

H DESAI & CO

ADVOCATES & SOLICITORS
EST. 1968

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Ref. No. BJM/127/2020 of 2022 Date:

REPORT ON TITLE.

Re: IN THE MATTER OF Due Diligence of Title with respect to the property situate at Chhadavad (sim), Taluka Sabarmati, in the Registration District Ahmedabad and Sub District Ahmedabad - 3 (Memnagar), bearing Final Plots, of Town Planning Scheme No. 3 (Ellisbridge) (Chhadavad Section) Final, (in the Revenue Records described as Town Planning Scheme No. 3/5 (varied)).



Final Plot No.	Area in sq.mts.
762/2	765
762/3	768
762/4	759
762/5	752
762/7	297

We have undertaken the work of Due Diligence of Title with respect to the lands above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1980. prior to more than thirty five years from now. Our Report on Title for private use is as stated hereafter. For detailed facts and particulars, references may be taken from the documents, papers, writings and records referred to hereinbelow.

A. DESCRIPTION OF THE PROPERTY.

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2. The said land of Final Plot No. 762 was sub-divided into six plots, Nos. 1 to 6 and internal road given Sub Plot Nos. 7 as per lay out plan sanctioned by Ahmedabad Municipal Corporation dated 25th March, 1957, bearing No. B.N.I./33/13 as per details below.

Sub Plot No.	Area in Sq.yds.
1	915
2	915
3	918
4	919
5	918
6	917
7 Internal private Road of holders of Plot Nos. 1 to 6.	330 in equal share of 55 sq.yds.
Total	5832 sq.yds.

(Reference : Revenue Entry No. 1209, dated 26th November, 1957).



The said Town Planning Scheme is, thereafter, varied as per Town Planning Scheme No. 3 (Ellisbridge) Varied Final. In the said Varied Town Planning Scheme, each of the said plots is given Original Plot and given specific separate Final Plots as per details below.

Final Plot/Sub Plot No.	Given Original Plot No.	Area in Sq.yds. of Original Plot	Given Final Plot No.	Given Final Plot area in Sq.yds.	Final Plot area in Sq.mts
762/1	762/1	915	762/1	915	765
762/2	762/2	915	762/2	915	765
762/3	762/3	918	762/3	918	768
762/4	762/4	908	762/4	908	759
762/5	762/5	899	762/5	899	752
762/6	762/6	917	762/6	917	767
762/7 (private road of Final Plots holders of 762/1 to 762/6)	762/7	355	762/7	355	297

4. Accordingly, each of the said sub plots of old Final Plot No. 762 are now separate and specific Final Plots as described above. (Reference : Form "B" Re-distribution and Valuation Statement of said Final Plots of said Varied Town Planning Scheme.
5. The effect of the same is given in revenue record as per Revenue Entry No. 2947, dated 27th March, 1977. In the revenue records, there are separate record of rights (7/12) of all Final Plots 762/1 to 762/7. Final Plot No. 762/7 private road is in the name "Holders of Plot Nos. 1 to 6 of Final Plot No. 762"
6. The said Town Planning Scheme No. 3 (Ellisbridge) was varied. In such varied Town Planning Scheme, all the said seven sub plots are given separate and specific Final Plots being Nos. 762/1 to 762/7. The land of Final Plot No. 762, Sub Plot No. 7 is given Final Plot No. 762/7, admeasuring about 355 Sq.yds., equal to 297 Sq.mts. of internal private road of holders of Final Plot Nos. 762/1 to 762/6. Final Plot No. 762/7 in varied Town Planning Scheme is given as the "Owners of Final Plot Nos. 762/1 to 762/6". Old Final Plot No. 762, Sub Plot Nos. 4 and 5 in varied/revised Town Planning Scheme are given less area than their respective areas of Sub Plot Nos. 762/4 and 762/5. This deficient area apparently has been added to and has given rise to increased area of internal road Final Plot No. 762/7 from 330 Sq.yds. to 355 Sq.yds., more by 25 Sq.yds. Holders of these two Final Plot Nos. 762/4 and 762/5 became entitled to such additional area in internal road Final Plot No. 762/7 to meet their deficit in the Final Plot. As agreed and accepted by all plot holders they have share in the land of internal road of Final Plot No. 762/7 as follows:



Final Plot No.	Entitled to undivided share in Internal Road of Final Plot No. 762/7 in Sq.mts.
Holder of Final Plot No. 762/1	45.987
Holder of Final Plot No. 762/2	45.987
Holder of Final Plot No. 762/3	45.987
Holder of Final Plot No. 762/4	53.687
Holder of Final Plot No. 762/5	59.365
Holder of Final Plot No. 762/6	45.987

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Non Agricultural Use Permission.

