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Ref. No. 85/2019/HHD/

of 2019

REPORT ON TITLE

Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Land, situate, lying and being at Vadaj (sim), Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj), bearing Survey No. 391/1/2, admeasuring about 2377 sq.mts. (Khata No. 866), included in Draft Town Planning Scheme No. 28 (Nava Vadaj) and given Final Plot No. 838, admeasuring about 1426 sq.mts.



We under the instructions of Dineshbhai alias Dineshkumar Dahyabhai Patel and others have undertaken the work of verification of title with respect to the Land 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 1970, prior to more than thirty years from now up to December, 2019. 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:-

1. The Property under reference is Non Agricultural Land bearing Survey No. 391/1/2, admeasuring about 2377 sq.mts., included in Draft Town Planning Scheme No. 28 (Nava Vadaj) and given Final Plot No. 838, admeasuring about 1426 sq.mts., situate, lying and being at Vadaj

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For, SHYAM BUILDCON
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(sim), Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj). (Hereinafter referred to as the "Said Land").

2. Said Land has been granted permission for Non Agricultural Use, by or under an order of Collector Shri, Ahmedabad, dated 19th December, 2019, bearing No. 2533/07/18/021/2019. (Reference: Revenue Entry No. 25676, dated 19th December, 2019). However Said Entry has been pending for Certification.
3. The Said Land of Survey No. 391/1/2 has been included in Draft Town Planning Scheme No. 28 (Nava Vadaj) and given Final Plot No. 838, admeasuring about 1426 sq.mts.,

B. Devolution:-

1. Originally, the land of Survey No. 391/1, admeasuring about 1 Acre and 7 Gunthas, belonged to and was registered in the revenue records in the name of Atmaram Dalsa.
2. An oral partition has been effected between Said Atmaram Dalsa and his three sons being Bapubhai Atmaramdas, Pitambardas Atmaramdas and Kishorebhai Atmaramdas. Under such partition the Said Land came to the share of Bapubhai Atmaram. (Reference: Revenue Entry No. 2037, dated 18th February, 1945).
3. Thereafter a family partition has been effected between Bapubhai Atmaramdas Patel and his family members, under a Deed of Partition dated 7th August, 1971, registered with the office of the Sub Registrar of Assurances, under Sr. No. 9452. Under such partition all joint properties have been partitioned but no partition of the land of Said Survey No. 391/1 has been effected but the same was agreed to be kept as a joint family property. (Reference: Revenue Entry No. 10569, dated 2nd December, 1974). However, subsequently, upon death of Said Bapubhai Atmaramdas, name of his heirs, who were also parties to such partition were entered in the revenue records in next precedent para No. 4.
4. Thereafter Said Bapubhai Atmaramdas died on 28th September, 1975 and names of his heirs being Puriben widow of Bapubhai



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Atmaramdas, Dahiben widow of Girdharbhai Bapubhai, Rajnikant Girdharbhai, Narmadaben Girdharbhai, Amthiben widow of Dahyabhai Bapubhai, Dinesh Dahyabhai, Mahendra Dahyabhai, Bhanubhai Dahyabhai, Rajendra Dahyabhai, Minors Padmaben Dahyabhai and Ramilaben Dahyabhai through their mother and natural guardian Amthiben Dahyabhai, Popatlal Bapubhai, Kuberbhai Bapubhai and Shakrabhai Bapubhai were entered in the revenue records. (Reference: Revenue Entry No. 11120, dated 4th February, 1976).

5. Thereafter, said Kuberbhai Bapubhai died on 16th March, 1993 and names of his heirs being Shardaben Kuberbhai, Narendrakumar Kuberbhai, Balvantbhai Kuberbhai, Naynaben Kuberbhai and Hansaben Kuberbhai were entered in the revenue records. (Reference: Revenue Entry No. 17241, dated 9th May, 1994).
6. Said Naynaben Kuberbhai and Hansaben Kuberbhai released and renounced their respective share, right, title and interest from the Said Land in favour of other co-owners. (Reference: Revenue Entry No. 17242, dated 9th May, 1994).
7. Said Puriben widow of Bapubhai Atmaramdas died on 31st May, 1987 and Said Dahiben widow of Girdharbhai Bapubhai also died on 8th March, 1991 and their names were deleted from the revenue records. (Reference: Revenue Entry No. 18564, dated 17th February, 2000).
8. Thereafter as per Puravani Patrak No. 43, the Said Land of Survey No. 391/1 has been bifurcated into two parts, being (1) Survey No. 391/1/1, admeasuring about 2378 sq.mts., and (2) Survey No. 391/1/2, admeasuring about 2377 sq.mts., and for which necessary order has been issued by D.I.L.R. Ahmedabad, dated 7th February, 2000, bearing No. DRK/Vashi/Pa.du/1-28/2000, particulars of which is as follows:-

Sr. No.	Survey No.	Area in sq.mts.	Name of Owners
1.	391/1/1	2378	Narendrabhai Kuberbhai,



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			Balvant alias Baldev Kuberbhai, Shardaben wife of Kuberbhai Bapubhai, Puriben widow of Bapubhai Atmaram, Shakarabhai Bapubhai, Yogeshkumar Shakarabhai, Pravinkumar Shakarabhai, Harshadkumar Shakarabhai, Lilaben wife of Shakarabhai Bapubhai
2.	391/1/2	2377	Amthiben widow of Dahyabhai Bapubhai, Mahendrabhai Dahyabhai, Bhanubhai Dahyabhai, Rajendrakumar Dahyabhai, Dineshkumar Dahyabhai, Padmaben Dahyabhai, Ramilaben Dahyabhai, Popatbhai Bapubhai, Dipakbhai Popatbhai, Shantaben wife of Popatbhai Bapubhai



(Reference: Revenue Entry No. 18565, dated 7th February, 2000).

