

To,
D. R. Infrastructure
A Partnership Firm
Having its office at:
Praharsh Bluebell,
Survey No. 728/730,
Final Plot No. 183/185,
Nr. Shantivan Farm,
Bopal S. P. Ring Road,
Ghuma, Ahmedabad.



Ref.:- Opinion in consonance with my earlier opinion dated 27.09.2018 in the matter of Title for Non-Agriculture land (AS PER VILLAGE FORM NO.7 AND 12) bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs. situated lying and being at Mouje Ghuma, Ta. Daskroi, Dist. Ahmedabad in the state of Gujarat and as per my opinion the same is prima facie belongs to you.

(A) That with your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about thirty years only from the available simple copies of the papers and revenue record more particularly, village form no 7 and 12, village form no.6 etc. of the said Land produced before me

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by you and your authorized person(s) for last about 30 (THIRTY) Years.

(B) Brief History of the said Land (as per Revenue Record)

- 01) The land bearing (1) Old Revenue Survey No. 578 admeasuring Acre 1-09 Guntha belonged to Parsottam Khodidas and Tenancy rights of Desaibhai Ranchhodbhai, (2) (a) Revenue Survey No. 581 admeasuring Acre 2-05 Guntha and (b) Revenue Survey No. 582 admeasuring Acre 1-05 Guntha total admeasuring about Acre 3 - 10 Guntha belonged to Chela Shiva on or before the year of 1943
- 02) That thereafter, Parsottam Khodidas had availed Loan of Rs. 700/- on security of the Land bearing Revenue Survey No. 578 together with other land from Minor Champaklal Manilal through his mother Bai Gajra, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1340 Dated 20.05.1943 and the same was certified by concern authority.
- 03) That thereafter, Loan on security of the Land bearing Revenue Survey No. 578 together with other land from Minor Champaklal Manilal through his mother Bai Gajra taken by Parsottam Khodidas has been repaid in full with interest thereon and said Land bearing Revenue Survey No. 578 together with other land has been released from the charge of Minor Champaklal Manilal through his mother Bai Gajra, an entry to that effect was mutated in the revenue record vide village form

no 6 with mutation entry no. 1533 Dated 28.05.1947 and the same was certified by concern authority.

- 04) That thereafter, vide Tenancy Order No. T.N.C. dated 27-11-1947 name of (1) Mohan Gangaram was entered as "Protected Tenant" of the said land bearing Revenue Survey No. 578, (2) Bahechar Kaku was entered as "Protected Tenant" of the said land bearing Revenue Survey No. 581 and (3) Ambaram Chela was entered as "Protected Tenant" of the said land bearing Revenue Survey No. 582, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1567 Dated 11.04.1948 and the same was certified by concern authority dated 28.07.1948.
- 05) That thereafter, said land bearing Revenue Survey Nos. 578 and 582 were declared as "PIECE" land under The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, vide Taluka Order No. L.N.D. dated 10.03.1951, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 1704 Dated 13.07.1951 and the same was certified by concern authority.
- 06) That thereafter, Chela Shiva died on 30.11.1955 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Ambaram Chelabhai (2) Kantibhai Bechar and (3) Dahyalal Bechar, therefore the name of Late Chela Shiva was deleted and the names of (1) Ambaram Chelabhai (2) Kantibhai Bechar and (3) Dahyalal Bechar were entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2310 Dated

01.02.1956 and the same was certified by concern authority.

07) That Thereafter, Family Partition took place in respect of the said land bearing Revenue Survey no. 581 and 582 together with other land between (1) Ambaram Chelabhai (2) Kantibhai Becharbhai and (3) Dahyalal Becharbhai, accordingly (I) the said land bearing Revenue Survey no. 581, togetherwith other land came into the share of (1) Kantibhai Becharbhai and (2) Dahyalal Becharbhai and (II) the said land bearing Revenue Survey no. 582, togetherwith other land came in share of Ambaram Chelabhai, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2311 Dated 01.02.1956 and the same was certified by concern authority.

08) That thereafter, (1) Mohan Gangaram was not cultivating the said Land bearing Revenue Survey No. 578 and (2) Becharbhai Kakubhai was not cultivating the said Land bearing Revenue Survey No. 581 for more than 2 years hence vide Tenancy Order No. T.N.C. dated 08-03-1955, their names were deleted as "Protected Tenant" of the said Land in question, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2325 Dated 01.07.1956 and the same was certified by concern authority.

