.287/1 and No.287/2 were belonging to (1) Shri Khushalbhai Khokhabhai (2) Shri Lavjibhai Khokhabhai (3) Shri Maganbhai Khokhabhai and (4) Shri Motibhai Khokhabhai, both the Revenue Survey Numbers were amalgamated and a Revenue Survey No. 287/1+2 adm. A 4 = 38 G was allotted and mutated in the Revenue Records viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3459 on 17/10/1966 and duly certified by the revenue authority concerned on 09/01/1967.
- 3) That thereafter on partition of the said land alongwith other lands made by and between (I) (1) Khushalbhai Khokhabhai and (2) Jesingbhai Khushalbhai, being Party of the First Part, (II) Lavjibhai Khokhabhai for



mutation entry book under serial No.3666 on 25/03/1969 and duly certified by the revenue authority concerned on 26/04/1969.

- 5) That thereafter the co-owners and possessors of the said land Paikl (1) Khushalbai Khokhabhai (2) Bai Mani w/o. Khushalbai Khokhabhai (3) Jesingbhai Khushalbai (4) Bai Mani w/o. Jesingbhai Khushalbai and (5) Lavjibhai Khokhabhai had sold and conveyed the said land bearing Revenue Survey No.287/1+2 Paiki Southern side half share adm. A 2 - 19G in favour of (1) Ramabhai Atmaram Prajapati and (2) Dhulabhai Atmaram Prajapati. A Deed of Conveyance in respect whereof was executed on 20/07/1971 and duly registered with the Sub Registrar, Ahmedabad on the same day under Sr. No. 8252. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3872 on 15/11/1971 and duly certified by the revenue authority concerned on 26/12/1971.

REVENUE SURVEY NO.289/A/2 :-

- 1) That the said land bearing Revenue Survey No.289/2 adm. A 4 = 12 G (togetherwith adm. 0 = 5 G Pot Kharabo), prior to the year 1941 belonged to Shri Sakalchand Gabaddas as absolute owner and possessor of the said land in the Revenue Records concerned viz. Village Form No. 7 & 12.
- 2) That thereafter said Shri Sakalchand Gabaddas had sold and conveyed the said land in favour of Shri Davalbhai Maganbhai. A Deed of Conveyance in respect whereof was executed on 08/05/1941 and duly registered with



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the Sub Registrar, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.973 on 22/06/1941 and duly certified by the revenue authority concerned.

3) That thereafter said Shri Davalbhai Maganbhai had sold and conveyed the said land in favour of Shri Pocharam Mancharam guardian of Minor Ratilal Atmaram. A Deed of Conveyance in respect whereof was executed on 20/06/1941 and duly registered with the Sub Registrar, Ahmedabad on the same day under Sr. No.3375. The entry to that effect was entered in the revenue records of mutation entry book under serial No.978 on 14/07/1941 and duly certified by the revenue authority concerned on 13/11/1941.

4) That thereafter said Shri Pocharam Mancharam guardian of Minor Ratilal Atmaram had created a Mortgage with possession of the said land in favour of Shri Laljibhai Becharbhai. A Deed of Mortgage cum possession in respect whereof was executed on 04/01/1943 and duly registered with the Sub Registrar, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1045 on 15/02/1943 and duly certified by the revenue authority concerned on 08/03/1943.

5) That thereafter vide Taluka Order No.T.N.C, dated 05/01/1948 the name of Shri Pocharam Mancharam was mutated as Protected tenant in the Revenue Records viz. Village Form No. 7 & 12. The entry to that effect was entered



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in the revenue records of mutation entry book under serial No.2182 on 04/05/1948 and duly certified by the revenue authority concerned.

- 6) That thereafter on demise of Shri Laljibhai Becharbhai in the year 1944 the said land came to be possessed by his only legal heir and next of kins according to the Hindu Law under which he was governed by Bai Rukhi Wd/o. Laljibhai Becharbhai and as such her name was recorded as possessor in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2665 on 30/11/1956 and duly certified by the revenue authority concerned on 19/02/1957.
- 7) That thereafter said Shri Ratilal Atmaram had repaid the loan previously taken and thereby Bai Rukhi wd/o. Laljibhai Becharbhai released her right in the said land in favour of Shri Ratilal Atmaram and accordingly her name was deleted from the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2666 on 30/11/1956 and duly certified by the revenue authority concerned on 19/02/1957.
- 8) That in the meanwhile said Shri Pocharam Mancharam guardian of Minor Ratilal Atmaram had created a Mortgage with possession of the said land in favour of Shri Ambalal Trikamlal. A Deed of Mortgage in respect whereof was executed on 17/03/1944 and duly registered with the Sub Registrar, Ahmedabad. The entry to that effect was entered in the revenue records of

