

**BHAVESH K. BABARIYA, ADVOCATE**

Address: C/304, Shukan-III, Nr. Vrajdharm Haveli, B/h Seema Hall,  
Satellite, Ahmedabad. (M): 9924184373.

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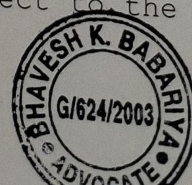
**REPORT ON TITLE**

- Ref: 1. Agriculture parcel of land being block no. 50/1  
admeasuring 4856 sq.mtrs of Mouje: Koba,  
Taluka and District: Gandhinagar.
2. Agriculture parcel of land being block no. 52/2  
admeasuring 2428 sq.mtrs of Mouje: Koba,  
Taluka and District: Gandhinagar.
3. Non-agriculture parcel of land being block no.  
154 admeasuring 8094 sq.mtrs of Mouje: Koba,  
Taluka and District: Gandhinagar.
4. Non-agriculture parcel of land being block no.  
155/1 admeasuring 5463 sq.mtrs of Mouje: Koba,  
Taluka and District: Gandhinagar.

- Owners:** 1. Saurabh Kalidas Brahmbhatt.  
2. Krunal Kalidas Brahmbhatt.  
3. Hiralbhai Kalidas Brahmbhatt.

I have received instructions to investigate title of above stated owners to the above referred property (hereinafter referred as 'Subject Lands'). For the said purpose, I have taken necessary searches with revenue and sub-registry records for a period of last about 30 years. I have caused necessary searches to be taken. I have also published Public Notice in the Daily News Paper "Divya Bhaskar" on dated 28.01.22, to invite objections from public at large in respect to the title

*only.*



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of the above referred property. I have not received any objection. I have also gone through the documents, revenue records and papers produced before me and also believing the documents/papers/copies/revenue record furnished to me to be true and genuine, and also based upon the information given by owners that no transfer/ agreement has been executed in respect of the property during the period for which the records is not available which would make the title defective, I have given present opinion. Accordingly, I have taken root of title commencing from 1960, prior to more than 30 years from now.

I have observed that originally subject lands were owned by one Chhabildas Jemalji Barot. On 19.09.1979, Chhabildas Jemalji Barot expired intestate. On 08.11.1979, mutation entry no. 1639 was posted in revenue record of subject lands whereby name of heirs of deceased Chhabildas Jemalji were recorded i.e. names of Narmadaben Wd/o Chhabildas Jemalji and Sumanbhai S/o Chhabildas Jemalji were mutated. Said mutation entry was certified on 25.03.1980.

I have observed that on 18.12.1986, Sumanlal S/o Chhabildas Jemalji expired intestate. On 06.02.1987,

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mutation entry no. 1995 was posted in revenue record of subject lands whereby names of heirs of deceased Sumanbhai Chhabildas were recorded i.e. names of Bhagvatiben Wd/o Sumanbhai Chhabildas and Arunaben D/o Sumanbhai Chhabildas were mutated. Said mutation entry was certified on 10.03.1987.

I have observed that on 05.05.1997, Narmadaben Wd/o Chhabildas Jemalji expired intestate. I am apprised of the fact that Arunaben D/o Sumanbhai Chhabildas married one Kalidas Brahmbhatt and out of said wedlock, Arunaben and Kalidas had 4 heirs i.e. Shradhdha D/o Arunaben, Saurabh S/o Arunaben, Hiral S/o Arunaben and Krunal S/o Arunaben.

I have observed that vide mutation entry no. 4047 dated 25.02.2011, name of Narmadaben Wd/o Chhabildas Jemalji was deleted from revenue record of subject lands. Said mutation entry was certified on 14.04.2011. I have observed that vide mutation entry no. 4061 dated 14.03.2011, Arunaben D/o Sumanbhai Chhabildas in her lifetime had got mutated names of her heirs i.e. Shradhdha, Saurabh, Krunal and Hiralbhai recorded in revenue record of subject land paiki survey no. 50/1. Said mutation entry was certified on 30.08.2011. I have



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observed that vide mutation entry no. 5188 dated 30.07.2018, Arunaben D/o Sumanbhai Chhabildas in her lifetime had got mutated names of her heirs i.e. Shradhdha, Saurabh, Krunal and Hiralbhai recorded in revenue record of subject lands. Said mutation entry was certified on 10.10.2018.

