

Rajesh K. Shah

ADVOCATE

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Ahmedabad - 380015. (M) 9925066228

DATE : 01/12/2021

TITLE REPORT

To,
M/s. Dhramadeep Infrastructure,
Ahmedabad.



Re: Investigation of the titles in respect of all that property being land admeasuring 1500 Sq.Mtrs. bearing consolidated City Survey No.848 (earlier City Survey Nos.848 to 857) (1499 Sq.Mtrs. as per town planning records), Final Plot No.55/1 & Final Plot No.55/2 of T.P. Scheme No.3, situated, lying and being at mouje Usmanpura, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) & District Ahmedabad belonging to Dhramadeep Infrastructure.

We have to refer instructions of Dhramadeep Infrastructure, a partnership firm to investigate the titles of the aforesaid Property, we have carefully gone through the documents provided to us in respect of the Said Properties and upon perusal of the same it appears that;



1. Raja Park Co.Op. Housing Society Limited a society registered under the provisions of the Gujarat Co.Op. Societies Act under Sr.No.GH-3875 dated 30/6/1970 (hereinafter referred to as the 'Said Society') had purchased land admeasuring 1793 Sq.Yds. i.e. 1499 Sq.Mtrs. bearing final Plot No.55/1 and 55/2 of village Usmanpura (hereinafter referred to as the 'Said Land') by five various sale deeds in the year 1970 from one Budhalal Chhotalal and in pursuance to the same name of the said Society was recorded in the revenue records in respect of the Said Land vide mutation entry Nos.1438, 1440, 1441, 1442 and 1443 dated 14/12/1970 and the same were certified by the competent authority on 6/5/1971.

2. The Said Land was converted into non-agricultural use for residential purpose in the year 1971 by the competent authority.

3. Thereafter the said Society had prepared building plans for construction of 18 residential flats on the Said Land and the same was approved by the Ahmedabad Municipal Corporation vide Order No.BNB/2542/11 No.1450 dated 4/2/1971 and subsequently residential building comprising of 18 flats were constructed on the said Land and building use (BU) permission was issued by the Ahmedabad Municipal Corporation vide reference No.BU 462 on 28/6/1972.

4. It appears that various land parcels of mouje Usmanpura were covered under city survey limited and in pursuance to the same the said Land and the flats constructed thereon were allotted city survey numbers as under:-

City Survey No.	Particulars
848	Flat No.A/1 + undivided land area of 78.53 Sq.Mts. on



	ground level
848/1	Flat No.A/3
848/2	Flat No.A/6
849	9.2 Sq.Mts. of land area
850	Flat No.A/2 + undivided land area of 78.53 Sq.Mts. on ground level
850/1	Flat No.A/4
850/2	Flat No.A/5
851	Flat No.B/1 + undivided land area of 78.53 Sq.Mts. on ground level
851/1	Flat No.B/3
851/2	Flat No.B/5
852	9.2 Sq.Mts. of land area
853	Flat No.B/2 + undivided land area of 78.53 Sq.Mts. on ground level
853/1	Flat No.B/4
853/2	Flat No.B/6
854	Flat No.C/2 + undivided land area of 78.53 Sq.Mts. on ground level
854/1	Flat No.C/4
854/2	Flat No.C/5
855	9.2 Sq.Mts. of land area
856	Flat No.C/1 + undivided land area of 78.53 Sq.Mts. on ground level
856/1	Flat No.C/3
856/2	Flat No.C/6
857	1001.22 Sq.Mts. of land area
Total	18 Flats and 1500.00 Sq.Mts. of land area

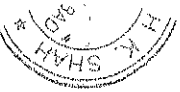
5. It appears that the said Society had availed financial assistance on behalf of its members from the Gujarat State Co.Op. Housing Finance Society Limited (**Gujarat State Society**) by virtue of deed of mortgage dated 9/12/1971, which was lodged in the office of the Sub-Registrar, Ahmedabad vide Sr.No.14699 and subsequently was registered vide Sr.No.4937/1972; and in pursuance to the same charge of said Gujarat State Society was recorded in the city survey records. However upon repayment of the dues of the Gujarat State Society by the said Society and its members, the said Gujarat State Society had executed a re-conveyance deed in respect of the said Land, which was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.9906 on 27/9/2012 and the same was recorded in the city

survey records vide various mutation entries on 29/6/2017, which was certified by the competent authority on 9/9/2017.

6. In pursuance to the above the said Society became owner of the Said Land and the said Society had allotted various flats to its various members. The devolutions in relation to members' entitlement are as under:-

Flat No.A/1.

- (i) The said Society had allotted Flat No.A/1 bearing city survey No.848 to Kanchanben Kantilal Patel and being member of the said Society said Kanchanben Kantilal Patel was allotted five shares each of Rs.50 bearing share Nos.6 to 10 and issued share certificate No.2. (hereinafter referred to as the Property-1)



- (ii) However in pursuance to the family understanding made between said Kanchanben Kantilal Patel and her daughter Bhavnaben Kantilal Patel dated 27/3/1977 the said Property-1 was devolved on Bhavnaben Kantilal Patel and accordingly name of said Bhavnaben Kantilal Patel was admitted in the records of the said Society on 25/12/1988 and was recorded in the city survey records vide mutation entry No.8 on 28/11/2003, however the same was rejected by the competent authority on 16/1/2004. Subsequently the same was again recorded in the city survey records vide mutation entry No.1 on 29/3/2005, which was certified by the competent authority on 30/4/2005.

