

# H DESAI & CO

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Ref. No. 94/2017/HHD/55 of 2019

Date: 3/4/2019

To

M/S. ANAND DEVELOPERS, a Partnership Firm,  
AHMEDABAD.

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Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Land situate, lying and being at Ghuma (sim), Taluka Daskroi, in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal), bearing Block No. 715/B, admeasuring about 4553 sq.mts. (Old Survey No. 582), included in Draft Town Planning Scheme No. 3 (Ghuma), and allotted Final Plot No. 171/3, admeasuring about 2732 sq.mts.

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Dear Sir/s,

We had undertaken the work of Due Diligence of Title with respect to the property above referred to. We have given our Report on Title dated 10<sup>th</sup> April, 2018, certifying title to the aforesaid property in the name of Samkit Developers (i.e. the previous owner). We have caused necessary further searches to be taken with the revenue and sub registry records (Index-II) for a period thereafter. We have found that said Samkit Developers have sold and conveyed the aforesaid property to M/s. Anand Developers (Yourselves), by or under a Sale Deed dated 4<sup>th</sup> May, 2018, registered with the office of the Sub

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Registrar of Assurances, under Sr. No. 4985 in the manner and for the consideration stated therein. Said Samkit Developers have made a Declaration-cum-Indemnity on Title to support and supplement the said sale attested before Notary Public.

Further, development permission with respect to development on the aforesaid property has been granted by AUDA, under No. PRM/190/12/2018/85, dated 2<sup>nd</sup> March, 2019.

As per your instructions we have not published further Public Notice in your name in a daily newspaper inviting claims in upon or to the aforesaid property.

We have not found any charge or encumbrance subsisting as on date in the revenue or sub registry records with respect to the aforesaid property.

IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the opinion that the title of M/s. Anand Developers, a Partnership Firm to the Said Land in the manner aforesaid is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual Declaration-cum-Indemnity on Title being made, subject to finalization of Town Planning Scheme, subject to above devolution on title and subject to any other law, acts, rules and regulations for the time being in force as may be applicable.

Yours truly,

H. Desai & Co.

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Ref. No. 94/2017/HHD / 96 of 2018 Date: 10/04/2018

TO,

SAMKIT DEVELOPERS,  
A PARTNERSHIP FIRM,  
AHMEDABAD.



Re: IN THE MATTER OF VERIFICATION OF TITLE to the Non Agricultural Land situate, lying and being at Ghuma (sim), Taluka Daskroi, in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal), bearing Block No. 715/B, admeasuring about 4553 sq.mts. (Old Survey No. 582), included in Draft Town Planning Scheme No. 3 (Ghuma), and allotted Final Plot No. 171/3, admeasuring about 2732 sq.mts.

Dear Sir,

We refer to your instructions to verify the title to the Non Agricultural 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. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below and we find as follows:-

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A. **Description:**

- 1) The Land under reference is Non Agricultural Land of Block No. 715/B, admeasuring about 4553 sq.mts. (Old Survey No. 582), included in Draft Town Planning Scheme No. 3 (Ghuma), allotted Final Plot No. 171/3, admeasuring about 2732 sq.mts. (Hereinafter referred to as the "Said Land").
- 2)(a) Originally Old Survey Numbers 578, 581 and 582 were given Block Number 715, admeasuring about 18110 sq. mts. As a matter of fact said three Survey Numbers were belonged to different families as per particulars given below:

Survey Number	Owner
578	Parsottam Khodidas
581	Chelabhai Shivabhai
582	Chelabhai Shivabhai

- (b) Said joint ownership of different families in Block Number 715 continued till 1997. Thereafter, as per the revised consolidation scheme, the land of Survey No. 582 was given Block Number 715/B.
- (c) This report is in respect of said Block No. 715/B. Hence we have narrated devolution of Survey Number 582, admeasuring about 4553 sq.mts. which, under revised consolidation scheme was given Block Number 715/B, admeasuring about 4553 sq.mts.
- (d) Said Block No. 715/B, admeasuring about 4553 sq.mts. has been included in Town Planning Scheme No. 3 (Ghuma) and given Final Plot No. 171/3, admeasuring about 2732 sq.mts.



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B. **Ownership:-**

As on date in the revenue records the said land stands in the name of Samkit Developers, a Partnership Firm, through its Partner Jigneshbhai Mahendrabhai Gandhi.

C. **Devolution:-**

- 1) Originally the land of Old Survey No. 582 belonged to one Chelabhai Shivabhai.
- 2) Said Chelabhai Shivabhai died on 30<sup>th</sup> November, 1955, leaving behind him Ambaram Chelabhai, Kantilal Becharbhai and Dahyabhai Becharbhai. (Reference : Revenue Entry No. 2310, dated 1<sup>st</sup> February, 1956).
- 3) Thereafter, as per oral partition between brothers, the said land came to the share of Ambaram Chelabhai. (Reference : Revenue Entry No. 2311, dated 1<sup>st</sup> February, 1956).
- 4) Thereafter, said Ambaram Chelabhai died on 7<sup>th</sup> August, 1973 and names of Prabhubhai Ambaram, Amrutbhai Ambaram, Natvarbhai Ambaram, Ishwarbhai Ambaram and Shakariben Ambaram were entered in the Revenue Records. (Reference : Revenue Entry No. 2980, dated 1<sup>st</sup> April, 1974).
- 5) Thereafter, said Shakariben Ambaram released and renounced her share from the Said Land. (Reference : Revenue Entry No. 2981, dated 1<sup>st</sup> April, 1974).
- 6) Thereafter, said Prabhubhai Ambaram died on 22<sup>nd</sup> November, 1997 and names of his wife Sitaben and sons Rameshbhai, Rasikbhai, Vishnubhai and Jasvantbhai were entered in the Revenue Records. (Reference: Revenue Entry No. 6151, dated 7<sup>th</sup> July, 1998).
- 7) Said Amrutbhai Ambaram died and name of Manubhai Amrutbhai was entered in the Revenue Records as his heir. (Reference: Revenue Entry No. 6757, dated 30<sup>th</sup> October, 2004).



