

B.J. MEHTA  
H.H. DESAI  
K.H. DESAI  
D.S. MEHTA

S.A. JOSHI

202, Titanium One  
Nr. Rajpath Club, S.G. Highway  
Ahmedabad-380 059.  
Telephone Nos. 29707251  
29707252 & 29707253  
E-mail:  
[hdesai@hdesaiandco.com](mailto:hdesai@hdesaiandco.com)

Ref: No. 75/2021/HHD/KHD of 2022 Date:

REPORT ON TITLE



Re: IN THE MATTER OF VERIFICATION OF TITLE to the  
non-agricultural lands of –

- (1) Final Plot No. 62/3+92/3, admeasuring about 3865 sq.mts. (Final Plot No. 62/3, admeasuring about 2833 sq.mts., and 92/3, admeasuring about 1032 sq.mts.), of Town Planning Scheme No. 1 (Shela), allotted in lieu of (i) Block No. 330/C, admeasuring about 4722 sq.mts., (Original Plot 62/3, admeasuring about 4721 sq.mts.,) and (ii) Block No. 362/C, admeasuring about 1720 sq.mts., and
- (2) Final Plot No. 62/2/1+92/2/1, admeasuring about 1933 sq.mts., (forming part of Final Plot No. 62/2, admeasuring about 2833 sq.mts., and 92/2, admeasuring about 1032 sq.mts., [Final Plot No. 62/2+92/2, admeasuring about 3865 sq.mts.,]), of Town Planning Scheme No. 1 (Shela), allotted in lieu of (i) Block No. 330/B/1, admeasuring about 2361 sq.mts., and (ii) Block No. 362/B/1, admeasuring about 860 sq.mts.,

Dr.

# H DESAI & CO

ADVOCATES & SOLICITORS  
EST. 1968

situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand.

-----

We have undertaken the work of verification of title with respect to the lands above referred to, by taking necessary searches with the revenue and sub registry records (Index-II) for a period of last about more than thirty years. We have caused necessary searches to be taken accordingly. We have taken root of title commencing from about 1985, prior to more than thirty years from now. Our Report on Title is stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below.



A. Description of the Property:

(1) Properties under reference are (allotted in lieu of) non-agricultural lands, situate, lying and being at Shela (sim), Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand, bearing (1) Block No. 330/C, admeasuring about 4722 sq.mts., (2) Block No. 362/C, admeasuring about 1720 sq.mts., (3) Block No. 330/B/1, admeasuring about 2361 sq.mts., and (4) Block No. 362/B/1, admeasuring about 860 sq.mts.

(2)(a) Said (i) Block No. 330/C, admeasuring about 4722 sq.mts., and (ii) Block No. 362/C, admeasuring about 1720 sq.mts., are included in Town Planning Scheme No. 1 (Shela) and given original Plot Nos. (i) 62/3, admeasuring about 4721 sq.mts., and (ii) 92/3, admeasuring about 1720 sq.mts., respectively and Final Plot Nos. (i) 62/3, admeasuring about 2833 sq.mts., and (ii) 92/3, admeasuring about 1032 sq.mts., respectively (Final Plot No. 62/3+92/3 admeasuring about 3865 sq.mts.) (Reference: Copy of 'F' Forms).

(b)(i) Lands of old (i) Block No. 330/B, admeasuring about 4721 sq.mts., and (ii) Block No. 362/B, admeasuring about 1720 sq.mts., are included in Town Planning Scheme No. 1 (Shela) and given (i) Original Plot Nos. 62/2, admeasuring about 4721 sq.mts., and (ii) 92/2, admeasuring about 1720 sq.mts., respectively and given Final Plot Nos. (i) 62/2, admeasuring about 2833 sq.mts., and (ii) 92/2, admeasuring about 1032

# H DESAI & CO

ADVOCATES & SOLICITORS  
EST. 1968

sq.mts., respectively (Final Plot No. 62/2+92/2 collectively admeasuring about 3865 sq.mts.). (Reference: Copy of 'F' Forms).