- (iii) By virtue of sale deed dated 23/8/2002 said Bhavnaben Kantilal Patel had sold and conveyed the said Property-1 to Rajubhai Chhaganlal and Kokilaben Rajubhai. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.2831 on 23/8/2002 and in pursuance to the same names of said Rajubhai

Chhaganlal and Kokilaben Rajubhai were admitted in the records of the said Society on 1/10/2002 and the same was also recorded in the city survey records vide mutation entry No.9 on 28/11/2003, however the same was rejected by the competent authority on 16/1/2004. Subsequently the same was again recorded in the city survey records vide mutation entry No.2 on 29/3/2005, which was certified by the competent authority on 30/4/2005.



- (iv) Pursuant to the execution of the aforesaid sale deed dated 23/8/2002 said Kanchanben Kantilal Patel had executed a deed of confirmation in favour of said Rajubhai Chhaganlal and Kokilaben Rajubhai in respect of the said Property-1. The said deed of confirmation was registered in the office of the Sub-Registrar, Ahmedabad-2(Vadaj) vide Sr.No.1794 on 14/2/2013.

- (v) It appears that original share certificate No.2 in respect of the said Property-1 was lost and therefore the said Society had issued a duplicate share certificate in respect of the said Property-1 vide its resolution.

- (vi) Thereafter said Rajubhai Chhaganlal and Kokilaben Rajubhai had taken financial assistance from HDB Financial Services Limited and had mortgaged the said Property-1 with said HDB Financial Services Limited under deed of mortgage, which was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.3801 on 25/3/2016. However upon repayment of the financial assistance to HDB Financial Services Limited by Rajubhai Chhaganlal and Kokilaben Rajubhai, the said HDB Financial Services Limited had released its charge from the said Property-1 and executed a deed of release of mortgage, which was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.10939 on 16/8/2016.

- (vii) In pursuance to the above said Rajubhai Chhaganlal and Kokilaben Rajubhai became owner and occupiers of the said Property-1 as members of the said Society.

Flat No.A/2.

- (i) The said Society had allotted Flat No.A/2 bearing city survey No.850 to Kantaben Rasiklal Patel and being member of the said Society said Kantaben Rasiklal Patel was allotted five shares each of Rs.50 bearing share Nos.1 to 5 and issued share certificate No.1. (hereinafter referred to as the Property-2)

- (ii) By virtue of sale deed dated 27/5/1982 said Kantaben Rasiklal Patel had sold and conveyed the said Property-2 to Ilaben Chandrakantbhai Patel. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad vide Sr.No.10841 on 27/5/1982 and in pursuance to the same name of said Ilaben Chandrakantbhai Patel was admitted in the records of the said Society and the same was also recorded in the city survey records vide mutation entry No.1026 on 28/7/2014, which was certified by the competent authority on 5/10/2014.



- (iii) By virtue of sale deed dated 26/7/1990 said Ilaben Chandrakantbhai Patel had sold and conveyed the said Property-2 to Premilaben Surendrakumar Shah. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad vide Sr.No.17593 on 26/7/1990 and in pursuance to the same name of said Premilaben Surendrakumar Shah was admitted in the records of the said Society and the same was also recorded in the city survey records vide mutation entry No.1118 on 7/11/2014, however the said mutation entry was rejected by the competent authority on 20/6/2015.

(iv) Being aggrieved by the decision of the competent authority for rejection of mutation entry No.1118 said Premilaben Surendrakumar Shah had filed CTS/Appeal Case No.48/2016 before the City Deputy Collector (West), Ahmedabad and in pursuance to the order of the City Deputy Collector dated 14/7/2017 the decision of the competent authority on 20/6/2015 was set aside and the matter was remanded to the City Survey of Superintendent for review.

(v) Subsequently in pursuance to the order dated 9/10/2017 of the City Survey of Superintendent, name of said Premilaben Surendrakumar Shah was admitted as owner of the said Property-2 in the city survey records vide mutation entry No.1436 on 21/12/2017, which was certified by the competent authority on 23/2/2018.



(vi) It appears that original share certificate No.1 in respect of the said Property-2 was lost and therefore the said Society had issued a duplicate share certificate in respect of the said Property-2 vide its resolution.

(vii) In pursuance to the above said Premilaben Surendrakumar Shah became owner and occupier of the said Property-2 as member of the said Society.

Flat No.A/3.