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- 8) Said Vishnubhai Prabhudas died on 11<sup>th</sup> January, 2002 and names of his wife Sarojben as self and as mother and natural guardian of minors Sunilkumar and Parulben were entered in the Revenue Records. . (Reference: Revenue Entry No. 6386, dated 26<sup>th</sup> February, 2002).
- 9) Said Natvarbhai Ambaram died on 25<sup>th</sup> May, 2005 and names of his wife Kashiben, daughters Sharmishthaben and Chandrikaben and sons Ashokbhai were entered in the Revenue Records. (Reference: Revenue Entry No. 7314, dated 14<sup>th</sup> August, 2006).
- 10) Said Ishwarbhai Ambaram died on 27<sup>th</sup> July, 2006 and names of his wife Kamlaben, sons Navinchandra and Harshadbhai and daughters Mayaben and Subhadraben were entered in the Revenue Records. . (Reference: Revenue Entry No. 7330, dated 31<sup>st</sup> August, 2006).
- 11) Thereafter, said Kashiben Natvarlal, Sharmishthaben Natvarlal, Chandrikaben Natvarlal and Ashokbhai Natvarlal released and renounced their respective share in the Said Land, by or under a Deed of Release dated 26<sup>th</sup> August, 2010, registered under Sr. NO. 11391. (Reference: Revenue Entry No. 8666, dated 9<sup>th</sup> September, 2010).
- 12) Said Manubhai Amrutbhai released and renounced his share from the Said Land, under a Deed of Release dated 26<sup>th</sup> August, 2010, registered under Sr. No. 11398. (Reference : Revenue Entry No. 8667, dated 9<sup>th</sup> September, 2010).
- 13) Said Kamlaben widow of Ishwarbhai, Navinchandra Ishwarbhai, Harshadbhai Ishwarbhai, Mayaben Ishwarbhai and Subhadraben Ishwarbhai released and renounced their respective share from the Said Land, by or under a Deed of Release dated 8<sup>th</sup> September, 2010, registered under Sr. No. 11927. (Reference : Revenue Entry No. 8676, dated 16<sup>th</sup> September, 2010).



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- 14) Said Sarojben widow of Vishnubhai Prabhudas, Sunilbhai Vishnubhai and Parulben Vishnubhai, Sitaben widow of Prabhubhai Ambalal, Rameshbhai Prabhubhai, Rasikbhai Prabhubhai and Jasvantbhai Prabhubhai sold and conveyed said Block No. 715/B to Prafulbhai P. Bavisiya, under a Deed of Conveyance on Sale dated 3<sup>rd</sup> March, 2011, registered under Sr. No. 2618. (Reference : Revenue Entry No. 8877, dated 22<sup>nd</sup> April, 2011).
- 15) The Said Land of Block No. 715/B of Town Planning Scheme No. 3 of Final Plot No. 171/3, admeasuring about 2732 sq.mts. granted permission for Non Agricultural use for Residential purpose under an order of Jilla Collector, Ahmedabad, dated 26<sup>th</sup> March, 2018, bearing No. CB/CTS-1/N.A./S.R. No. 1210/17.
- 16) Said Prafulbhai P. Bavisiya sold and conveyed the said Block No. 715/B to Samkit Developers, a Partnership Firm through its Vahivat Karta Partner Shri Jigneshbhai Mahendrabhai Gandhi, by or under a Deed of Conveyance on Sale dated 31<sup>st</sup> December, 2016, registered under Sr. No. 8355. (Reference : Revenue Entry No.10547, dated 3<sup>rd</sup> February, 2017).
- 17) Accordingly, as on date the Said Land stands in the name of Samkit Developers, a Partnership Firm (yourself).



D. **Public Notice:**

As a part of investigation of title, we gave public notice in the daily newspaper "Gujarat Samachar", on 23<sup>rd</sup> November, 2017, inviting claims, if any in upon or to the said land. As on date we have not received any claim/objection in response thereto.

E. **General:**

- (1)a) 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

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encumbrance, and does not contain entire revenue or sub registry records.

- b) 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 Declaration-cum-Indemnity on Title to be made.
- (2) 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 proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the title.
- (3) This Certificate and Report on Title is based on the searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only.

IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the opinion that the title of SAMKIT DEVELOPERS, A PARTNERSHIP FIRM (Yourself) to the land is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual Declaration being made, and subject to any other laws, rules, regulations as may be applicable from time to time.

Yours truly,

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