7. All the said lands of Final Plot Nos. 762/2 to 762/5 and 762/7 (at the relevant time, Sub Plot Nos. 2 to 6 and 7 the lands under due diligence of title), are appearing in the old revenue records as Non-Agricultural Lands, the details of the Non-Agricultural Land permissions are as follows:

Final Plot No.	N.A. permission date and No.	Reference taken from
762/2	30 th April 1958, bearing No. LND/2492.	Village Form - 2
762/3	11 th November, 1960, bearing No. LNDP/3988.	Village Form - 2
762/4	7 th September, 1960, bearing No. LNDP/3769	Village Form - 2
762/5	30 th April, 1958, bearing No. LNDP/2505	Village Form - 2
762/7	28 th May, 1973, bearing No. N.A.B. Land S.R Chhadavad 233 to 239.	Village Form - 2



OBSERVATION:

- (a) Latest Record of Right to be regularized for non-agricultural use.
8. All the said Final Plots under the due diligence of title are with construction of separate residential bungalow on each of them put up many years ago. As appearing from the Ahmedabad Municipal Corporation Tax Bill records, they are:
- (a) Final Plot No. 762/2 bungalow about 63 years old.
 - (b) Final Plot No. 762/3 bungalow about 58 years old.
 - (c) Final Plot No. 762/4 bungalow about 59 years old.
 - (d) Final Plot No. 762/5 bungalow about 12 years old.

B. ROOT OF TITLE.

1. Originally the said land of Final Plot No. 762 belonged to Jayantilal Mulchand Dalal, Anubhai Jagabhai Zaveri, Chinubhai Manilal Shah, Shantilal Manilal Shah

Bharatkumar Chandulal Shah

Jasvantkumar Kasturbhai Shah

purchased by them by or under a Deed of Conveyance on Sale dated 31st October, 1956, registered with the office of the Sub Registrar then Ahmedabad, under Sr. No. 5835, its then owners Bhogilal Chimanlal Shah, self and as the Trustee of Trust created by him as per Trust Deed dated 5th March, 1953 joined by his two sons Virendra Bhogilal Shah and Rajendra Bhogilal Shah. (Reference : Copy of the said Deed of Conveyance and Revenue Entry No. 1139, dated 24th December, 1956).

2. The said land of Final Plot No. 762 as stated above was subdivided into six plots and internal road sanctioned by Ahmedabad Municipal Corporation. The said plots were distributed between the said Jayantilal Mulchand Dalal and others as per unregistered writing dated 18th October, 1957, as details given below.



Given to	Sub Plot No.	Area in sq.yds.
Jayantilal Mulchand Dalal	1	915
Anubhai Jagabhai Zaveri	2	915
Jasvantkumar Kasturbhai Shah	3	918
Bharatkumar Chandulal Shah	4	919
Shantilal Mnailal Shah	5	918
Chinubhai Manilal Shah	6	917
Owners/Holders of plot Nos. 1 to 6 (internal private road.	7	330

3. Accordingly, each of the said co-owners became separate and individual owner of the said specific sub plots with separate record of rights for each of them which became separate Final Plots in Varied Town Planning Scheme.

DEVOLUTION OF TITLE.

- C. FINAL PLOT NO. 762/2 OF 765 SQ.MTS. AND FINAL PLOT NO. 762/7 PART OF 45.987 SQ.MTS.

1. Accordingly, Anubhai Jagabhai Jhaveri became owner and title

holder of said Final Plot No. 762/2 and 55 Sq.yds. equivalent to 45.987 Sq.mts. undivided share in the land of said Final Plot No. 762/7. He had put up construction of residential bungalow thereon.