(i) The said Society had allotted Flat No.A/3 bearing city survey No.848/1 to Kantaben Ramanlal Shah and being member of the said Society said Kantaben Ramanlal Shah was allotted five shares each of Rs.50 bearing share Nos.11 to 15 and issued share certificate No.3. (hereinafter referred to as the Property-3)

(ii) Thereafter said Kantaben Ramanlal Shah had expired on 31/1/1998 and her husband Ramanlal Jesingbhai Shah had also expired on 19/9/1998 and consequent to their demise the said Property-3 was devolved on their legal heirs namely (i) Kokilaben Ramanlal Shah, (ii) Prafulbhai Ramanlal Shah & (iii) Piyushbhai Ramanlal Shah and the same was recorded in the city survey records vide mutation entry No.32 on 27/12/2006, which was certified by the competent authority on 31/1/2007. However as per records of the said Society the said Property-3 was transferred in the name of said Prafulbhai Ramanlal Shah on 14/5/1991.



(iii) It appears that in pursuance to the consent made by Kokilaben Ramanlal Shah and Piyushbhai Ramanlal Shah for deletion of their names and retention of name of their brother Prafulbhai Ramanlal Shah in the city survey records names of said Kokilaben Ramanlal Shah and Piyushbhai Ramanlal Shah were deleted from the city survey records vide mutation entry No.33 dated 27/12/2006 and 34 dated 9/1/2007, which were certified by the competent authority respectively on 31/1/2007 and 12/2/2007.

(iv) It appears that by virtue of sale deed said Prafulbhai Ramanlal Shah had sold and conveyed the said Property-3 to Madanmohan Jekishandas Mehta and Kokila Madanmohan Mehta. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad vide Sr.No.26099 on 19/10/1991 and in pursuance to the same names of said Madanmohan Jekishandas Mehta and Kokila Madanmohan Mehta were admitted in the records of the said Society on 18/10/1991 and the same was also recorded in the city survey records vide mutation entry No.1515 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

(v) Thereafter said Madannmohan Jekishandas Mehta had expired on 18/12/2005 and Kokila Madannmohan Mehta had expired on 23/1/2009 and consequent to their demise the said Property-3 was devolved on their legal heirs namely (i) Anal Nehal Parikh daughter of Madannmohan Mehta, (ii) Pratik Madannmohan Sheth & (iii) Manish Madannmohan Mehta and the same was recorded in the city survey records vide mutation entry No.1532 on 3/5/2018, which was certified by the competent authority on 18/6/2018. However as per records of the said Society the said Property-3 was transferred in the name of said Pratik Madannmohan Sheth on 28/10/2010.



(vi) Thereafter by virtue of release deed without consideration said (i) Anal Nehal Parikh daughter of Madannmohan Mehta & (ii) Manish Madannmohan Mehta had relinquished their rights in the said Property-3 in favor of their brother Pratik Madannmohan Sheth (Mehta). The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.11213 on 6/7/2017 and the same was recorded in the city survey records vide mutation entry No.1533 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

(vii) In pursuance to the above said Pratik Madannmohan Sheth (Mehta) became owner and occupier of the said Property-3 as member of the said Society.

Flat No.A/4

(i) The said Society had allotted Flat No.A/4 bearing city survey No.850/1 to Dhansukhlal Mannaji Chhajer and being member of the said Society said Dhansukhlal Mannaji Chhajer was allotted five shares each of Rs.50 bearing share Nos.16 to 20 and issued share certificate No.4. (hereinafter referred to as the Property-4)

(ii) Thereafter said Dhansukhlal Mannalji Chhajed had expired on 3/8/2005 and consequent to his demise the said Property-4 was devolved on his legal heirs namely (i) Sunita Ajay Mehta daughter of Dhansukhlal Chhajed, (ii) Mansukhbhai Dhansukhlal Chhajed and (iii) Pushpaben Dhandukhlal Chhajed and the same was recorded in the city survey records vide mutation entry No.1516 dated 3/5/2018, which was certified by the competent authority on 18/6/2018.

(iii) By virtue of release deed without consideration said (i) Mansukhbhai Dhansukhlal Chhajed and Sunita Dhansukhlal Chhajed had relinquished their rights in the said Property-4 in favor of their mother Pushpaben Dhansukhlal Chhajed. The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.14326 on 26/10/2016 and the same was recorded in the city survey records vide mutation entry No.1517 on 3/5/2018, which was certified by the competent authority on 18/6/2018. However registration date was inadvertently written as 18/7/2006 in the said mutation entry.

(iv) In pursuance to the above said Pushpaben Dhansukhlal Chhajed became owner and occupier of the said Property-4 as member of the said Society.

Flat No.A/5

(i) The said Society had allotted Flat No.A/5 bearing city survey No.850/2 to Shantilal Dhanraj Gandhi and being member of the said Society said Shantilal Dhanraj Gandhi was allotted five shares each of Rs.50 bearing share Nos.21 to 25 and issued share certificate No.5. (hereinafter referred to as the Property-5)

- (ii) In pursuance to the above said Shantilal Dhanraj Gandhi became owner and occupier of the said Property-5 as member of the said Society.

