

15/25/2016

20/07/2016

To,
M/s Narayan Corporation
6th Floor, Suroj Chambers,
Behind Sales India,
Ashram Road,
Ahmedabad

Sub: Our Report and Opinion on title to Immovable Property being non agricultural land for residential use bearing Survey No. 85/2 admeasuring 9043 Sq. Mtrs., inclusive of T.P. Scheme no. 117 (Vastral), F.P. no. 54/2, admeasuring 5426 sq mtrs situate, lying and being at Mouje : Vastral, Taluka Vatva, Registration Sub-District: Ahmedabad, District Ahmedabad.

Dear Sir,

Upon your instructions, we have investigated the right, title and interest of Vendors i.e. 1) Rameshbhai Narandas Patel, 2) Vinodbhai Narandas Patel, and 3) Ashwinbhai Narandas Patel with respect to the subject property now held by you as an owner-occupant. During the course of our investigation, we had taken searches of revenue as well as sub-registry records. We had



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also published a Public Notice in the local daily "Gujarat Samachar" on 13/11/2014, inviting claims and objections to the title of the previous owners. In response to the said Notice, we did not receive any objection or claim from anybody. Our report and opinion on title are as follows:-

Report on Title:

- 1) It appears that in the year 1973 Punjaji Thusaji had inherited the said land and hence became the owner and occupant of the said land.
- 2) It appears that thereafter Punjaji Thusaji died intestate on 1/6/1973 without getting married and hence did not have any children, and therefore his mother Samuben w/o Jenaji Thusaji and his nephew Babaji Jenaji jointly inherited the said land and therefore their names are inducted in the village revenue records under mutation entry no. 1386 dated 22/7/1973, but as there being no evidence of his death the mutation entry was deleted.
- 3) It appears that thereafter, upon the death certificate of said Punjaji Thusaji being produced his name was deleted under mutation entry no. 1644 dated 25/12/1977 in the revenue records. Later on Samuben w/o Jenaji



Thusaji also died. The said fact is reflected in the revenue records under mutation entry no. 1644 dated 22/9/1978.

As a result Babaji Jenaji for self and as Karta and Manager of his HUF became the sole owner and occupant of land bearing survey no. 85 admeasuring 43708 sq mtrs.

- 4) It appears that an order was passed by the Revenue Authority on 17/3/2012 under order no. P.P.H.R./102011/275/L/1 where Ahmedabad City Taluka and Daskroi Taluka were amalgamated and 2 new different talukas (zones) were created i.e. Ahmedabad (East) and Ahmedabad (West), where the said land came under Ahmedabad (East) zone. The said fact is reflected in the revenue records under mutation entry no. 6540 dated 3/5/2011.

- 5) It appears that later on Babaji Jenaji entered names of his legal heirs namely 1) Gajaraben Babaji, 2) Ramsingbhai Babaji, 3) Laxmanbhai Babaji, 4) Champaben Babaji, 5) Shantaben Babaji, 6) Kantaben Babaji and 7) Bharatbhai Babaji as co-occupants of the said land in the revenue records.



The said fact is reflected under mutation entry no. 6826 dated 5/1/2013 in the revenue records.

- 5) It appears that later on land bearing survey no. 85 admeasuring 43708 sq mtrs was including under T.P. Scheme no. 117 (Vastral) and was given Final Plot no. 54/1-1 admeasuring 10319 sq mtrs, Final Plot no. 54/1-2 admeasuring 7116 sq mtrs, Final Plot no. 54/2 admeasuring 5426 sq mtrs and Final Plot no. 54/3 admeasuring 3510 sq mtrs in the revenue records.

- 6) It further appears that 1) Gajaraben Babaji, 2) Ramsingbhai Babaji, 3) Laxmanbhai Babaji, 4) Champaben Babaji, 5) Shantaben Babaji, 6) Kantaben Babaji and 7) Bharatbhai Babaji and 8) Babaji Jenaji sold the land bearing Survey no. 85 admeasuring 43807 sq mtrs to 1) Rameshbhai Narandas Patel, 2) Vinodbhai Narandas Patel, and 3) Ashwinbhai Narandas Patel by a Sale Deed registered with the Sub-Registrar of Assurances under serial no. 383 dated 25/2/2015. This fact has been reflected in the revenue records by Mutation Entry no. 7832 dated 31/3/2015.

- 7) It further appears that as per order from District Inspector of Land Records Saheb dated 1/05/2015, change in the measurement of the said land



