

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/2019/9019

Dated :

10/06/2019

To
Madhuben Chamnabhai Bhuvra and another
Village Chandkheda
Ta: Sabarmati
Dist: Ahmedabad

Madam,

Re: Investigation of title to the Residential cum Commercial use Non Agricultural land bearing Survey No.847 and Final Plot No.151 of Town Planning Scheme No.44 of Mouje Chandkheda of Old Gandhinagar Taluka and Ahmedabad City West Taluka and New Sabarmati Taluka in the Old Registration District and Sub District of Gandhinagar and Now Registration District of Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj) and belonging to MADHUBEN CHAMANBHAI BHUVA AND ANOTHER 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 Old Mamlatdar Gandhinagar Taluka at Gandhinagar and Now Sabarmati Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Chandkheda as also from the search of the records being maintained by the District Registrar and concerned Sub Registrar, Gandhinagar and Ahmedabad for the last 30 year as also from certain deeds, documents, papers etc., submitted to us, it appear that the much prior to 1989 the Bigger Plot of Agricultural land bearing Revenue Survey No.847 admeasuring A 1 = 21 G i.e. 6171 sq.mts. or thereabouts belonged to (1) Shri Chaturbhai Madhubhai (2) Shri Keshavlal Chaturbhai and (3) Shri



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Mahipatbhai Chaturbhai, subject to the charge of Ahmedabad District
Co. operative Bank Limited, which please note.

We further find that thereafter said Shri Chaturbhai Madhabhai and others had raised a Loan on security of the said land from Chandkheda Seva Sahakari Mandali which was duly repaid and the charge thereon was duly released by the said Sahakari Mandali. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 15/11/1971 and 15/01/2000 under Serial Nos. 4687 and 7003 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter pursuant to the Order dated 16/06/1971 issued by the Collector, Gandhinagar the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act were 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 14/03/1974 under Serial No. 4766 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Chaturbhai Madhabhai died on 28/08/1976 whereby his share in the said land came to be owned and possessed by his heirs viz. (1) Shri Keshavlal Chaturbhai (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhai. Further at the time of mutation of names in the revenue records viz. Village Form No.6 on 27/07/1978 under Serial No.5016 names of only (1) Shri Keshavlal Chaturbhai and (2) Shri Mahipatbhai Chaturbhai were mutated therein and in turn the said mutation entry was duly certified by the concerned revenue authority followed by Village Form



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No. 7 & 12, however since then said (1) Shri Keshavlal Chaturbhai (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhai were jointly holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter the said loan of The Ahmedabad District Co-operative Bank Limited was duly repaid and the charge thereon was duly released by the said Bank. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 10/11/1994 under Serial No.6403 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Keshavlal Chaturbhai died on 27/09/1995 whereby his share in the said land came to be owned and possessed by his heirs viz. (a) Shri Jayantulal Keshavlal (b) Shri Dashrathbhai Keshavlal (c) Shri Bhanuprasad Keshavlal (d) Jyotsnaben Keshavlal and (e) Shri Sureshkumar Keshavlal. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 15/03/1996 under Serial No.6595 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Jayantulal Keshavlal (b) Shri Dashrathbhai Keshavlal (c) Shri Bhanuprasad Keshavlal (d) Jyotsnaben Keshavlal and (e) Shri Sureshkumar Keshavlal (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhai were holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter since the name of Lalitaben D/o. Chaturbhai Madhabhai was left out to be mutated as co.owner along



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with the names of other heirs of the said deceased Shri Chaturbhai Madhabhai while mutating Entry No. 5016 and hence at the request of all the co-owners necessary correction was made in the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/11/1998 under Serial No.6880 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Jayantilal Keshavlal (b) Shri Dashrathbhai Keshavlal (c) Shri Bhanuprasad Keshavlal (d) Jyotsnaben Keshavlal and (e) Shri Sureshkumar Keshavlal (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhai were holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter said Shri Jayantilal Keshavlal sold and conveyed his undivided right, title and interest in the part of the said land admeasuring 411.04 sq.mts. in favor of Lalitaben D/o. Chaturbhai Madhabhai. The Deed of Conveyance in respect whereof as duly executed on 10/11/2005 and registered with the Sub-Registrar, Gandhinagar under Serial No. 8102. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 21/12/2005 under Serial No.8178 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) (a) Shri Dashrathbhai Keshavlal (b) Shri Bhanuprasad Keshavlal (c) Jyotsnaben Keshavlal and (d) Shri Sureshkumar Keshavlal (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhai were holding the said land as the absolute co-owners and possessors thereof, which please note.