Flat No.A/6

- (i) The said Society had allotted Flat No.A/6 bearing city survey No.848/2 to Gyanchand Kedarnath Jain and being member of the said Society said Gyanchand Kedarnath Jain was allotted five shares each of Rs.50 bearing share Nos.26 to 30 and issued share certificate No.6. (hereinafter referred to as the Property-6)

- (ii) Thereafter by virtue of sale deed dated 29/1/2007 said Gyanchand Kedarnath Jain had sold and conveyed the said Property-6 to Bhagvandas Tarachand Avtani HUF. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.1197 on 29/1/2007 and accordingly name of said Bhagvandas Tarachand Avtani HUF was admitted in the records of the said Society on 29/1/2007 and also recorded in the city survey records vide mutation entry No.1520 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

- (iii) In pursuance to the above said Bhagvandas Tarachand Avtani HUF became owner and occupier of the said Property-6 as member of the said Society.

Flat No.B/1

- (i) The said Society had allotted Flat No.B/1 bearing city survey No.851 to Kantaben Shaymsundar Mundra and being member of the said Society said Kantaben Shaymsundar Mundra was allotted five shares each of Rs.50 bearing share Nos.31 to 35 and issued share certificate No.7. (hereinafter referred to as the Property-7)

(ii) Thereafter by virtue of sale deed dated 14/2/2001 said Kantaben Shaysundar Mundra had sold and conveyed the said Property-7 to Gauriben Gudasbhai Kaikini. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.608 on 16/2/2001 and accordingly name of said Gauriben Gudasbhai Kaikini was admitted in the records of the said Society and also recorded in the city survey records vide mutation entry No.1522 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

(iii) Thereafter said Gauriben Gudasbhai Kaikini had expired on 1/6/2015 and consequent to her demise the said Property-7 was devolved on her legal heirs namely (i) Gurudas Shripadrao Kaikini, (ii) Gautam Gurudas Kaikini and (iii) Gaurang Gurudas Kaikini and the same was recorded in the city survey records vide mutation entry No.1524 dated 3/5/2018, which was certified by the competent authority on 18/6/2018.



(iv) By virtue of release deed without consideration said (i) Gautam Gurudas Kaikini and (ii) Gaurang Gurudas Kaikini had relinquished their rights in the said Property-7 in favor of their father Gurudas Shripadrao Kaikini. The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.12146 on 16/9/2016 and the same was recorded in the city survey records vide mutation entry No.1526 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

(v) In pursuance to the above said Gurudas Shripadrao Kaikini became owner and occupier of the said Property-7 as member of the said Society.

Flat No.B/2

- (i) The said Society had allotted Flat No.B/2 bearing city survey No.853 to Pravinchandra Chimanlal Shah and being member of the said Society said Pravinchandra Chimanlal Shah was allotted five shares each of Rs.50 bearing share Nos.36 to 40 and issued share certificate No.8. (hereinafter referred to as the Property-8)

- (ii) Thereafter by virtue of sale deed dated 22/10/1984 said Pravinchandra Chimanlal Shah had sold and conveyed the said Property-8 to Babubhai Shivrambhai Patel. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad vide Sr.No.15305 on 22/10/1984 and accordingly name of said Babubhai Shivrambhai Patel was admitted in the records of the said Society on 3/2/1985 and also recorded in the city survey records vide mutation entry No.1528 on 3/5/2018, which was certified by the competent authority on 18/6/2018.



- (iii) Thereafter by virtue of sale deed dated 10/12/1990 said Babubhai Shivrambhai Patel had sold and conveyed the said Property-8 to Dinesh Ramchandra Panje. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad vide Sr.No.27021 on 10/12/1990 and accordingly name of said Dinesh Ramchandra Panje was admitted in the records of the said Society on 13/12/1990 and also recorded in the city survey records vide mutation entry No.1530 on 3/5/2018, which was certified by the competent authority on 18/6/2018.

- (iv) In pursuance to the above said Dinesh Ramchandra Panje became owner and occupier of the said Property-8 as member of the said Society.

Flat No.B/3

(i) The said Society had allotted Flat No.B/3 bearing city survey No.851/1 to Vimalben alias Vimalavati Uttamchand Gulati and being member of the said Society said Vimalavati Uttamchand Gulati was allotted five shares each of Rs.50 bearing share Nos.41 to 45 and issued share certificate No.9. (hereinafter referred to as the Property-9)



(ii) Thereafter said Vimalavati Uttamchand Gulati had expired on 16/10/1996 and consequent to her demise the said Property-9 was devolved on her legal heirs namely (i) Rameshbhai Uttamchand Gulati (Arora), (ii) Kusum Lamba daughter of Uttamchand Gulati, (iii) Ashaben Satpal daughter of Uttamchand Gulati & (iv) Omprakash Uttamchand Arora. However in pursuance to the declaration made by said Vimalavati Uttamchand Gulati on 11/12/1974 and in pursuance to affidavit/consent made by said (i) Kusum Lamba daughter of Uttamchand Gulati on 3/5/2007, (ii) Ashaben Satpal daughter of Uttamchand Gulati on 4/5/2007 & (iii) Omprakash Uttamchand Arora on 5/5/2007 the said Property-9 was transferred in the name of Rameshbhai Uttamchand Gulati (Arora). The same was also recorded in the city survey records vide mutation entry No.1090 dated 26/8/2014, which was certified by the competent authority on 18/11/2014.