2. He died on 29th January, 1987. He died leaving behind his son Kiran, and daughters Pannaben and Bharatiben as his only heirs and legal representatives in case of his intestate succession. His wife Saraswatiben had predeceased him in the year 1971. However, he had died leaving behind his Will dated 9th August, 1983. As per Will, it was his joint family property, of himself and his son Kiran, he having half share. Under the Will his one-half share is bequeathed to his daughter-in-law, Ashaben Kiranbhai Jhaveri and the land was entered in the name of Ashaben Kiranbhai Jhaveri and Kiranbhai Anubhai Jhaveri each having equal share. (Reference : Revenue Entry Nos. 4117 and 4118, both dated 26th July, 1989).
3. Thereafter, said Ashaben Kiranbhai Jhaveri died on 28th June, 2006, leaving behind herself her husband Kiranbhai Jhaveri and her son Raj Kiran Jhaveri as her only heirs and legal representatives in case of her intestate succession. However, she had died leaving behind her Will dated 12th February 2000. Under the will, her share in the Said Property is given to her husband Kiranbhai and her son Raj Kiran in equal share.
4. Thereafter, said Kiranbhai Anubhai Jhaveri died on 19th November, 2016 leaving behind his son Raj Kiran Jhaveri as his only heir and legal representative in case of intestate succession. However, he had died leaving behind his will dated 13th July 2016. The name of Kiranbhai Anubhai Jhaveri was deleted from the record of Rights. (Reference : Revenue Entry No. 7569, dated 22nd February, 2017)
5. Accordingly, Raj Kiran Jhaveri self-individual and as the Karta and Manager has become sole and absolute owner of the Said Property.
6. Said Raj Kiran Jhaveri self and as the Karta and Manager of his HUF sold and conveyed the said land to M/s. Lilamani Infra, by execution and registration of Deed of Conveyance on Sale and other supporting writings as per details below:



- (i) Confirmation regarding share in Final Plot No. 762/7 (Internal Road) dated 26th May, 2022, registered under Serial No. 6869.
- (ii) Deed of Conveyance on Sale dated 26th May, 2022, registered under Serial No. 6866.
- (iii) Title Declaration dated 26th May, 2022, attested by Public Notary, also Title Declaration joined by his wife Jesal Raj Jhaveri, self and as mother and guardian of Anika Raj Jhaveri.
- (iv) Power of Attorney to support and supplement the sale dated 26th May, 2022, registered under Serial No. 6868.
- (v) Possession Letter dated 26th May, 2022, attested by Public Notary.



7. Accordingly, the said property belong to M/s. Lilamani Infra.

FINAL PLOT NO. 762/3 OF 768 SQ.MTS. AND FINAL PLOT NO. 762/7 PART OF 45.987 SQ.MTS.

- 1. Accordingly, Jasvantkumar Kasturbhai Shah became owner and title holder of said Final Plot No. 762/3 and 55 Sq.yds. equivalent to 45.987 Sq.mts. undivided share in the land of said Final Plot No. 762/7.
- 2. Said Jasvantkumar died on 9th September, 1997, leaving behind himself surviving his wife Kokilaben, daughter Ashiniben and son Rupin, and their names were entered in the record of rights as his heirs and legal representatives (Reference : Revenue Entry No. 5902, dated 4th December, 2006). They are the only heirs and legal representatives of late Jashvantkumar according to the Hindu Law of succession by which he was governed. He has died intestate.
- 3. Said Ashiniben released her share. She made a Declaration of Release dated 4th December, 2006 attested by Public Notary and on the basis thereof her name was deleted from the record of rights. (Reference : Revenue Entry No. 5903, dated 4th December, 2006).

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4. Accordingly, said Kokilaben wife of Jasvantkumar Kasturbhai Shah and her son Rupin Jasvantkumar Shah have become sole and absolute owners of Said Property.
5. Said Kokilaben Jasvantkumar Shah and Rupin Jasvantkumar Shah sold and conveyed the said land to M/s. Lilamani Infra, by execution and registration of Deed of Conveyance on Sale and other supporting writings as per details below:
 - (i) Confirmation regarding share in Final Plot No. 762/7 (Internal Road) dated 26th May, 2022, registered under Serial No. 6873.
 - (ii) Deed of Conveyance on Sale dated 26th May, 2022, registered under Serial No. 6870.
 - (iii) Title Declaration dated 26th May, 2022, attested by Public Notary.
 - (iv) Power of Attorney to support and supplement the sale dated 26th May, 2022, registered under Serial No. 6872.
 - (v) Possession Letter dated 26th May, 2022, attested by Public Notary.
6. Accordingly, the said property belong to M/s. Lilamani Infra.