We further find that thereafter said (1) (a) Shri Dashrathbhai Keshavlal (b) Shri Bhanuprasad Keshavlal (c) Jyotsnaben Keshavlal and (d) Shri



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Sureshkumar Keshavlal (2) Shri Mahipatbhai Chaturbhai and (3) Lalitaben D/o. Chaturbhai Madhabhaisold and conveyed their respective right, title and interest in the said land in favor of (1) Shri Prahladbhai Mohanbhai Patel and (2) Chandrikaben Ranchhodbhai Patel. The Deed of Conveyance in respect whereof was duly executed on 12/04/2007 and registered with the Sub Registrar, Gandhinagar under Serial No. 4446. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 28/04/2007 under Serial No.8593 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Prahladbhai Mohanbhai Patel and (2) Chandrikaben Ranchhodbhai Patel were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that thereafter pursuant to the Order dated 17/01/2008 issued by the Joint Secretary, Revenue Department, Gujarat State, Gandhinagar all the revenue records of Village Chandkheda was duly transferred to Ahmedabad District, Dascroi Taluka followed by Order dated 30/01/2008 issued by the District Collector, Ahmedabad whereby all the area under the Chandkheda Nagar Palika were transferred within Ahmedabad District. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/02/2008 and 08/02/2008 under Serial Nos. 8821 and 8822 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said (1) Shri Prahladbhai Mohanbhai Patel and (2) Chandrikaben Ranchhodbhai Patel sold and conveyed their respective right, title and interest in the said land in favor of (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavtaben



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Rajeshkumar Bhayani. The Deed of Conveyance in respect whereof was duly executed on 27/03/2008 and registered with the Sub-Registrar, Gandhinagar under Serial No.6121. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 04/10/2008 under Serial No.9012 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavitaaben Rajeshkumar Bhayani were holding the same as 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 Chandkheda, 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. 10761 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Sakarben Dhirajlal (2) Madhuben Chamnabhai Bhuva and (3) Kavitaaben Rajeshkumar Bhayani were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that thereafter on implementation of Town Planning Scheme No.44 for Village Chandkheda, the said land was given Final Plot No.151 in lieu of Survey No.847 and the area thereof was fixed as 3703 sq.mts., which please note

We further find that thereafter said Sakarben Dhirajlal released her 1/3rd right, title and interest from the said land in favor of (1) Madhuben



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Chamnabhai Bhuva and (2) Kavtaben Rajeshkumar Bhayani, i.e. yourself. The Deed of Release in respect whereof was duly executed on 25/05/2017 and registered with the Sub-Registrar, Ahmedabad - 13 (City Taluka Agri) under Serial No. 802. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/06/2017 under Serial No. 12767 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then (1) Madhuben Chamnabhai Bhuva and (2) Kavtaben Rajeshkumar Bhayani i.e. yourself are holding the said land as absolute co.owners and possessors thereof, which please note.

We further find that thereafter (1) Madhuben Chamnabhai Bhuva and (2) Kavtaben Rajeshkumar Bhayani i.e. yourself have got converted the said land into Non Agricultural residential cum commercial use purpose vide order dated 21/02/2018 issued by the District Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 07/03/2018 under Serial No. 13028 to be duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then i.e. yourself are holding the said Non Agricultural land as absolute co.owners and possessors thereof, which please note.

We further find that thereafter you with the intention to develop the said land through M/s. Shree Ram Corporation, have got approved plans for constructing commercial cum residential units over the said land according to the permission and plan duly approved and granted by the Ahmedabad Municipal Corporation vide its Development Permission being Raja Chitti No.00328/201018/A0385/RO/M1 dated 20/10/2018, which please note.



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We further find that thereafter you i.e. (1) Madhuben Chamnabhai Bhuva and (2) Kavitaaben Rajeshkumar Bhayani have empowered M/s. Shree Ram Corporation to develop the said land vide Development Agreement dated 24/12/2018 which has been duly registered with the Sub-Registrar, Ahmedabad - 2 (Wadaj) under Serial No.22574, on certain terms and conditions mentioned therein, which please note.

Further as part of investigation of title to the land in question we had issued a Public Notice in a Gujarati Daily News Paper "Gujarat Samachar" on 23/10/2007 and 07/12/2018 inviting claims and/or objections if any in respect of the land in question as also from issuance of title clearance certificate by us, against which we have not received any claim and/or objection from any person over the said land till date, which please note.

Subject to the Development right of M/s. Shree Ram Corporation over the said land at present the land in question belongs to you as it is seen from the documents/papers referred to hereinabove and submitted to us by you as also from whatever search of the records made available to us at the office of the concerned Sub Registrar, Gandhinagar and Ahmedabad. Further we may mention here that since the records maintained at the of the concerned Sub Registrar, Gandhinagar for the year 1989 upto 2010 are torn and/or not available while the records maintained at the of the concerned Sub-Registrar, Ahmedabad -13 (City Taluka Kheti) from 2011 upto date and also of the Sub Registrar, Ahmedabad -2 (Wadaj) for the year 2011 till date are duly computerized and hence no physical search of the said records has been made available to us and hence we have conducted the aforesaid search based on whatever records that were made available to us, which please note.



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

01. Development Rights of M/s. Shree Ram Corporation over the said land under and by virtue of Development Agreement dated 24/12/2018 duly registered with the Sub-Registrar, Ahmedabad - 2 (Wadaj) under Serial No.22574;
02. Variation if any in Town Planning Scheme; and
03. Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold Residential cum Commercial use Non Agricultural land bearing Survey No 847 and Final Plot No.151 of Town Planning Scheme No.44 (Chandkheda) admeasuring 3707 sq.mts. of Mouje Chandkheda of Old Gandhinagar Taluka and Now Sabarmati Taluka in the Old Registration District and Sub District of Gandhinagar and New Registration District Ahmedabad and Sub District of Ahmedabad - 2 (Wadaj).

We hope you will find everything in order.

Thanking you,



Yours Faithfully
For D. V. DESAI & CO.


(PARTNER)