(iii) By virtue of sale deed dated 15/10/2007 said Rameshbhai Uttamchand Arora had sold and conveyed the said Property-9 to Sanjay Sevantilal Shah and Jigisha Sanjay Shah. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.11751 on 15/10/2007 and accordingly names of said Sanjay Sevantilal Shah and Jigisha Sanjay Shah were admitted in the records of the said Society and also recorded in the city survey records vide mutation entry No.1092 on 26/8/2014, which was certified by the competent authority on 18/9/2014.



- (iv) Thereafter said Sanjay Sevantilal Shah and Jigisha Sanjay Shah had taken financial assistance from Kotak Mahindra Bank Ltd. and had mortgaged the said Property-9 with said Kotak Mahindra Bank Ltd. under deed of mortgage, which was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.11754 on 15/10/2007. However upon repayment of the financial assistance to Kotak Mahindra Bank Ltd. by Sanjay Sevantilal Shah and Jigisha Sanjay Shah, the said Kotak Mahindra Bank Ltd. had released its charge from the said Property-9 and executed a deed of release of mortgage, which was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.7106 on 4/4/2011.

- (v) In pursuance to the above said Sanjay Sevantilal Shah and Jigisha Sanjay Shah became owner and occupiers of the said Property-9 as members of the said Society.

Flat No.B/4

- (i) The said Society had allotted Flat No.B/4 bearing city survey No.853/1 to Chandrikaben Rasiklal Shukla and being member of the said Society said Chandrikaben Rasiklal Shukla was allotted five shares each of Rs.50 bearing share Nos.46 to 50 and issued share certificate No.10. (hereinafter referred to as the Property-10)

- (ii) Thereafter said Chandrikaben Rasiklal Shukla had expired on 28/10/2003 and consequent to her demise the said Property-10 was devolved on her daughters (i) Devyani Rasiklal Shukla, (ii) Darshna Manojbhai Vyas daughter of Rasiklal Shukla & (iii) Sushma Pradeepbhai Dave daughter of Rasiklal Shukla and the same was recorded in the city survey records vide mutation entry No.1323 on 19/8/2016, which was certified by the competent authority on 16/11/2016. However name of Devyani Rasiklal Shukla was recorded

in the records of the Society on 11/1/2004 as per nomination of the Society.

- (iii) In pursuance to the above said (i) Deyani Rasiklal Shukla, (ii) Darshna Rasiklal Shukla wife of Manojbhai Vyas, (iii) Sushma Rasiklal Shukla wife of Pradeepbhai Dave became owners and occupiers of the said Property-10 as members of the said Society.



Flat No.B/5

- (i) The said Society had allotted Flat No.B/5 bearing city survey No.851/2 to Savitaben Yashvantrai Dave and being member of the said Society said Savitaben Yashvantrai Dave was allotted five shares each of Rs.50 bearing share Nos.51 to 55 and issued share certificate No.11. (hereinafter referred to as the Property-11)

- (ii) Thereafter said Savitaben Yashvantrai Dave had expired on 14/4/1998 and consequent to her demise the said Property-11 was devolved on her daughters (i) Ushaben Virat Mehta daughter of Yashvantrai Dave, (ii) Vinaben Dilipbhai Jani daughter of Yashvantrai Dave, (iii) Ilaben Anilbhai Vyas daughter of Yashvantrai Dave, (iv) Rekhaben Sureshbhai Doshi daughter of Yashvantrai Dave and (v) Harshaben Sureshbhai Patel daughter of Yashvantrai Dave and the same was recorded in the city survey records vide mutation entry No.47 dated 25/7/2003, which was certified by the competent authority on 2/9/2003.

- (iii) Thereafter by virtue of release deed without consideration dated 27/4/2017 said (i) Ushaben Virat Mehta daughter of Yashvantrai Dave, (ii) Rekhaben Sureshbhai Doshi daughter of Yashvantrai Dave and (iii) Harshaben Sureshbhai Patel daughter of Yashvantrai Dave had relinquished their rights in the said Property-11 in favour of (i)

Vinaben Dilipbhai Jani daughter of Yashvantrai Dave and (ii) Ilaben Anilbhai Vyas daughter of Yashvantrai Dave. The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.2794 on 27/4/2017. The same was recorded in the city survey records vide mutation entry No.1534 on 8/5/2018, which was certified by the competent authority on 9/7/2018.

- (iv) In pursuance to the above said (i) Vinaben Dilipbhai Jani daughter of Yashvantrai Dave and (ii) Ilaben Anilbhai Vyas daughter of Yashvantrai Dave became owners and occupiers of the said Property-11 as members of the said Society.