- 9.(a) Thereafter Said Narendrabhai Kuberbhai, Balvantbhai alias Baldevbhai Kuberbhai Patel, Shardaben widow of Kuberbhai Bapubhai Patel, Rajnikant Girdharbhai Patel, Bhagvatiben Rajnikant Patel, Narmadaben Girdharbhai Patel, Popatlal Bapubhai Patel, Shantaben wife of Popatbhai Bapubhai Patel, Shakarabhai Bapubhai Patel, Yogeshkumar Shakarabhai Patel, Pravinkumar Shakarabhai Patel, Harshadkumar Shakarabhai Patel and Lilaben wife of Shakarabhai Bapubhai Patel released and renounced their respective share, right, title and interest from the Said Land of Survey No. 391/1/2, in favour of Amthiben widow of Dahyabhai Bapubhai Patel, Dinesh Dahyabhai Patel, Mahendra Dahyabhai Patel, Padmaben

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Dahyabhai patel and Ramilaben Dahyabhai Patel, by or under a Deed of Release, dated 18th February, 2000, registered with the office of the Sub Registrar of Assurances, under Sr. No. 930. (Reference: Revenue Entry No. 18570, dated 19th February, 2000).

- (b) Said Narmadaben Girdharbhai Patel, Gautambhai Naranbhai Patel, Hitendrabhai Naranbhai Patel, Saroj Naranbhai Patel, Gitaben daughter of Naranbhai Kuberbhai Patel, Sudhaben daughter of Naranbhai Kuberbhai Patel and Mayuriben daughter of Naranbhai Kuberbhai Patel, confirmed the Said Release referred in Clause 8(a), under a Confirmation Deed dated 27th September, 2009, registered with the office of the Sub Registrar of Assurances, under Sr. No. 9989. In the Said Confirmation Deed they also confirmed Confirmation dated 29th April, 2009, registered with the office of the Sub Registrar of Assurances, under Sr. No. 6326 made by Balvantbhai Kuberbhai Patel and others. (Reference: Index-II records of the Sub Registrar).
10. Said Amthiben widow of Dahyabhai Bapubhai Patel died on 25th November, 2006 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 22049, dated 12th October, 2011).
11. Thereafter Said Bhanubhai Dahyabhai Patel died on 27th July, 2017 and the names of Chandrikaben widow of Bhanubhai Dahyabhai, Niketaben Bhanubhai Patel and Ketul Bhanubhai Patel were entered in the revenue records. (Reference: Revenue Entry No. 25064, dated 27th April, 2018).
12. Accordingly, Chandrikaben widow of Bhanubhai Dahyabhai, Niketaben Bhanubhai Patel, Ketul Bhanubhai Patel, Dineshbhai Dahyabhai Patel, Mahendrabhai Dahyabhai Patel, Rajendrabhai Dahyabhai Patel, Padmaben Dahyabhai Patel and Ramilaben Dahyabhai Patel have become entitled to the Non Agricultural Land of Survey No. 391/1/2, admeasuring about 2377 sq.mts.

C. **Public Notice:-**

As a part of investigation of title, public notices was given in the daily newspaper "Gujarat Samachar", on 28th May, 2019, inviting claims, if any, in



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upon or to the Said Land from any person whomsoever. We have not received any claim in response thereto.

D. **Disclaimer:-**

- (1) The aforesaid Report is reference of 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.
- (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 and specific Declaration-cum-Indemnity on Title to be made.
- (3) We have neither undertaken any on-site verification of the Said Land, nor carried out verification of any negative court proceedings before any court/forum/authority nor verified any acquisition by any Government/ Semi-Government Authorities other than that mentioned in the Revenue Records. Further as informed to us, the Said Land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Land is 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 adversely affecting the title thereto. We have relied upon the same and hereby disclaim any liability in respect thereof.
- (4) This Certificate and Report on Title is based on the searches available taken with the available Revenue Records and Records of the Sub Registrar (Index II) up to November 2019. 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 (1) CHANDRIKABEN WIDOW OF BHANUBHAI DAHYABHAI, (2) NIKETABEN BHANUBHAI PATEL, (3) KETUL BHANUBHAI PATEL, (4) DINESHBHAI DAHYABHAI



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PATEL, (5) MAHENDRABHAI DAHYABHAI PATEL, (6) RAJENDRABHAI DAHYABHAI PATEL, (7) PADMABEN DAHYABHAI PATEL AND (8) RAMILABEN DAHYABHAI PATEL (male members as Self and Karta and Manager of their respective HUFs), to the land admeasuring about 2377 sq.mts., of Survey No. 391/1/2 is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual Declaration-cum-Indemnity on Title being made, subject to above devolution on title, subject to Town Planning Scheme being finalized, subject to Confirmations of all major family members of HUFs being obtained at the time of sale of the Said Land and subject to any laws, acts, rules and regulations for the time being in force as may be applicable.

DATED 31ST DAY OF DECEMBER, 2019

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For, SHYAM BULDON
PARTNER



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