(ii) As informed to us, Said Land of the Final Plot No. 62/2+92/2, admeasuring about 3865 sq.mts., has been bifurcated in two parts namely Final Plot Nos. (i) 62/2/1+92/2/1, admeasuring about 1933 sq.mts., on the Southern Side (part land in question) and (ii) 62/2/2+92/2/2, admeasuring about 1932 sq.mts., on the Northern Side (of the land of the Final Plot No. 62/2+92/2).

(3) Non Agricultural Permissions with respect to the Said Lands are given as per the orders of Collector, Ahmedabad, all dated 23<sup>rd</sup> November, 2021 as per details given hereinbelow:-



| Sr. No. | Block No. (Final Plot No.) | Order No.           |
|---------|----------------------------|---------------------|
| 1.      | 330/C (62/3)               | 3175/07/04/024/2021 |
| 2.      | 330/B/1 (62/2)             | 3177/07/04/024/2021 |
| 3.      | 362/C (92/3)               | 3174/07/04/024/2021 |
| 4.      | 362/B/1 (92/2)             | 3176/07/04/024/2021 |

as per the terms and conditions stipulated therein.

(Reference: Revenue Entry Nos. 6761, 6762, 6763 and 6764, all dated 23<sup>rd</sup> November, 2021).

(4) Development Permission with respect to construction on the Said Land is given by Ahmedabad Urban Development Authority on 18<sup>th</sup> October, 2022, under No. PRM/70/8/2022/172, as per the terms and conditions stipulated therein. (Reference: Copy of the Said Permission).

B. Devolution:

With respect to Block No. 330/C and Block No. 330/B/1

(1) Prior to the year 1980, the land of old Block No. 330, admeasuring about 14164 sq.mts., was registered in the revenue records in the name of –  
Vallabhbhai Ramdas.

DA.

# H DESAI & CO

ADVOCATES & SOLICITORS  
ESTD. 1968

The land of old Block No. 330, admeasuring about 14164 was given in lieu of old Survey No. 260/1, admeasuring about 14164 sq.mts., upon implementation of Revenue Village Shela of the Government. (Reference: Revenue Entry No. 715, dated 11<sup>th</sup> April, 1977).

(2) Said –

Vallabhbhai Ramdas Patel as self and as Karta of his undivided family joined by Ganpatbhai Vallabhbhai Patel, Jayantibhai Vallabhbhai Patel, Kanubhai Vallabhbhai Patel and minor Ashokkumar Vallabhbhai Patel represented through his natural guardian Vallabhbhai Ramdas Patel being family members of Said Vallabhbhai Ramdas Patel

sold and conveyed the Said Land of old Block No. 330 to –  
Hasmukhbhai Govindbhai,

by or under a Sale Deed dated 7<sup>th</sup> July, 1981, registered with the office of the Sub Registrar of Assurances, under Sr. No. 8377, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 953, dated 28<sup>th</sup> July, 1981).

(3)(a) Said –

Hasmukhbhai Govindbhai

sold and conveyed the Said Land of old Block No. 330 to –

(1) Dushyant Manishankar Pandya,

(2) Deepak Parmanandbhai Nimbark and

(3) Hitesh Rasiklal Vyas, by or under a Sale Deed dated 15<sup>th</sup> May, 2009, registered with the office of the Sub Registrar of Assurances, under Sr. No. 1694, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3397, dated 19<sup>th</sup> May, 2009).

(b) Prior to Said Sale Deed dated 15<sup>th</sup> May, 2009, said –

Hasumukhbhai Govindbhai Patel

had executed an Agreement for Sale (with possession) in favour of –

Said Dushyant Manishankar Pandya and two others, dated 14<sup>th</sup> December, 2006, registered with the office of the Sub Registrar of Assurances, under Sr. No. 5139.

DI.