Flat No.B/6

- (i) The said Society had allotted Flat No.B/6 bearing city survey No.853/2 to Priyabala Ajit Shah and being member of the said Society said Priyabalaben Ajitkumar Shah was allotted five shares each of Rs.50 bearing share Nos.56 to 60 and issued share certificate No.12. (hereinafter referred to as the Property-12)

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- (ii) In pursuance to the above said Priyabalaben Ajitkumar Shah became owner and occupier of the said Property-12 as member of the said Society.

Flat No.C/1

- (i) The said Society had allotted Flat No.C/1 bearing city survey No.856 to Natvarlal Harishankar Vyas and being member of the said Society said Natvarlal Harishankar Vyas was allotted five shares each of Rs.50 bearing share Nos.61 to 65 and issued share certificate No.19. (hereinafter referred to as the Property-13)

(ii) Thereafter by virtue of sale deed dated 05/05/2000 said Natvarlal Harishankar Vyas represented through his power of attorney holder Girishbhai Manubhai Nayak had sold and conveyed the said Property-13 to Narendrakumar Natvarlal Sanghadia and Ramanlal Natvarlal Sanghadia. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.2272 on 12/6/2000 and accordingly name of said Narendrakumar Natvarlal Sanghadia and Ramanlal Natvarlal Sanghadia were admitted in the records of the said Society and also recorded in the city survey records vide mutation entry No.17 on 18/12/2003, which was certified by the competent authority on 30/1/2004. However registration date was inadvertently written as 7/5/2002 in the said mutation entry.



(iii) Thereafter said Narendrabhai Natubhai had expired on 11/10/2017 and consequent to his demise his share in the said Property-13 was devolved on his legal heirs namely (i) Nayanaben Narendrabhai widow of Narendrabhai Natubhai, (ii) Alay Narendrabhai, (iii) Neha Rajeshkumar Panchal daughter of Narendrabhai Natubhai and (iv) Khushbu Vipulkumar Pithava daughter of Narendrabhai Natubhai and the same was recorded in the city survey records vide mutation entry No.1569 dated 14/6/2018, which was certified by the competent authority on 31/4/8/2018.

(iv) By virtue of release deed without consideration said (i) Neha Rajeshkumar Panchal daughter of Narendrabhai Natubhai and (ii) Khushbu Vipulkumar Pithava daughter of Narendrabhai Natubhai had relinquished their rights in the said Property-13 in favor of their mother Nayanaben Narendrabhai and brother Alay Narendrabhai. The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.8822 on 17/5/2018 and the same was recorded in the city survey records vide mutation entry No.1570

on 14/6/2018, which was certified by the competent authority on 14/8/2018.

- (v) In pursuance to the above said Nayanaben Narendrabhai and Alay Narendrabhai became owner and occupiers of the said Property-13 as member of the said Society.

Flat No.C/2

- (i) The said Society had allotted Flat No.C/2 bearing city survey No.854 to Pravinbhai Jamnadas Sarda and being member of the said Society said Pravinbhai Jamnadas Sarda was allotted five shares each of Rs.50 bearing share Nos.66 to 70 and issued share certificate No.14. (hereinafter referred to as the Property-14)



- (ii) In pursuance to the above said Pravinbhai Jamnadas Sarda became owner and occupier of the said Property-14 as member of the said Society.

Flat No.C/3

- (i) The said Society had allotted Flat No.C/3 bearing city survey No.856/1 to Chandansinh alias Chandrasinhji alias Chandrasingh Balvantsingh Bhansali and being member of the said Society said Chandansinh alias Chandrasinhji alias Chandrasingh Balvantsingh Bhansali was allotted five shares each of Rs.50 bearing share Nos.71 to 75 and issued share certificate No.15. (hereinafter referred to as the Property-15)

- (ii) Thereafter said Chandansinh alias Chandrasinhji alias Chandrasingh Balvantsingh Bhansali had expired on 12/10/2013 and consequent to his demise the said Property-15 was devolved on his legal heirs namely (i) Sunil Chandrasinh Bhansali, (ii) Sunita Suresh Mehta daughter of Chandrasinh Bhansali, (iii) Sandip Chandrasinh Bhansali

and (iv) Manorama Chandansinh widow of Chandansinh Bhansali and the same was recorded in the city survey records vide mutation entry No.1538 dated 9/5/2018, which was certified by the competent authority on 9/7/2018.

- (iii) Thereafter by virtue of release deed without consideration dated 6/7/2017 said (i) Sunil Chandrasinh Bhansali, (ii) Sunita Suresh Mehta daughter of Chandrasinh Bhansali, (iii) Sandip Chandrasinh Bhansali had relinquished their rights in the said Property-15 in favour of their mother Manorama Chandansinh widow of Chandansinh Bhansali. The said release deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.11210 on 6/7/2017. The same was recorded in the city survey records vide mutation entry No.1539 on 9/5/2018, which was certified by the competent authority on 9/7/2018.



- (iv) In pursuance to the above said Manorama Chandansinh widow of Chandansinh Bhansali became owner and occupier of the said Property-15 as members of the said Society.