09) That thereafter Old Revenue Survey Nos. (I) 578 admeasuring Acre 1-09 Gunthas owned and possessed by Parsottam Khodidas (II) 581 admeasuring Acre 2-05 Gunthas owned and possessed by (1) Kantilal Becharbhai and (2) Dahyabhai Becharbhai and (III) 582

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admeasuring Acre 1-05 Gunthas owned and possessed by Ambaram Chelabhai alias Cheldas were amalgamated and New Block No. 715 total admeasuring Acre-4, 19-Gunthas was allotted in lieu thereof under The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 and the said land bearing New Block No. 715 was entered in the names of (1) Ambaram Chelabhai alias Cheldas (2) Kantilal Becharbhai and (3) Dahyabhai Becharbhai.

Note : However name of Parsottam Khodidas was deleted as a co-owner of the said land bearing New Block No. 715 from the Revenue Records.

10) That thereafter, Ambaram Chelabhai alias Cheldas died on 07.08.1973 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Prabhubhai Ambaram (2) Amrutbhai Ambaram (3) Natvarbhai Ambaram (4) Ishwarbhai Ambaram and (5) Shakariben Ambaram, therefore the name of Late Ambaram Chelabhai alias Cheldas was deleted and the names of (1) Prabhubhai Ambaram (2) Amrutbhai Ambaram (3) Natvarbhai Ambaram (4) Ishwarbhai Ambaram and (5) Shakariben Ambaram were entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2980 Dated 01.04.1974 and the same was certified by concern authority dated 16.05.1975.

11) That thereafter, Shakariben Ambaram waived her rights, titles, interest from the said land in favour of (1) Prabhubhai Ambaram (2) Amrutbhai Ambaram (3) Natvarbhai Ambaram (4) Ishwarbhai Ambaram, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 2981 Dated

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01.04.1974 and the same was certified by concern authority dated 16.05.1975.

12) That thereafter, Kantibhai Becharbhai died unmarried without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs Dahyabhai Becharbhai, therefore the name of Late Kantibhai Becharbhai was deleted and the name of Dahyabhai Becharbhai was entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 4208 Dated 06.09.1989 and the same was certified by concern authority. (Death Certificate and Pedigree of Kantibhai Becharbhai is not produced before us so I relied upon the averment made in the mutation entry).

13) That thereafter, Prabhubhai Ambalal died on 22.11.1997 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Sitaben Wd/o. Prabhudas Ambalal (2) Rameshbhai Prabhudas (3) Rasikbhai Prabhudas (4) Vishnubhai Prabhudas and (5) Jaswantbhai Prabhudas, therefore the name of Late Prabhubhai Ambalal was deleted and the name of (1) Sitaben Wd/o. Prabhudas Ambalal (2) Rameshbhai Prabhudas (3) Rasikbhai Prabhudas (4) Vishnubhai Prabhudas and (5) Jaswantbhai Prabhudas were entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6151 Dated 07.07.1998 and the same was certified by concern authority.

14) That thereafter, correction was made in Amalgamation of said land together with other lands vide order

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dated 26.09.1997 issued by amalgamation officer and according to said order, land bearing (1) Old Revenue Survey no. 578 re-allotted Block No. 715 (2) Old Revenue Survey no. 581 re-allotted Block No. 715/A and (3) Old Revenue Survey no. 582 re-allotted Block No. 715/B and name of Dahyabhai Becharbhai was deleted and names of (1) Amrutbhai Ambaram (2) Natvarbhai Ambaram (3) Ishwarbhai Ambaram (4) Sitaben Wd/o. Prabhudas Ambalal (5) Rameshbhai Prabhudas (6) Rasikbhai Prabhudas (7) Vishnubhai Prabhudas and (8) Jaswantbhai Prabhudas were enter in revenue records as a co-owners of the said land bearing Block No. 715 (Old Revenue Survey no. 578), an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6369 Dated 17.01.2002 and the same was certified by concern authority.