I have observed that vide registered relinquishment deed no. 22544 dated 01.11.2018, Shradhdhaben D/o Arunaben has on her own free will relinquished her share over subject lands in favor of her brothers i.e. Krunal, Hiral and Saurabh. Mutation Entry no. 5258 was posted to this effect in revenue record on 14.11.2018 and the same was certified on 02.02.2019. I have observed that on 22.01.2020, Bhagvatiben Wd/o Sumanbhai Chhabildas expired. On 23.10.2020, mutation entry no. 5704 was posted in revenue record of subject land whereby name of Bhagvatiben Wd/o Sumanbhai Chhabildas was deleted. Said mutation entry was certified on 04.12.2020. By virtue of this registered relinquishment deed Saurabh Kalidas, Hiral Kalidas and Krunal Kalidas became owner and occupant of subject lands qua share of Arunaben W/o Kalidas.





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I have observed that on 30.01.2021, zoning certificate is issued by Gandhinagar Urban Development Authority thereby subject land paiki survey no. 154 which is included in Town Planning Scheme no. 2 is included in residential zone R4. I have observed that vide order no. 814/06/03/054/2021 dated 15.04.2021 passed by Collector, Gandhinagar multipurpose non-agriculture use permission is granted U/s. 65 of the Bombay Land Revenue Code, 1879 qua subject lands paiki survey no. 154.

I have observed that Shradhdhaben D/o Arunaben has executed registered confirmation deed no. 20071 dated 05.07.2021 whereby execution of registered relinquishment deed no. 22544 dated 01.11.2018 in favor of Krunal, Saurabh and Hiralbhai is confirmed. I have observed that vide order no. 1247/06/03/054/2021 dated 15.07.2021 passed by Collector, Gandhinagar multipurpose non-agriculture use permission is granted U/s. 65 of the Bombay Land Revenue Code, 1879 qua subject land paiki survey no. 155/1. Mutation Entry no. 5829 was posted in revenue record of subject land paiki survey no. 155/1 to this effect on 15.07.2021 and the same was certified on 24.08.2021.

*Adel.*



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It is brought to my notice that estranged husband of Shradhaben D/o Arunaben has instituted Regular Civil Suit no. 11/2021 in capacity of natural guardian of his son, against Shradhdhaben, Hiralbhai, Saurabh and Krunal seeking cancellation of registered relinquishment deed no. 22544 dated 01.11.2018 and right of share over subject land. I have gone through plaint of said suit. I am of the firm opinion that institution of said suit will yield no result in favor of plaintiff of said suit as subject lands inherited by Shradhdhaben are to be considered as her separate property and challenge to dealing of such separate property is not tenable. In my opinion, such suit is absolutely frivolous, vexatious and malicious suit which has no value in the eyes of law.

It is also brought to my notice that apart from above stated civil suit, estranged husband of Shradhdhaben has filed RTS Appeal no. 498/2021 challenging entry no. 5258 recording registered relinquishment deed. In my opinion, such challenge has no value in the eyes of law as as per provisions of Gujarat Land Revenue Code, 1879 it is the duty of revenue authority to post and certify entry recording

*Adv.*



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any transaction by registered deed. Hence, challenge to  
the entry is futile.

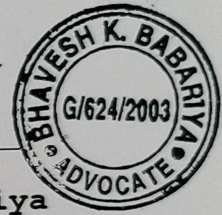
In view of what is stated here in above, I  
hereby opine that the title of the above referred lands  
of above referred owners is clear and marketable and  
free from any reasonable doubts.

Place: *Ahmedabad*

Dated: *11/03/2022*

Sign: \_\_\_\_\_

*Handwritten signature*



**Bhavesh K. Babariya**

**Advocate**

E.NO. *G/624/2003* *Handwritten initials*