Flat No.C/4

- (i) The said Society had allotted Flat No.C/4 bearing city survey No.854/1 to Chhotalal Chunilal Patel and being member of the said Society said Chhotalal Chunilal Patel was allotted five shares each of Rs.50 bearing share Nos.76 to 80 and issued share certificate No.16. (hereinafter referred to as the Property-16)

- (ii) Thereafter said Chhotalal Chunilal Patel had expired on 27/3/2003 and consequent to his demise the said Property-16 was devolved on his legal heirs namely (i) Manekben Chhotalal widow of Chhotalal Patel, (ii) Jayprakash Chhotalal Patel, (iii) Madhusudan Chhotalal

Patel, (iv) Anurupa Chhotalal Patel & (v) Bharati Chhotalal Patel and the same was recorded in the city survey records vide mutation entry No.1563 dated 6/6/2018, which was certified by the competent authority on 9/8/2018.

- (iii) However said Chhotalal Chunilal Patel had executed a WILL dated 4/4/1994 during his lifetime and bequeathed the said Property-16 to his wife Manekben Chhotalal Patel and in pursuance to the same the said Property-16 was transferred in the name of Manekben Chhotalal Patel by the said Society on 11/1/2004 and the same was also recorded in the city survey records vide mutation entry No.1565 on 6/6/2018, which was certified by the competent authority on 14/8/2018.



- (iv) By virtue of sale deed dated 27/1/2005 said Manekben Chhotalal Patel had sold and conveyed the said Property-16 to Vasantiben Pravinchandra Sarda. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.626 on 27/1/2005 and in pursuance to the same the said Property-16 was transferred in the name of said Vasantiben Pravinchandra Sarda by the said Society on 2/2/2005. The same was also recorded in the city survey records vide mutation entry No.1567 on 6/6/2018, which was certified by the competent authority on 14/8/2018.

- (v) In pursuance to the above said Vasantiben Pravinchandra Sarda became owner and occupier of the said Property-16 as members of the said Society.

Flat No.C/5

- (i) The said Society had allotted Flat No.C/5 bearing city survey No.854/2 to Damodardas Vitthaladas Thakkar and being member of

the said Society said Damodardas Vitthaldas Thakkar was allotted five shares each of Rs.50 bearing share Nos.86 to 90 and issued share certificate No.18. (hereinafter referred to as the Property-17)

- (ii) Thereafter said Damodardas Vitthaldas Thakkar had expired on 2/11/1999 and consequent to his demise the said Property-17 was devolved on his legal heirs namely (i) Premilaben Damodardas, (ii) Ranjanben Damodardas and (iii) Indiraben Damodardas and the same was recorded in the city survey records vide mutation entry No.1541 dated 9/5/2018, which was certified by the competent authority on 9/7/2018.

- (iii) However said Damodardas Vitthaldas Thakkar had executed a WILL dated 20/5/1996 during his lifetime and bequeathed the said Property-17 to his daughter Indiraben Damodardas wife of Amrutlal Savani and in pursuance to the same the said Property-17 was transferred in the name of Indiraben Amrutlal Savani by the said Society and the same was also recorded in the city survey records vide mutation entry No.1543 on 9/5/2018, which was certified by the competent authority on 9/7/2018.



- (iv) By virtue of sale deed dated 14/12/2006 said Indiraben Amrutlal Savani had sold and conveyed the said Property-17 to Nita Sandip Bhansali. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.14202 on 14/12/2006 and in pursuance to the same the said Property-17 was transferred in the name of said Nita Sandip Bhansali by the said Society on 22/12/2006. The same was also recorded in the city survey records vide mutation entry No.1545 on 9/5/2018, which was certified by the competent authority on 9/7/2018.

- (v) In pursuance to the above said Nita Sandip Bhansali became owner and occupier of the said Property-17 as members of the said Society.

Flat No.C/6

- (i) The said Society had allotted Flat No.C/6 bearing city survey No.856/2 to Manoramaben Chandansinh Bhansali and being member of the said Society said Manoramaben Chandansinh Bhansali was allotted five shares each of Rs.50 bearing share Nos.101 to 105 and issued share certificate No.21. (hereinafter referred to as the Property-18)



- (ii) It appears that said Manoramaben Chandansinh Bhansali had transferred the said Property-18 in the name of his son Sunilkumar Chandansinh Bhansali on 5/11/1980 vide resolution no.2 and in pursuance to the same name of said Sunilkumar Chandansinh Bhansali was admitted as member of the said Society.

- (iii) In pursuance to the above said Sunilkumar Chandansinh Bhansali became owner and occupier of the said Property-18 as members of the said Society.