(c) Said Hasmukhbhai Govindbhai Patel as Self and as Managing Director of Nitin Construction Ltd., created a Mortgage on the Said Land of old Block No. 330 in favour of LG Engineering & Construction Corporation, by or under a Mortgage Deed dated 28<sup>th</sup> March, 2002, registered with the office of the Sub Registrar of Assurances, under Sr. No. 252, executed by and between them. However, the Said Mortgage has been released, by or under a Deed of Release dated 15<sup>th</sup> May, 2009, registered with the office of the Sub Registrar of Assurances, under Sr. No. 1693, executed by and between Said L.G. Engineering & Construction Corporation (new name G.S. Engineering & Construction Corporation) and Hasmukhbhai Govindbhai Patel as Self and as Managing Director of Nitin Construction Ltd. (Reference: Copy of the Said Deeds).



(4) Thereafter as per the order of District Inspector Land Records, Ahmedabad, dated 25<sup>th</sup> January, 2011, bearing No. DSO/DRK/D.U Patrak No. 31, the land of old Block No. 330, admeasuring about 14164 sq.mts. has been bifurcated in three parts as per the details given hereinbelow:-

| Sr. No. | Name                         | Area in sq. | New Block No. |
|---------|------------------------------|-------------|---------------|
| 1.      | Dushyant Manishankar Pandya  | 4721        | 330/A         |
| 2.      | Deepak Parmanandbhai Nimbark | 4721        | 330/B         |
| 3.      | Hitesh Rasiklal Vyas         | 4722        | 330/C         |

(Reference: Revenue Entry No. 3763, dated 4<sup>th</sup> April, 2011).

(5) Accordingly, Said Land of Block No. 330/C came in the name of Said Hitesh Rasiklal Vyas and Land of (old) Block No. 330/B came in the name of Said Deepak Parmanandbhai Nimbark .

With respect to Block No. 362/C and Block No. 362/B/1

(6) Prior to the year 1980, the land of old Block No. 362, admeasuring about 5160 sq.mts., belonged to and was registered in the revenue records in the name of –

B1.

Allarakhabhai Sherabhai.

The land of old Block No. 362, admeasuring about 5160 sq.mts., was given in lieu of old Survey No. 289/1, admeasuring about 5160 sq.mts., upon implementation of Revenue Village Shela of the Government. (Reference: Revenue Entry No. 715, dated 11<sup>th</sup> April, 1977).

- (7) On account of oral family partition Said Land of old Block No. 362 came in the names of –  
Ajgarbhai Rustambhai,  
Ayub Rustambhai,  
Bhanuben widow of Rustambhai Allarakha and  
Zulekhaben Rustambhai. (Reference: Revenue Entry Nos. 1449 and 2394, dated 15<sup>th</sup> June, 1988 and 1<sup>st</sup> June, 2001 respectively)



- (8) Said –  
Ajgarbhai Rustambhai,  
Ayub Rustambhai,  
Bhanuben widow of Rustambhai Allarakha and  
Zulekhaben Rustambhai,  
represented through their Power of Attorney Baldevpuri Mohanpuri Goswami sold and conveyed the Said Land of old Block No. 362 to –  
(1) Ramanbhai Narottambhai,  
(2) Naranbhai Narottambhai,  
(3) Rameshbhai Narottambhai and  
(6) Nareshbhai Narottambhai,  
by or under a Sale Deed dated 22<sup>nd</sup> February, 3006, registered with the office of the Sub Registrar of Assurances, under Sr. No. 430, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 2687, dated 24<sup>th</sup> March, 2006). Copy of Said Power of Attorney in favour of Baldevpuri Mohanpuri Goswami is not available for perusal. However, as informed to us, Said Power of Attorney is undisputed and unchallenged till date.

- (9) Said –  
(1) Ramanbhai Narottambhai,  
(2) Naranbhai Narottambhai,  
(3) Rameshbhai Narottambhai and

21.