- 15) That thereafter, Prabhubhai Ambalal died on 22.11.1997 and his son Vishnubhai Prabhudas also died on 11.01.2002 without making any will leaving behind them their legal heirs and next of kins as per HINDU LAW under which they governs (1) Sitaben Wd/o. Prabhudas Ambalal (2) Rameshbhai Prabhudas (3) Rasikbhai Prabhudas (4) Jaswantbhai Prabhudas (5) Sarojben Wd/o. Vishnubhai Prabhudas (6) Minor Sunilkumar Vishnubhai and (7) Minor Parulben Vishnubhai though their natural guardian Sarojben Wd/o. Vishnubhai Prabhudas, therefore the name of Late Prabhubhai Ambalal and Late Vishnubhai Prabhubhai were deleted and the name of (1) Sitaben Wd/o. Prabhudas Ambalal (2) Rameshbhai Prabhudas (3) Rasikbhai Prabhudas (4) Jaswantbhai Prabhudas (5) Sarojben Wd/o. Vishnubhai Prabhudas (6) Minor Sunilkumar Vishnubhai and (7) Minor Parulben Vishnubhai were entered in revenue records, an entry

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to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6386 Dated 26.02.2002 and the same was certified by concern authority.

16) That thereafter, Amrutbhai Ambaram died on or around the year 1979 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs Manubhai Amrutbhai Patel, therefore the name of Late Amrutbhai Ambaram was deleted and the name of Manubhai Amrutbhai Patel was entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 6757 Dated 30.10.2004 and the same was certified by concern authority.

17) That thereafter, Natvarbhai Ambalal died on 25.05.2005 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Kashiben Wd/o. Natvarbhai Ambalal (2) Sharmishthaben Natvarlal (3) Chandrikaben Natvarlal and (4) Ashok Natvarlal, therefore the name of Late Natvarbhai Ambaram was deleted and the names of (1) Kashiben Wd/o. Natvarbhai Ambalal (2) Sharmishthaben Natvarlal (3) Chandrikaben Natvarlal and (4) Ashok Natvarlal were entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 7314 Dated 14.08.2006 and the same was certified by concern authority.

18) That thereafter, Ishwarbhai Ambaram died on 27-07-2006 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Kamalaben Wd/o. Ishwarbhai

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Ambalal (2) Navinchandra Ishwarbhai (3) Mayaben Ishwarbhai (4) Subhadraaben Ishwarbhai and (5) Harshadbhai Ishwarbhai, therefore the name of Late Ishwarbhai Ambaram was deleted and the names of (1) Kamalaben Wd/o. Ishwarbhai Ambalal (2) Navinchandra Ishwarbhai (3) Mayaben Ishwarbhai (4) Subhadraaben Ishwarbhai and (5) Harshadbhai Ishwarbhai were entered in revenue records, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 7330 Dated 31.08.2006 and the same was certified by concern authority.

19) That thereafter, in the meantime (1) Minor Sunilkumar Vishnubhai and (2) Minor Parulben Vishnubhai have attained the age of majority, so their names were entered as (1) Sunilkumar Vishnubhai and (2) Parulben Vishnubhai, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8411 Dated 06.01.2010 and the same was certified by concern authority.

20) That thereafter, (1) Kashiben Wd/o. Natvarbhai Ambalal (2) Sharmishthaben Natvarlal (3) Chandrikaben Natvarlal and (4) Ashok Natvarlal waived their rights, titles, interest from the said land bearing block No. 715 in favour of Manubhai Amrutbhai, by registered Release Deed, under Serial No.11396 dated 26-08-2010, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8663 Dated 09.09.2010 and the same was certified by concern authority.

21) That thereafter, (1) Sitaben Wd/o. Prabhudas Ambalal (2) Rameshbhai Prabhudas (3) Rasikbhai Prabhudas (4) Jaswantbhai Prabhudas (5) Sarojben Wd/o. Vishnubhai

Prabhudas (6) Sunilkumar Vishnubhai and (7) Parulben Vishnubhai waived their $\frac{1}{4}$ rights, titles, interest from the said land bearing block No. 715 in favour of Manubhai Amrutbhai, by registered Release Deed, under Serial No.11401 dated 26.08.2010, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8668 Dated 09.09.2010 and the same was certified by concern authority dated 28.10.2010.