E. FINAL PLOT NO. 762/4 OF 759 SQ.MTS. AND FINAL PLOT NO. 762/7 PART OF 53.687 SQ.MTS.

1. Accordingly, Bharatkumar Chandulal Shah became owner and title holder of said Final Plot No. 762/4 and 64 Sq.yds. equivalent to 53.687 Sq.mts. undivided share in the land of said Final Plot No. 762/7. He had put up construction of residential bungalow thereon.
2. Because of his old age along his name, names of his wife Nirmala Bharatkumar Shah and son Paresb Bharatkumar Shah were entered in the revenue records. (Reference: Revenue Entry No. 5765, dated 22nd February, 2006).

3. Said Bharatkumar gifted away his one-third share to Mrs. Diptiben Pareshbhai Shah (daughter-in-law), Shripal Paresh Shah (grand-son) and Shailiben Pareshbhai Shah (grand-daughter) by a Deed of Gift dated 23rd April, 2006, registered under Sr. No. 3653. (Reference : Revenue Entry No. 5792, dated 8th June, 2006).
4. Accordingly, said Nirmala Bharatkumar Shah, Paresh Bharatkumar Shah, Diptiben Pareshbhai Shah, Shailiben Pareshbhai Shah and Shripal Pareshbhai Shah have become sole and absolute owners of the said Final Plot No. 762/4 property.
5. Said Pareshbhai, Diptiben, Shailiben and Shripalbhai gifted their share to said Nirmala Bharatkumar Shah (Vendor herein) by a Deed of Gift dated 7th May, 2022, registered under Sr. No. 5861. (Reference: Revenue Entry No. 8307 , dated 3rd June, 2022).
6. Accordingly, Nirmala Bharatkumar Shah has become sole and absolute owner of the Said Property.
7. Said Nirmala Bharatkumar Shah sold and conveyed the said land to M/s. Lilamani Infra, by execution and registration of Deed of Conveyance on Sale and other supporting writings as per details below:
 - (i) Confirmation regarding share in Final Plot No. 762/7 (Internal Road) dated 24th June, 2022, registered under Serial No. 8299.
 - (ii) Deed of Conveyance on Sale dated 24th June, 2022, registered under Serial No. 8295.
 - (iii) Title Declaration dated 24th June, 2022, registered under Serial No. 8298.
 - (iv) Power of Attorney to support and supplement the sale dated 24th June, 2022, registered under Serial No. 8297.
 - (v) Possession Letter dated 24th June, 2022, attested by Public Notary. 



8. Accordingly, the said property belong to M/s. Lilamani Infra.

F. FINAL PLOT NO. 762/5 OF 752 SQ.MTS. AND FINAL PLOT NO. 762/7 PART OF 59.365 SQ.MTS.

1. Accordingly, Shantilal Manilal Shah became owner and title holder of land of Final Plot No. 762/5 of 752 Sq.mts and 71 Sq.yds. equal to 59.365 Sq.mts of undivided share (55 Sq.yds. + 16 Sq.yds.) in the land of said Final Plot No. 762/7.
2. Said Shantilal Manilal Shah died on 13th March, 1978, leaving behind his wife Manjuben Shantilal Shah as his only heir and legal representative. He had no son or daughter. He had died, leaving behind his Will dated 15th January, 1973. Under the Will the said property is given to his wife Manjuben Shantilal Shah and upon her death to his brother's son (nephew) Bharatkumar Chinubhai Shah. Said property was entered in the name of Manjuben Shantilal Shah in the record of rights as per Revenue Entry No. 3845 and 3846, both dated 4th December, 1986.
3. Under the Will, life interest for residence was given to his step mother Dhanlaxmiben Shantilal Shah. Her name for her life interest was entered in the column of other rights in the Record of Right as per certification of Revenue Entry No. 3846, dated 4th December, 1987. On her death on 4th September, 1988 her name is deleted from the record of rights as per Revenue Entry No. 4049, dated 17th January, 1989.
4. Said Manjuben Shantilal Shah also died on 9th November, 1987. She died leaving behind Will dated 8th October, 1987. In the Will she has reiterated the fact of the Said Property to be given to Bharatkumar Chinubhai Shah in the Will of her husband, and to be received by him. Her name was deleted, and name of Bharatkumar Chinubhai Shah was entered in the revenue record. (Reference : Revenue Entry No. 3938 and 3939 both dated 14th December, 1987).
5. Accordingly, said Bharatkumar Chinubhai Shah became entitled to the said property.