(6) Nareshbhai Narottambhai,  
all represented through their Power of Attorney Ketan Kalidas  
Patel

sold and conveyed the Said Land of old Block No. 362 to –

(1) Govindbhai Shivrambhai Prajapati,

(2) Kamuben Govindbhai Prajapati,

(3) Ashokbhai Govindbhai Prajapati,

(4) Bharatbhai Govindbhai Prajapati,

[(1) to (4) 35% undivided share]

(5) Amrutben Ranchhodbhai Prajapati,

(6) Bhikhabhai Ranchhodbhai Prajapati,

[(5) and (6) 35% undivided share]

(7) Prabhubhai Harjivandas Prajapati,

(8) Bhikhiben Prabhudas Prajapati,

(9) Vishnubhai Harjivandas Prajapati and

(10) Surekhaben Vishnubhai Prajapati

[(7) to (10) 35% undivided share]

by or under a Sale Deed dated 29<sup>th</sup> June, 2006, registered with  
the office of the Sub Registrar of Assurances, under Sr. No.  
2504, in the manner and for the consideration recorded therein.  
(Reference: Revenue Entry Nos. 2809 and 2754, dated 13<sup>th</sup>  
October, 2006 and 2<sup>nd</sup> August, 2006 respectively).

(10) Said –

(1) Govindbhai Shivrambhai Prajapati,

(2) Kamuben Govindbhai Prajapati,

(3) Ashokbhai Govindbhai Prajapati,

(4) Bharatbhai Govindbhai Prajapati,

(5) Amrutben Ranchhodbhai Prajapati,

(6) Bhikhabhai Ranchhodbhai Prajapati,

(7) Prabhubhai Harjivandas Prajapati,

(8) Bhikhiben Prabhudas Prajapati,

(9) Vishnubhai Harjivandas Prajapati and

(10) Surekhaben Vishnubhai Prajapati

sold and conveyed the Said Land of old Block No. 362 to –

(1) Dushyant Manishankar Pandya,

(2) Deepak Parmanandbhai Nimbark and

(3) Hitesh Rasiklal Vyas, by or under a Sale Deed dated 18<sup>th</sup>  
May, 2007, registered with the office of the Sub Registrar of  
Assurances, under Sr. No. 2677, in the manner and for the



consideration recorded therein. (Reference: Revenue Entry No. 2926, dated 23<sup>rd</sup> May, 2007).

- (11) Thereafter as per order of District Inspector, Land Record, dated 25<sup>th</sup> January, 2011, bearing No. DSO/DRK/D.U Patrak No. 31, the land of old Block No. 362, admeasuring about 5160 sq.mts., has been bifurcated in three parts as per the details given hereinbelow:-

| Sr. No. | Name                         | Area in sq. mts. | New Block No. |
|---------|------------------------------|------------------|---------------|
| 1.      | Dushyant Manishankar Pandya  | 1720             | 362/A         |
| 2.      | Deepak Parmanandbhai Nimbark | 1720             | 362/B         |
| 3.      | Hitesh Rasiklal Vyas         | 1720             | 362/C         |

(Reference: Revenue Entry No. 3768, dated 4<sup>th</sup> March, 2012).

- (12) Accordingly, Said Land of Block No. 362/C, admeasuring about 1720 sq.mts., came in the name of Hitesh Rasiklal Vyas and land of (old) Block No. 362/B came in the name of Deepak Parmanandbhai Nimbark.

**GENERAL:**

For Block No. 330/C and Block No. 362/C (Final Plot No. 62/3+92/3, admeasuring about 3865 sq.mts.)

The Said Lands of (1) Block No. 330/C, admeasuring about 4722 sq.mts., is included in Town Planning Scheme No. 1 (Shela) and given Original Plot No. 62/3, admeasuring about 4721 sq.mts., and Final Plot No. 62/3, admeasuring about 2833 sq.mts., and (2) Block No. 362/C, admeasuring about 1720 sq.mts., is included in Town Planning Scheme No. 1 (Shela) and given Original Plot No. 92/3, admeasuring about 1720 sq.mts., and Final Plot No. 92/3, admeasuring about 1032 sq.mts. Accordingly, Said Hiteshbhai Rasiklal Vyas became entitled to Final Plot No. 62/3+92/3 collectively, admeasuring about 3865 sq.mts.

- (13)(a) Said –

B1.