22) That thereafter, (1) Kamalaben Wd/o. Ishwarbhai Ambalal (2) Navinchandra Ishwarbhai (3) Mayaben Ishwarbhai (4) Subhadraaben Ishwarbhai and (5) Harshadbhai Ishwarbhai waived their $\frac{1}{4}$ rights, titles, interest from the said land bearing block No. 715 in favour of Manubhai Amrutbhai, by registered Release Deed, under Serial No.11930 dated 08-09-2010, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 8675 Dated 16.09.2010 and the same was certified by concern authority dated 04.12.2010.

23) That thereafter, legal heirs of Late Parsottam Khodidas had filed Ganot/Appeal No. 4/2011 in the court of Deputy Collector (Ja.Shu) Appeal, Ahmedabad against (1) Mamlatdar and Krushipanch Shri Daskroi and (2) Legal heirs of Late Desaibhai Ranchhodbhai and others and Deputy Collector (Ja.Shu) Appeal Ahmedabad vide its order dated 17-06-2013 stated that a remand application bearing 403/64 was filed before Hon. Revenue Tribunal in respect of said land bearing old Revenue Survey No. 578 and Revenue Tribunal has ordered on 26/06/1964 that original owners were entitled to hold the said land, hence plaintiff are entitled to hold the said land without any

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restriction and name of Desaibhai Ranchhodbhai was deleted from Revenue Records as a Tenant of the said land in question, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 9494 Dated 20.06.2013 and the same was certified by concern authority dated 05.08.2013.

- 24) That Thereafter, Manubhai Amrutbhai has agree to sale the said land bearing Block No. 715 admeasuring 4957 sq.mtrs paiki 1128.77 sq.mtrs. to Dineshbhai Gabhaji Dabhi, by an Agreement to Sale, duly Registered with the office of the Sub-Registrar, Ahmedabad-3 (Memnagar), under Serial No. 9914 dated 05.09.2011.
- 25) That Thereafter, Manubhai Amrutbhai has agreed to sale the said land bearing Block No. 715 admeasuring 4957 sq.mtrs. to Momin Habibbhai Rahemanbhai, by a Memorandum of Understanding, duly signed before Notary Public, A.G. Raval, Ahmedabad, under Serial No. 150 dated 28.05.2013.
- 26) That Thereafter, Manubhai Amrutbhai has agreed to sale the said land bearing Block No. 715 to Bhavinkumar Ashwinbhai Vyas.
- 27) That Thereafter, Manubhai Amrutbhai has agree to sale the said land bearing Block No. 715 admeasuring 4957 sq.mtrs paiki admeasuring 2000 sq.yrds. i.e. 1672.24 sq.mtrs. to Dineshbhai Rambhai Patel, by an Agreement to Sale, duly Registered with the office of the Sub-Registrar, Ahmedabad-14 (Dascroi), under Serial No. 1894 dated 25.10.2013.
- 28) That Thereafter, Parsottam Khodidas was the actual owner of the said land bearing Block No. 715 (Old



Revenue Survey no. 578), however vide mutation entry No. 2901 dated 01.04.1969, by mistake his name was deleted from the Revenue Records, and Parsottam Khodidas was died on 26.10.1969 who during his lifetime made a Registered Will on 24.03.1969 duly registered with the Sub-Registrar, Ahmedabad, under serial no. 454 and according to said will the said land in question came in the share of Surendrakumar alias Sureshbhai Somabhai, however the name of Surendrakumar alias Sureshbhai Somabhai was not entered in the Revenue Records in the Revenue Records of the said land and name of Manubhai Amrutbhai was continued as owner of the said land.

- 29) That thereafter, Surendrakumar alias Sureshbhai Somabhai died on 26.07.1995 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Shardaben Wd/o. Sureshbhai Somabhai (2) Pareshbhai Sureshbhai (3) Manishaben Sureshbhai (4) Payalben Sureshbhai and (5) Ketanbhai Sureshbhai.
- 30) That thereafter, Pareshbhai Sureshbhai died on 14-03-2014 and during his life time he has taken divorce with his wife i.e. Amishaben Navnitbhai Patel without having any legal heirs and divorce agreement was duly signed before, Mr. M. U. Thakor, Notary Public, Dist-Kheda, under serial No. 30 dated 03.01.2007.
- 31) That thereafter, Shardaben Wd/o. Sureshbhai Somabhai i.e. Legal heirs of Late Purshottambhai Khodidas Patel have filed a Civil Suit. Re.Di.Mu. No. 213/2014 in respect of land in question in the Court of Principal Senior Civil Judge (S.D.), Ahmedabad (Rural) and a Lis Pendense Notice for same was duly



