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Ref. No. 142/2024/HHD/KHD/ of 2025

Date:

REPORT ON TITLE

Re: IN THE MATTER OF VERIFICATION OF TITLE to the land situate, lying and being at Shela (sim) Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand bearing original Block No. 58/A admeasuring about 8265 sq.mts included in the Draft Town Planning Scheme No. 3 (Shela) and given Final Plot No. 54/1 admeasuring about 4959 sq.mts. corresponding to Revised/New Block No. 58/A/paiki 2 admeasuring about 4959 sq.mts.



We have undertaken the work of verification of title with respect to the land above referred to, by taking necessary searches with the available 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 1985, prior to more than thirty years up to August, 2025. Our Report on Title is stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below.

A. Description:

(1) The property under reference is a land situate, lying and being Shela (sim) Taluka Sanand, in the Registration District Ahmedabad and Sub District Sanand bearing Original Block No. 58/A admeasuring about

8265 sq.mts included in the Draft Town Planning Scheme No. 3 (Shela) and given Final Plot No. 54/1 admeasuring about 4959 sq.mts. corresponding to Revised/New Block No. 58/A/paiki 2 admeasuring about 4959 sq.mts. (Hereinafter referred to as the "Said Land").

- (2) Nonagricultural permission for multipurpose use with respect to the Said Land, effectively Final Plot Land, is given as per the order of the Collector, Ahmedabad dated 5th October, 2024, bearing No. 4419/07/04/024/2024 as per terms and conditions stipulated therein. (*Reference: Revenue Entry No. 7723, dated 5th October, 2024*).
- (3) Upon obtaining non agricultural permission, separate 7/12 extract being Block No. 58/A/paiki 2 admeasuring about 4959 is generated and the remaining land admeasuring about 3306 sq.mts is TP kapat land.
- (4) Development Permission with respect to construction on the Said Land, effectively Final Plot Land, is given by Ahmedabad Urban Development Authority, dated 29th August, 2025 - 9th September, 2025, under No. PRM/82/7/2025/119, as per the terms and conditions stipulated therein. (*Reference: Copy thereof*).
- (5) Said Land of Block No. 58/A admeasuring about 8265 sq.mts. formed part of old Block No. 58 admeasuring about 14265 sq.mts. ("Said Bigger Land"), prior to hissa durasti-bifurcation referred in Clause B. (9) herein below.
- (6) Said Bigger Land of Block No. 58 admeasuring about 14265 sq.mts. was given in lieu of Old Survey Nos. 148/1 paiki 6880 sq.mts and 148/2 paiki 7385 sq.mts., upon implementation of scheme of consolidation by the Government in the revenue village Shela. (*Reference: Revenue Entry No. 715/91, dated 11th January, 1977 and Copy of Consolidation Certificate*).



BA.

B. Devolution:

- (1) Much prior to the year 1970, Said Bigger Land was registered in the revenue records in the name of Dhudabhai Savabhai as the tenant (ganotiya) thereof.
- (2) Said Dhudabhai Savabhai had died around 3 years ago and names of Ratilal Dhudabhai, Kalidas Dhudabhai, Maniben Dhudabhai, Revaben Dhudabhai, Dahiben Dhudabhai and Ramiben widow of Dhudabhai Savabhai were entered in the revenue records. (*Reference: Revenue Entry No. 160, dated 14th October, 1964.*)
- (3) As per the Resolution in case dated 7th September, 1964 of Mamlatdar and Agricultural Land Tribunal, Sanand, Said Bigger Land was allotted to Said Ratilal Dhudabhai, Kalidas Dhudabhai, Maniben Dhudabhai, Revaben Dhudabhai, Dahiben Dhudabhai and Ramiben widow of Dhudabhai Savabhai as owners thereof. (*Reference: Revenue Entry No. 242, dated 20th October, 1964.*)
- (4) Ratilal Dhudabhai, Revaben daughter of Dhudabhai and wife of Jethabhai Atmaram and Maniben daughter of Dhudabhai and wife of Hirabhai Somabhai Dhudabhai died and names of Ishwarbhai Ratilal, Mukeshbhai Ratilal, Savitaben Ratilal, Kishorbhai Ratilal, Hiraben widow of Ratilal Dhudabhai, Jethabhai Atmaram, Haribhai Jethabhai, Dineshbhai Hirabhai and Ishwarbhai Hirabhai were entered in the revenue records. (*Reference: Revenue Entry No. 2221, dated 4th March, 1997.*)
- (5) Jethabhai Atmaram, Haribhai Jethabhai and Dineshbhai Haribhai as self and as guardian of Ishwarbhai Haribhai released and renounced their share from the Said Bigger Land. (*Reference: Revenue Entry No. 2222, dated 4th March, 1997.*)
- (6) Dahiben Dhudabhai died on 9th September, 1974 unmarried and Ramiben widow of Dhudabhai Savabhai had died on 7th December,

1976 and their names were deleted from the revenue records.
(Reference: Revenue Entry No. 2817, dated 14th November, 2006).

(7)(a) Kalidas Dhudabhai, Hiraben widow of Ratilal Dhudabhai, Ishwarbhai Ratilal, Mukeshbhai Ratilal, Savitaben Ratilal and Kishorbhai Ratilal sold and conveyed (a) the land admeasuring about 8265 sq.mts out of the Said Bigger Land to Haribhai Desaibhai Patel, Pravinbhai Haribhai Patel, Ishwarbhai Haribhai Patel and Pankajbhai Haribhai Patel and (b) the land admeasuring about 6000 sq.mts. out of the Said Bigger Land to Vishnubhai Khodabhai Patel and Dineshbhai Khodabhai Patel by or under a Sale Deed dated 28th November, 2006 registered with the office of the Sub-Registrar of Assurances under Serial No. 4800, in the manner and for the consideration recorded therein. *(Reference: Revenue Entry No. 2927, dated 24th May, 2007).* As stated in the Said Sale Deed, the sale is completed for benefit of estate and legal necessity.