Hitesh Rasiklal Vyas

sold and conveyed the Said Land of Final Plot No. 62/3+92/3, admeasuring about 3865 sq.mts., to –

(1) Devendrakumar Ramgopal Sharma,

(2) Nareshkumar Ramgopal Sharma,

(3) Akash Devendrakumar Sharma and

(4) Hardik Nareshkumar Sharma, by or under a Sale Deed dated 14<sup>th</sup> August, 2014, registered with the office of the Sub Registrar of Assurances, under Sr. No. 5455, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 4683, dated 30<sup>th</sup> December, 2014). Said sale is confirmed by Dushyant Manishankar Pandya and Deepak Parmanandbhai Nimbark.

(b) Prior to the aforesaid Sale Deed dated 14<sup>th</sup> August, 2014, Said – Hitesh Rasiklal Vyas

executed an Agreement for Sale in favour of –

Said Devendrakumar Ramgopal Sharma and three others, dated 13<sup>th</sup> May, 2013, registered with the office of the Sub Registrar of Assurances, under Sr. No. 3027.



For Block No. 330/B/1 and Block No. 362/B/1 (Final Plot No. 62/2/1+92/2/1, admeasuring about 1933 sq.mts.)

The Said Lands of (1) (old) Block No. 330/B, admeasuring about 4721 sq.mts., is included in Town Planning Scheme No. 1 (Shela) and given Original Plot No. 62/2, admeasuring about 4721 sq.mts., and Final Plot No. 62/2, admeasuring about 4721 sq.mts., and Final Plot No. 62/2, admeasuring about 2833 sq.mts., and (2) (old) Block No. 362/B, admeasuring about 1720 sq.mts., is included in Town Planning Scheme No. 1 (Shela) and given Original Plot No. 92/2, admeasuring about 1720 sq.mts., and Final Plot No. 92/2, admeasuring about 1032 sq.mts. Accordingly, Said Deepak Parmanandbhai Nimbark became entitled to Final Plot No. 62/2+92/2 collectively, admeasuring about 3865 sq.mts.

(14)(a)(i)

Said –

Deepakbhai Parmanandbhai Nimbark

sold and conveyed the land admeasuring about 1922 sq.mts., on the Southern Side of Final Plot No. 62/2+92/2,

DA.

admeasuring about 3865 sq.mts., (allotted in lieu of Block Nos. 330/B/part and 362/B/part) to –

- (1) Devendrakumar Ramgopal Sharma,
- (2) Nareshkumar Ramgopal Sharma,
- (3) Akash Devendrakumar Sharma and
- (4) Hardik Nareshkumar Sharma

by or under a Sale Deed dated 14<sup>th</sup> August, 2014, registered with the office of the Sub Registrar of Assurances, under Sr. No. 5454, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 4685, dated 30<sup>th</sup> December, 2014*). Said sale is confirmed by Dushyant Manishankar Pandya and Hitesh Rasiklal Vyas.

- (ii) Prior to aforesaid Sale Deed dated 14<sup>th</sup> August, 2014 Said Deepak Parmanandbhai Nimbark executed an Agreement for Sale in favour of –

- (1) Devendrakumar Ramgopal Sharma,
- (2) Nareshkumar Ramgopal Sharma,
- (3) Akash Devendrakumar Sharma and
- (4) Hardik Nareshkumar Sharma

dated 13<sup>th</sup> May, 2013, registered with the office of the Sub Registrar of Assurances, under Sr. No. 3025.

- (b) Said –

Deepakbhai Parmanandbhai Nimbark

sold and conveyed the land admeasuring about 1932 sq.mts., on the Northern Side of Final Plot No. 62/2+92/2, admeasuring about 3865 sq.mts., (allotted in lieu of Block Nos. 330/B/part and 362/B/part) to –

- (1) Dineshbhai Babulal Mehta,
- (2) Pritipal Manubhai Shah and
- (3) Mayur Bhanwarlal Jain

by or under a Sale Deed dated 17<sup>th</sup> November, 2014, registered with the office of the Sub Registrar of Assurances, under Sr. No. 7514, in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 4686, dated 30<sup>th</sup> December, 2014*).