7. As above the said Property-1 to Property-18 was in entitlement of members of the said Society as under:-

City Survey No.	Particulars
848	Flat No.A/1 - Rajubhai Chhaganlal and Kokilaben Rajubhai
848/1	Flat No.A/3 - Pratik Madanmohan Sheth (Mehta)
848/2	Flat No.A/6 - Bhagvandas Tarachand Avtani HUF
849	Society
850	Flat No.A/2 - Premilaben Surendrakumar Shah
850/1	Flat No.A/4 - Pushpaben Dhansukhlal Chhajed
850/2	Flat No.A/5 - Shantilal Dhanraj Gandhi

851	Flat No.B/1 - Gurudas Shripadrao Kaikini
851/1	Flat No.B/3 - Sanjay Sevantial Shah and Jigisha Sanjay Shah
851/2	Flat No.B/5 - Vinaben Dilipbhai Jani daughter of Yashvantraai Dave and Ilaben Anilbhai Vyas daughter of Yashvantraai Dave
852	Society
853	Flat No.B/2 - Dinesh Ramchandra Panje
853/1	Flat No.B/4 - (i) Devyani Rasiklal Shukla, (ii) Darshna Rasiklal Shukla wife of Manojbhai Vyas, (iii) Sushma Rasiklal Shukla wife of Pradeepbhai Dave
853/2	Flat No.B/6 - Priyabala Ajit Shah
854	Flat No.C/2 - Pravinbhai Jannadas Sarda
854/1	Flat No.C/4 - Vasantiben Pravinchandra Sarda
854/2	Flat No.C/5 - Nita Sandip Bhansali
855	Society
856	Flat No.C/1 - Nayanaben Narendrabhai and Alay Narendrabhai
856/1	Flat No.C/3 - Manorama Chandansinh widow of Chandansinh Bhansali
856/2	Flat No.C/5- Sunilkumar Chandansinh Bhansali
857	Society



8. By virtue of sale deed dated 13/2/2020 the said Society and the aforesaid owners of the Property-1 to Property-18 sold and conveyed the said Land and their respective property to M/s.Dhramadeep Infrastructure for a total consideration of Rs.13,96,00,000/-. The said sale deed was registered in the office of the Sub-Registrar, Ahmedabad-2 (Vadaj) vide Sr.No.2755 on 13/2/2020 and the same was recorded in the city survey records vide mutation entry Nos.1901 to 1922 dated 4/9/2020 and certified by the competent authority on 20/10/2020.

9. In pursuance to the order No.CTS/T.P.3/Usmanpura/Consolidation/C.S.No.848/2020 dated 23/10/2020 of the City Survey of Superintendent the property card bearing City Survey Nos.848 to 857 were consolidated into one City Survey No.848 admeasuring 1500 Sq.Mtrs. of land in the name of

M/s. Dhramadeep Infrastructure and the same was recorded in the city survey records vide mutation entry No.1945 on 26/10/2020, which was certified by the competent authority on 1/12/2020.

10. In pursuance to the order No.CB/Land-1/NA/SR-1068/2020 dated 21/10/2020 of District Collector, Ahmedabad the usage of the 1499 sq mtrs. was change from residential non-agricultural use to multi-purpose non-agricultural use. The same was recorded in the city survey records vide mutation entry No.1973 dated 30/12/2020, which was certified by the competent authority on 10/3/2021.

11. It appears that M/s.Dhramadeep Infrastructure has demolished the old construction stood on the said Land and with a view to develop a residential cum commercial project, M/s.Dhramadeep Infrastructure has made layout and building plans and submitted the same before Ahmedabad Municipal Corporation for its approval. Ahmedabad Municipal Corporation has approved the same in case No.BLNTY/WZ/280521/CGDCRV/A4868/R0/M1 on 20/7/2021 and also issued Commencement Letter (Rajachitthi) No.05012/280521/A4868/R0/M1 on 20/7/2021 for commencing proposed construction as per approved plans subject to the terms and conditions setout therein.

12. A public notice has been issued in respect of the said Property in Divya Bhaskar daily on 19/01/2020. We have not received any objection in furtherance of the issuance of such Public Notice.

13. We have also issued another public notice in Divya Bhaskar on 13/02/2020 in respect of lost of certain original documents viz. original sale deed executed in respect of the said Land in favour of the said Society, sale deed executed in favour of Ilaben Chandrakant Patel in respect of flat No.A/2, sale deed executed in favour of Babubhai

Shivram Patel in respect of flat No.B/2. We have not received any objection in furtherance of the issuance of such Public Notice.

14. In view of what is stated above it appears that the titles of all that property being land admeasuring 1500 Sq.Mtrs. bearing consolidated City Survey No.848 (earlier City Survey Nos.848 to 857) (1499 Sq.Mtrs. as per town planning records), Final Plot No.55/1 & Final Plot No.55/2 of T.P. Scheme No.3, situated, lying and being at mouje Usmanpura, Taluka Sabarmati within the Registration Sub-District Ahmedabad-2 (Vadaj) & District Ahmedabad belonging to M/s.Dharmadeep Infrastructure appears to be clear, marketable and free from all encumbrances and beyond reasonable doubt subject to;
- (i) usual declaration shall be obtained from the present owners in relation to their respective clear and marketable titles, (ii) land revenue and other property tax shall be paid for the year 2021-22 & (iii) Laws and Rules including Gujarat Stamp Act, 1958 and Registration Act applicable and in force time to time to effect legally in property development, sale, transfer or other transaction in respect of the Said Property or any part thereof.
- Thanking you.



Rajesh K. Shah, Advocate