registered with the Office of Sub-Registrar, Ahmedabad-14 (Dascroi), under Serial No.1355 dated 23.07.2014, and Thereafter, said matter was amicably settled and they have filed a "Samadhan Purshis" on 12.12.2014 in the court and on that basis Eighteenth Additional Civil Judge, Ahmedabad (Rural) has passed an Order on 21-12-2014 and as per said Understanding and said Order, said civil suit was withdrawn and Cancellation of Lis-Pendence (for under Serial No. 1355 dated 23.07.2014) duly registered with the Office of the Sub-Registrar, Ahmedabad- 14 (Dascroi), under Serial No. 1338 dated 03.07.2015.

- 32) That thereafter the said land bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. was sold and conveyed by Manubhai Amrutbhai acting as a self and Karta and Manager of his H.U.F. with confirmation of (I) Legal heirs of late Parsottam Khodidas i.e. (1) Shardaben Wd/o. Sureshbhai Somabhai (2) Manishaben Sureshbhai W/o. Krunalbhai Rasikbhai Patel (3) Payalben Sureshbhai W/o. Pareshkumar Laljibhai (4) Ketanbhai Sureshbhai and (5) Dipaliben W/o. Ketanbhai Sureshbhai all male acting as a self and karta and Manager of their respective H.U.F. (II) Bhavinbhai Ashwinbhai Vyas (III) Dineshbhai Gabhaji Dabhi and (IV) Habibbhai Rahemanbhai Momin to Dineshbhai Ramabhai Patel by registered sale deed, under Serial No.1341 dated 03.07.2015, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 10056 Dated 03.07.2015 and the same was certified by concern authority dated 13.08.2015.

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- 33) That thereafter, land bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs.
- 34) That thereafter, District Collector, Ahmedabad ordered to convert land bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs. into Non-Agriculture for Residential purpose vide his Order No. CB/CTS-1/N.A./GHUMA/S.R.NO. 2156/2016 Dated 24-07-2017, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 10735 Dated 22.08.2017 and the same was certified by concern authority dated 27.10.2017.
- 35) That thereafter the said land bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs. was sold and conveyed by Dineshbhai Ramabhai Patel to D. R. Infrastructures - A Partnership Firm through its Partners (1) Dineshbhai Ramabhai Patel, (2) Mukeshbhai Ramabhai Patel, (3) Manthan Dineshbhai Patel & (4) Savan Dineshbhai Patel by registered sale deed, under Serial No.7566 dated 09-10-2017, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 10796 Dated 25.10.2017 and the same was certified by concern authority dated 02.01.2018.

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- 36) That thereafter, District Collector, Ahmedabad ordered to convert land bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs. into Non-Agriculture for multi purpose use vide his Order No. CB/LAND-1/N.A./ SR - 489/2018-FMPS NO.409727 Dated 26-09-2018. an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11187 Dated 26.10.2018 and the same was certified by concern authority dated 04.10.2019.
- 37) That thereafter, D.R, Infrastructure through its partners had availed Loan on security of the Land bearing Block No. 715 from The Mahesana Nagrik Sahkari Bank Ltd. Via mortgage deed, which was registered in the office of sub-registrar of Ahmedabad-9(Bopal) under serial no. 12228 dated 15.10.2018, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 11179 Dated 24.10.2018 and the same was certified by concern authority dated 07.01.2019.
- 38) That thereafter, Loan on security of the Land bearing Block No. 715 from The Mahesana Nagrik Sahkari Bank Ltd. taken by D.R, Infrastructure through its partners has been repaid in full with interest thereon and said Land bearing Block No. 715 has been released from the charge of The Mahesana Nagrik Sahkari Bank Ltd, and the Release Deed was registered in the office of the Sub-registrar of Ahmedabad-9 (Bopal) under serial no. 1365 dated 29.01.2021, the said charge of the Mahesana Nagrik Sahkari Bank Ltd.

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is required to be removed from the revenue record of the said land.