DA.



- (15)(a) Thereafter as per the Letter of District Inspector Land Record, Ahmedabad, dated 23<sup>rd</sup> March, 2018, bearing No. K.J.P./S.R. No. 726 in Puravni Patrak No. 79, Said Land of old Block No. 362/B, admeasuring about 1720 sq.mts., has been bifurcated into two parts as per details given hereinbelow:-

| Sr. No. | Name                                                                                                                                          | Area in sq.mts. | New Block No. |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| 1.      | (1) Devendrakumar Ramgopal Sharma,<br>(2) Nareshkumar Ramgopal Sharma,<br>(3) Akash Devendrakumar Sharma and<br>(4) Hardik Nareshkumar Sharma | 860             | 362/B/1       |
| 2.      | (1) Dineshbhai Babulal Mehta,<br>(2) Pritipal Manubhai Shah and<br>(3) Mayur Bhanwarlal Jain                                                  | 860             | 362/B/2       |

(Reference: Revenue Entry No. 5507, dated 3/4/2018).

- (b) Thereafter as per the Letter of District Inspector, Land Record, Ahmedabad, bearing No. KJP/SR No. 727, in Puravni Patram No. 80, dated 23<sup>rd</sup> March, 2018, Said Land of old Block No. 330/B, admeasuring about 4721 sq.mts., has been bifurcated into two parts as per details given hereinbelow:-

| Sr. No. | Name                                                                                              | Area in sq.mts., | New Block No. |
|---------|---------------------------------------------------------------------------------------------------|------------------|---------------|
| 1.      | (1) Devendrakumar Ramgopal Sharma,<br>(2) Nareshkumar Ramgopal Sharma,<br>(3) Akash Devendrakumar | 2360             | 330/B/1       |

B.

|    |                                                                                                 |      |         |
|----|-------------------------------------------------------------------------------------------------|------|---------|
|    | Sharma and<br>(4) Hardik Nareshkumar<br>Sharma                                                  |      |         |
| 2. | (1) Dineshbhai Babulal Mehta,<br>(2) Pritipal Manubhai Shah<br>and<br>(3) Mayur Bhanwarlal Jain | 2361 | 330/B/2 |

(Reference: Revenue Entry No. 5508, dated 3<sup>rd</sup> April, 2018).

- (16) Thereafter, as informed to us, the land admeasuring about 1922 sq.mts., on the Southern Side of Said Final Plot No. 62/2+92/2, admeasuring about 3865 sq.mts., is given Final Plot No. 62/2/1+92/2/1, admeasuring about 1933 sq.mts.
- (17) Accordingly, Said –  
(1) Devendrakumar Ramgopal Sharma,  
(2) Nareshkumar Ramgopal Sharma,  
(3) Akash Devendrakumar Sharma and  
(4) Hardik Nareshkumar Sharma  
became entitled to the lands of (1) Final Plot No. 62/3+92/3, admeasuring about 3865 sq.mts., and (2) Final Plot No. 62/2/1+92/2/1, admeasuring about 1933 sq.mts.
- (18) Said –  
Devendrakumar Ramgopal Sharma,  
Nareshkumar Ramgopal Sharma,  
Akash Devendrakumar Sharma and  
Hardik Nareshkumar Sharma  
sold and conveyed the Said Lands to –  
VR Buildcon, represented through its Partners Vinit Chinubhai Sanghvi and Riteshkumar Kiritkumar Shah, by or under a Sale Deed dated 6<sup>th</sup> October, 2021, registered with the office of the Sub Registrar of Assurances, under Sr. No. 15923, read with a Deed of Rectification dated 29<sup>th</sup> November, 2021, registered with the office of the Sub Registrar of Assurances, under Sr. No. 19408, in the manner and for the consideration recorded therein. To support and supplement the Said Sale, Said Devendrakumar



Ramgopal Sharma and others have executed a Title Declaration, dated 6<sup>th</sup> October, 2021, attested before Notary Public. (Reference: Revenue Entry No. 6734, dated 28<sup>th</sup> October, 2021).

