

D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :

DVD/2018/5872

Dated :

03/04/2018

To
Shri Jayantkumar Vakhatram and others
Village Shilaj,
Taluka Ghatlodiya,
District Ahmedabad

Dear Sir,

Re: Investigation of title to the freehold Non-Agricultural Land bearing Block No.801 and Final Plot No.80 of Town Planning Scheme No. 216 (Shilaj) of Mouje Shilaj of Old Ahmedabad City West Taluka and New Ghatlodiya Taluka in the Registration District Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) belonging to Shri Jayantkumar Vakhatram and others i.e. yourself.

With reference to the above and pursuant to your instructions, we have to state that, we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar Old Ahmedabad City West Taluka and New Ghatlodiya Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Shilaj as also from the search of the records being maintained by the District Registrar Ahmedabad and concerned Sub Registrar's, Ahmedabad for the last more than 30 years it appears that much prior to 1987 the Bigger Plot of Old Tenure Agricultural Tukda (Fragmented) Land bearing Old Survey No.524/2 allotted with Block No.801 admeasuring A 1 = 15 G i.e. 5564 sq.mts. or thereabouts originally belonged to Shri Baldevbhai Atamram, which please note.

We further find that thereafter said Shri Baldevbhai Atamram died on 02/07/1994 whereby the said land came to be owned and possessed by his



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heirs viz. (1) Ambaben Wd/o. Baldevbhai Atamram (2) Shri Bhikhabhai Baldevbhai (3) Shri Nandubhai Baldevbhai (4) Saraswatiben Baldevbhai (4) Jyotsnaben Baldevbhai (5) Shri Bharatbhai Baldevbhai and (6) Ushaben Baldevbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 15/09/1994 under Serial No. 6930 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Ambaben Wd/o. Baldevbhai Atamram (2) Shri Bhikhabhai Baldevbhai (3) Shri Nandubhai Baldevbhai (4) Saraswatiben Baldevbhai (4) Jyotsnaben Baldevbhai (5) Shri Bharatbhai Baldevbhai and (6) Ushaben Baldevbhai were holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter since the said land was irrigated from the bore well situated on the land bearing Block No. 966 and hence the provision: Tukda / Fragmentation was removed over the said land. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 20/04/2001 under Serial No. 8150 duly certified by the concerned revenue authority on 28/06/2001 followed by Village Form No. 7 & 12 and since then said (1) Ambaben Wd/o. Baldevbhai Atamram (2) Shri Bhikhabhai Baldevbhai (3) Shri Nandubhai Baldevbhai (4) Saraswatiben Baldevbhai (4) Jyotsnaben Baldevbhai (5) Shri Bharatbhai Baldevbhai and (6) Ushaben Baldevbhai were holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter said (1) Ambaben Wd/o. Baldevbhai Atamram (2) Shri Bhikhabhai Baldevbhai (3) Shri Nandubhai Baldevbhai (4) Saraswatiben Baldevbhai (4) Jyotsnaben Baldevbhai (5) Shri Bharatbhai Baldevbhai and (6) Ushaben Baldevbhai sold and conveyed their respective right, title and interest in the said land in favor of (1) Shri



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Jayantkumar Vakhatram (2) Shri Rameshkumar Jayantkumar (3) Shri Dineshkumar Jayantkumar and (4) Shri Miteshkumar Jayantkumar, i.e. yourself. The Deed of Conveyance in respect whereof were duly executed on 19/04/2001 and registered with the Sub Registrar, Ahmedabad under Serial No.1030. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 23/04/2001 under Serial No. 8152 duly certified by the concerned revenue authority on 28/06/2001 followed by Village Form No. 7 & 12 and since then you are holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter pursuant to the Resolution dated 17/03/2012 passed by the Government of Gujarat all the lands within the City and Dascroi Limits were realigned and divided into two Parts viz. Ahmedabad (East) and Ahmedabad (West) whereby the all the lands of Village Shilaj, Taluka Dascroi was transferred with in the limits of Ahmedabad City (West). The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/05/2012 under Serial No. 11767 duly certified by the concerned revenue authority on 05/05/2012 followed by Village Form No. 7 & 12, which please note.

We further find that thereafter on implementation of Town Planning Scheme No. 216 (Shilaj) the said land was given Final Plot No. 80 in lieu of Block No. 801 and the area thereof was fixed as 3896 sq.mts., which please note.

We further find that thereafter Village Shilaj has been duly covered within the Taluka Ghalodiya instead of Old Ahmedabad City (West) Taluka as it is seen from the Village Form No.7 & 12, however no mutation effecting such change has been duly mutated by the concerned Revenue Authority in the Revenue Records, which please note.



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We further find that thereafter you have got converted the said land into Non Agricultural Commercial use purpose vide two separate orders dated 23/02/2018 and 26/03/2018 both issued by the District Collector, Ahmedabad, which please note.

At present the land in question stand in your name as it is seen from the documents/papers referred to hereinabove and submitted to us by you as also from what search of the records made available to us. It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1987 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad - 3 (Memnagar) from 1994 upto 2011 and the records being maintained at the office of the and that of the Sub-Registrar, Ahmedabad -14 (Dascroi) from 2011 to 2012 and that of Sub Registrar, Ahmedabad - 13 (City Taluka) from 2011 to 2018 as also that of the Sub-Registrar, Ahmedabad - 9 (Bopal) from 2016 upto date are duly computerized and hence we have obtained the aforesaid search from whatever records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.

Further as part of the investigation of title to the land in question, we had issued a Public Notice in a Gujarati Daily News Paper "Sandesh" on 20/07/2016 inviting claims and/or objections if any in respect of the said land as also for issuance of title clearance certificate by us, however till dated we have not received any claims and/or objections in relation thereto, which please note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the Schedule



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hereunder written is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to :-

01. Mutation Entry in respect of both the Non-Agricultural Orders are being made in the revenue records;
02. Variation if any in Town Planning Scheme; and
03. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold Non-Agricultural commercial use land bearing Block No.801 (Old Survey No.524/2) admeasuring 5564 sq.mts. or thereabouts and Final Plot No. 80 of Town Planning Scheme No.216 (Shilaj) admeasuring 3896 sq.mts. or thereabouts of Mouje Shilaj of Ghatlodiya Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad -9 (Bopal) and the same is bounded as follows:-

On or towards the North : By Final Plot No. 52 and 76
On or towards the South : By 30 Mts Wide TP Road
On or towards the East : By Final Plot No. 81
On or towards the West : By Final Plot No. 53+31/2

We hope you will find everything in order.

Thanking you,

Yours faithfully,
For D. V. DESAI & Co.,

(PARTNER)