6. Family of Bharatbhai consisted of Bharatkumar Chinubhai Shah, his wife Prafullaben and sons Rajenbhai and Priteshbhai. Said Bharatkumar, Prafullaben and Rajenbhai renounced the world (by way of Jain Diksha), leaving behind said Priteshbhai Bharatkumar as the only heir and legal representative of Bharatkumar Chinubhai Shah. The said property on account thereof was entered in the name of Priteshbhai Bharatkumar Shah. (Reference : Revenue Entry No. 5495, dated 5th September, 2003).
7. Thereafter, said Priteshbhai Bharatkumar Shah sold and conveyed the land of said Final Plot No. 762/5 and construction of bungalow thereon to Pradipkumar Manilal Choksi and Gira Pradipkumar Choksi, by a Deed of Conveyance on Sale dated 16th January, 2004, registered under Sr. No. 156, supported by Title Indemnity dated 16th January, 2004, registered under Sr. No. 157. (Reference : Revenue Entry No. 5546, dated 12th February, 2004). However said undivided share, right, title and interest in the land of internal private road bearing Final Plot No. 762/7 is not stated in the said Deed of Conveyance as vested and transferred unto the Purchaser. To make title and ownership of purchasers more legal and perfect with regard to the ownership share in the said internal road of Final Plot No. 762/7 said Priteshbhai Bharatkumar Shah sold and conveyed said undivided share, right, title and interest of about 59.365 sq.mts. equal to 71 Sq.yds. in the land of internal private road bearing Final Plot No. 762/7 to Pradipkumar Manilal Choksi and Gira Pradipkumar Choksi, by a Deed of Conveyance on Sale dated 16th June, 2021, registered under Sr. No.5044.
8. Accordingly, Pradipkumar Manilal Choksi and Gira Pradipkumar Choksi have become sole and absolute owners of the Said Property.
9. Said Pradipkumar Manilal Choksi and Gira Pradipkumar Choksi sold and conveyed the said land to M/s. Lilamani Infra, by execution and registration of Deed of Conveyance on Sale and other supporting writings as per details below:
- (i) Confirmation regarding share in Final Plot No. 762/7 (Internal Road) dated 20th July, 2022, registered under Serial No. 9273.

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- (ii) Deed of Conveyance on Sale dated 20th July, 2022, registered under Serial No. 9270.
- (iii) Title Declaration dated 20th July, 2022, registered under Serial No. 9272.
- (iv) Power of Attorney to support and supplement the sale dated 20th July, 2022, registered under Serial No. 9271.
- (v) Possession Letter dated 20th July, 2022, attested by Public Notary.

10. Accordingly, the said property belong to M/s. Lilamani Infra.

G. FINAL PLOT NO. 762/7 PART, OF 45.987 SQ.MTS., INTERNAL ROAD SHARE OF HOLDER OF FINAL PLOT NO. 762/1.



1. Said Final Plot No. 762/1 with said land share in Final Plot No. 762/7 of 45.987 sq.mts., as stated above belonged to said Jayantilal Mulchand Dalal. He died on 2nd May, 1989, leaving behind his son Sudhirbhai Jayantilal Dalal. (Reference : Revenue Entry No. 4114, dated 11th July, 1989).
2. Said Plot No. 762/1 did not have any access to the said internal road of Final Plot No. 762/7. The said property of Final Plot No. 762/1 had independent access to the public road. The said land of Final Plot No. 762/7 was effectively internal road for the effective use of the holders of the said Final Plot Nos. 762/2 to 762/5. Said Sudhirbhai Jayantilal Dalal sold and conveyed his said land share of Final Plot No. 762/7 part to M/s. Lilamani Infra, by a Sale Deed dated 23rd September, 2021, registered under Serial No. 8635.
3. Accordingly, such land share of 762/7 belong to M/s. Lilamani Infra.