Note:

Said Revenue No. 6374, was challenged by one Mumtajibanu daughter of Rustomkhan and wife of Hasanbhai Belim before Deputy Collector, (Sanand Prant), Sanand in Takrari Case No. 252/2021. However, Said Case was dismissed as per the order of the Deputy Collector, dated 9<sup>th</sup> December, 2021. (Reference: Copy of the Said Order). As informed to us, no appeal/revision has been preferred thereafter.

- (19) Accordingly, Said Land in the revenue records stand in the name of VR Buildcon, a Partnership Firm, represented through its partners Vinit Chinubhai Sanghvi and Riteshkumar Kiritkumar Shah.



C. Litigation:

- (1) As informed to us, One Mumtazbibu daughter of Rustambhai and wife of Hasanmiya Belim and heirs of deceased Hajrabanu daughter of Rustamkhan and wife of Fakirmahammad Imanmiya Malek through their Power of Attorney Aiyubmiya Jafarmiya Malek initiated a Special Civil Suit bearing No. 62/2021, before Hon'ble Civil Court, Sanand interalia praying for (a) declaration that the Plaintiffs have share in the land of Block Nos. 362/B/1, 362/B/2, 362/C, and another, (b) Cancellation of various transactions with respect to aforesaid Lands (transaction referred to hereinabove in Devolution) and (c) permanent injunction. It appears that the present land owners are not party to the Said Suit. Further we have not received any claims or objection against Public Notices published in the names of previous owners as referred to hereinbelow inviting claims (prior to the completion of sale in favour of the present owners). Further the Suit as per the Limitation Act, 1963 appears to be to be barred by the Limitation. However, Said Suit is as on date pending for adjudication.

D. Public Notice:

- (1) As a part of investigation of Title, we gave public notice appeared in the daily newspapers "Gujarat Samachar" and "Sandesh", (in the names of Previous Owners viz. Said

Devendrakumar Ramgopal Sharma and three others), on 13<sup>th</sup> April, 2021, inviting claims, if any, in upon or to the Said Lands from any person whomsoever. We have not received any claim/objection in response thereto.

E. Disclaimer:

- (1) The aforesaid Report is reference of available revenue records and sub registry records, relevant for the purposes to study devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records. We have relied upon the same without going into the details or further legal validation/scrutiny of records and proceedings referred to therein and implication thereof. We have assumed the documents provided to us as genuine.
- (2) As reported by our Search Clerk/ Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged and not available. Search may lack or miss some particulars. Therefore, it is required that Usual Declaration-cum-Indemnity on Title to be made.
- (3) As informed to us, Said Lands have not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Lands except the litigation referred in Clause C(1) hereinabove is/are subject matter of any pending litigations and/or proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the Said Land/s adversely affecting the title thereto. We have relied upon the same and hereby disclaim any liability in respect thereof.
- (4) We have further relied on Declaration-cum-Indemnity made and executed by Said VR Buildcon, a Partnership Firm, represented through its authorized partner Vinit Chinubhai Sanghvi dated 5<sup>th</sup> November, 2022, attested before Notary Public.
- (5) Said Lands are non agricultural lands. Therefore, we have not examined the laws relating to agricultural land and implications thereof.



Dr. .

# H DESAI & CO

ADVOCATES & SOLICITORS  
EST: 1968

- (5) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of from 30 years up to now. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.

IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the Opinion that the Title of VR BULDCON, a Partnership Firm, to the lands above referred to in the manner aforesaid is clear and free from all encumbrances and reasonable doubt, subject to aforesaid Devolution, our note(s) and our observation(s), subject to Town Planning Scheme, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, our observations(s) and our note(s), subject to terms and conditions of Non Agricultural Permission/s and Development Permission, subject to aforesaid pending litigation and subject to and any other laws, acts, rules and regulations as may be applicable to the Said Lands.



DATED THIS 5<sup>TH</sup> DAY OF NOVEMBER, 2022

*H. Desai & Co*  
ADVOCATES & SOLICITORS

75ce1.21 final  
HHD/KHD/I