- (C) That for better investigation of title to the said land in question I had issued a public notice in the Gujarati daily newspaper (1) "Divya Bhaskar" on 24.01.2021, (2) "Gujarat Samachar" on 25.01.2021 and (3) "Sandesh" on 23.01.2021 and inviting objections if any from the Public at large for issuing out Title Clearance Certificate in relation thereto and in response to the said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said Land.
- (D) That thereafter I had taken search of the record being maintained by the various Sub-Registrar of (1) Ahmedabad-1 (City) on 25.01.2021, (2) Ahmedabad-3 (Memnagar) on 25.01.2021, (3) Ahmedabad-9 (Bopal) on 28.01.2021 & (4) Ahmedabad-14 (Daskroi) on 27.01.2021 for the years of 1991 to 2021 through my search clerk.
- (E) That declaration on oath was made on 03.02.2021 by you for your clear and marketable title over the said land.
- (F) That on the basis of all above facts and furnished papers meaning it trustworthy as well as, as per my earlier opinion dated 27.09.2018 in consonance with the same, I hereby opine that the title of the said land belongs to you and the same is clear, marketable and free from any encumbrances subject to...

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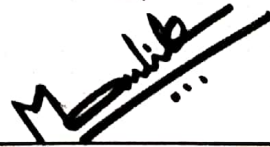
- (1) Fulfillment of the Provisions of. . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, The Gujarat Town Planning Act 1976, The Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), The Transfer of Property Act, 1882 and The Indian Registration Act, 1908, The Stamp Act, 1958, The Limitation Act, 1963, Gazette(s), Rule(s) etc if any applicable.
- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land including N.A. order.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds and records etc of the said land for better clarity.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCLE OF THE Non-Agriculture land (AS PER VILLAGE FORM NO.7 AND 12) bearing Block No. 715 (Old Revenue Survey No.578) admeasuring about 4957 sq. mtrs. comprised in Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 171/2 admeasuring about 2974 sq. mtrs. situated lying and being at Mouje Ghuma, Ta. Daskroi, Dist. Ahmedabad in the state of Gujarat.

AT AHMEDABAD ON THIS 03rd DAY OF FEBRUARY, 2021





Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

- (1) That the records of the sub registrar and revenue are sometime not visible or perusal of such record is not possible due to old age

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or torn out or not availability so it may cause an error to my opinion.

- (2) That the Sub Registrar Department who is issuing search of registered documents is not ensuring the genuineness of their own report so the same rule is applicable here.
- (3) On prima-facie perusal I don't found anything contrary but it is advisable to be check with the department of Historical Monuments, Oil & Natural Gas Department or any other department if concern that this land is not falling in their limit or no bared on sale of such land.
- (4) This is merely an opinion on title which is in limited aspect only so on the basis of this I am not opine on the tenure of the land or on Tenancy Act etc.
- (5) That you have informed and assured me for the land in question that there is no any legal matters are pending before any judicial court, quasi judicial authorities, tribunals etc., revenue authorities, tenancy authorities etc and accordingly I had not inquire in any of such court, tribunal, judicial or quasi judicial authorities etc.
- (6) All papers, Documents related to mutation entries are not produced before me so in such case I rely upon the averment made in concern mutation entry.
- (7) In case of any deeds, documents, assignment etc., whichever executed by power of attorney holder then it is advisable to get written consent from the persons who gave the power of attorney.
- (8) In case of sale, transfer, alienation etc. following caution shall be taken to prevent any litigation.
 - (a) In case of transfer by HUF through its Karta and Manager then it is advisable to take/obtain necessary consent from member(s) and Co-parcener(s) of the concerned HUF.
 - (b) In case of if property devolving ancestrally then consent from legal heirs of the concerned person(s) is required to be taken/obtain and in such event if any minor founds then such minor's right will be safeguarded.
 - (c) It is advisable to obtain permission from the concern court of law under provisions of The Guardianship & Wards Act, 1890 in case of minor's right is required to be sold
 - (d) In case of transfer through Power of Attorney then it is advisable to take/obtain necessary consent from person(s) who executed the power of attorney.
- (9) Deeds and Documents should be read and perused with provisions of The Limitation Act, 1963, The Transfer of Property Act, 1882 and The Indian Registration Act, 1908.

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