H. FINAL PLOT NO. 762/7 PART, OF 45.987 SQ.MTS.,
INTERNAL ROAD SHARE OF HOLDER OF FINAL PLOT NO.
762/6.

1. Said Final Plot No. 762/6 with said land share in Final Plot No. 762/7 of 45.987 sq.mts., as stated above belonged to Chinubhai Manilal Shah. It appears that he sub-divided the said plot privately into two parts, Sub Plot No. 6/A of 451 sq.yds., equal to about 379 sq.mts. and Sub Plot No. 6/B of 466 sq.yds. of about 391 sq.mts. Said Chinubhai Manilal Shah gifted away the said two plots to his two sons, Sub Plot No. 6/A to Rameshchandra Chinubhai Shah, by a Deed of Gift dated 6th August, 1968, registered under Serial No. 8631 and Sub Plot No. 6/B to Maheshchandra Chinubhai Shah, by a Deed of Gift dated 29th November, 1968, registered under Serial No. 12100.
2. Said Rameshchandra (Holder of Sub Plot No. 6/A) died on 2nd October, 1997. His wife Vanleelaben died on 28th August, 2016. The names of his son Manan and daughter Rajul were entered in the revenue records. (Reference : Revenue Entry No. 7858, dated 12th July, 2019). Rajul released her share in favour of his brother Manan, by a Deed of Release dated 8th July, 2019, registered under Serial No. 6420. (Reference : Revenue Entry No. 7860, dated 15th July, 2019). Manan Rameshchandra Shah accordingly becomes entitled to the said property of Sub Plot No. 6/A.
3. Said Maheshchandra alias Mahesh (Holder of Sub Plot No. 6/B) died. He had wife Urmilaben, son Rajivbhai and daughter Gauriben. However, he had died, leaving behind Will dated 5th October, 1987. Under the Will he bequeathed one half share of the construction on the ground floor with undivided share in land to his wife Urmilaben and remaining one half share with undivided share to his son Rajivbhai.

Said Urmilaben Maheshbhai died on 11th January, 2019. (Reference : Revenue Entry No. 7825, dated 25th March, 2019). Said Gauriben released her share in favour of her brother Rajivbhai Maheshbhai Shah, by a Deed of Release dated 25th March, 2019, registered under Serial No. 2654. (Reference : Revenue Entry No. 7831, dated 29th April, 2019). Accordingly, Rajivbhai Maheshbhai Shah become entitled to the property of Sub Plot No. 6/A.



4. Accordingly, said Manan Rameshchandra Shah and Shri Rajivbhai Maheshbhai Shah become entitled to the said property of Final Plot No. 762/6 in two parts 6/A and 6/B, and share of land of internal road of Final Plot No. 762/7.
5. Said Plot No. 762/6 did not have any access to the said internal road of Final Plot No. 762/7. The said property of Final Plot No. 762/6 had independent access to the public road. The said land of Final Plot No. 762/7 was effectively internal road for the effective use of the holders of the said Final Plot Nos. 762/2 to 762/6. Said Manan Rameshchandra Shah and Rajivbhai Maheshbhai Shah sold and conveyed his said land share of 45.987 sq.mts. of Final Plot No. 762/7 to M/s. Lilamani Infra, by a Deed of Conveyance on Sale dated 30th July, 2021, registered under Serial No. 6749.
6. Such land share of Final Plot No. 762/7 belong to M/s. Lilamani Infra.

I. PUBLIC NOTICE.

1. As a part of due diligence of title, prior to completion of sale, we gave public notice appeared in the daily newspaper "Sandesh" as per details below, inviting claims, if any, in, upon or to the land above referred to. We have not received any claim in response thereto.

Final Plot No.	Date
762/2 with internal road	26 th March, 2021
762/3 with internal road	26 th March, 2021
762/4 with internal road	26 th March, 2021
762/5	20 th June, 2021
For Road Share of Final Plot No. 762/1	12 th June, 2021
For Road Share of Final Plot No. 762/6	8 th April, 2021

J. DISCLAIMER.

1. The aforesaid Report is reference of available revenue and sub registry records, only relevant for the purposes to study the 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, papers and writings and proceedings referred to therein and implication thereof.

2. We have relied on the documents, papers, writings, records, proceedings and information furnished to us as true, genuine and reliable.
3. 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 / torn, or not otherwise available. More so in case of Sub-Registry records. Search may lack or miss some particulars.
4. The land is non-agricultural land. Therefore, we have not examined agricultural land laws implications.
5. Title Holders separately in respect of their property to declare that the property has not been given in security, nor entered into any transaction with any person whomsoever, nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of restriction, injunction or status-quo of any court or authority is operating against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect title.
6. We have not made or carried out visit, verification, inspection or measurements at the site of the said property under due diligence of title.

K. OPINION:

1. Accordingly, we hereby certify that the title of M/S. LILAMANI INFRA to the lands above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-

- a) Usual representations and warranties and indemnity on title as stated above, and Disclaimers and OBSERVATIONS.

[Signature]



- b) To enter in the Record of Rights in the name of M/s. Lilamani Infra.
- c) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said property.

DATED THIS 9TH DAY OF SEPTEMBER, 2022.

H. Desai & Co.

ADVOCATES AND SOLICITORS

(ENROLMENT : G/363/1984)

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Bjm/u