(b) Prior to the Said Kalidas Dhudabhai, Ishwarbhai Ratilal, Mukeshbhai Ratilal, Savitaben Ratilal and Kishorbhai Ratilal executed an Agreement for Sale dated 28th March, 2006 with respect to the land admeasuring about 8265 sq.mts. out of the Said Bigger Land to Said Haribhai Desaibhai Patel and three others, registered with the office of the Sub Registrar of Assurances, under Serial No. 1107, in the manner and for the consideration recorded therein.

(8) Haribhai Desaibhai Patel died on 1st December, 2015 and names of Raiben widow of Haribhai Desaibhai Patel, Ishwarbhai Haribhai, Ramilaben Haribhai, Pravinbhai Haribhai, Pankajbhai Haribhai and Ranjanben Haribhai were entered in the revenue records. *(Reference: Revenue Entry No. 5019, dated 28th July, 2016).*

(9) As per Hissa-Durasti conducted by the District Inspector Land Records Ahmedabad, dated 23rd December, 2020 in No. K.J.P/S.R.-347, Pu.P No. 66, Said Bigger Land is bifurcated as follows:



| Block No. | Area (Sq.mts) | Land Owner |
|---------------------|---------------|-----------------------------------|
| 58/A (Said Land) | 8265 | Ishwarbhai Haribhai and others |
| 58/B | 6000 | Kodabhai Ambalal Patel and others |
| Total | 14265 | |

(Reference: Revenue Entry No. 6442, dated 24th December, 2020).

(10) Raiben widow of Haribhai Desaibhai died on 24th July, 2023 and her name was deleted from the revenue records. (Reference: Revenue Entry No. 7461, dated 14th October, 2023).

(11) Ramilaben Haribhai Patel wife of Bhagvatbhai Patel and Ranjanben Haribhai Patel widow of Rameshbhai Patel released and renounced their share from the Said Land in favour of their brothers Ishwarbhai Haribhai Patel, Pravinbhai Haribhai Patel, Pankajbhai Haribhai Patel by or under a Release Deed (without consideration) dated 26th May, 2025 registered with the office of the Sub-Registrar of Assurances under Serial No. 13130. (Reference: Revenue Entry No. 8005, dated 18th June, 2025).

(12) Charge of Ghuma Seva Sahkari Mandali Ltd. Was created on the Said Land. (Reference: Revenue Entry No. 6539, dated 1st June, 2021). Same is released as per No Due Certificate issued by Ghuma Seva Sahkari Mandali Ltd. Dated 13th August, 2025. (Reference: Revenue Entry No. 8045, dated 14th August, 2025). Note: Said Revenue Entry is as on date pending for certification.

(13) Said Ishwarbhai Haribhai Patel, Pravinbhai Haribhai Patel, Pankajbhai Haribhai Patel sold and conveyed the Said Land of Final Plot No. 54/1 admeasuring about 4959 sq.mts. corresponding to Revised/New Block No. 58/A/paiki 2 admeasuring about 4959 sq.mts. to Pratham Realty, A Partnership Firm, represented through its partners Vipul Liladharbhai Bhuva and Chetansinh Balvantsinh Vala by or under a Sale Deed dated



14th August, 2025 registered with the office of the Sub-Registrar of Assurances under Serial No. 19955 in the manner and for the consideration recorded therein. (*Reference: Revenue Entry No. 8048, dated 21st August, 2025*). Note: Said Revenue Entry is pending for certification. To support and supplement the Said Sale, Said Ishwarbhai Haribhai Patel and two others executed a Power of Attorney and Declaration-cum-Indemnity on the same day, in favour of Said Pratham Realty, registered with the office of the Sub Registrar of Assurances, under Serial Nos. 19956 and 19957, respectively.

(14) Accordingly the Said Pratham Realty, A Partnership Firm, has become entitled to Said Land of Block No. 58/A/paiki 2 admeasuring about 4959 sq.mts corresponding to Final Plot No. 54/1 admeasuring about 4959 sq.mts of Draft Town Planning Scheme No. 3 (Shela).



C.

Public Notice:

As part of verification of title, public notice was given in the daily newspaper “Sandesh”, on 25th July, 2024, (in the names of previous owners) inviting claims, if any, in upon or to the Said Land from any person whomsoever. We have not received any claim/objection in response thereto.

D.

Disclaimers:

(1) The aforesaid Report is reference of available revenue and sub registry records, relevant for the purposes to study 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 and proceedings referred to therein and implication thereof. We have assumed the documents provided to us as genuine.

(2) 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. Also, in case of Sub-Registry records. Physical search for period more than last about 13 years is not given by the office of the Sub-registrar, and on application, SR office has given prescribed details of encumbrances/transactions in their prescribed form. However, many a times it is not accurate or correct or complete. Search may lack or miss some particulars.

(3) We have neither undertaken any on-site verification of the Said Land, nor carried out verification of any negative court proceedings before any court/forum/ authority/tribunal nor verified any acquisition by any Government/ Semi-Government Authorities other than that mentioned in the Revenue Records. Further 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 litigations and/or proceedings nor any order, decree, attachment or any order of any court or authority or body is operating against the Said Land adversely affecting the title thereto.

(4) Non-agricultural use permission has been given in respect of the Said Land, effectively Final Plot Land, as referred to herein above, presumably considering all the relevant aspects and after following due process of law by the concerned authority. We have relied on the same. Further, as the non-agricultural use permissions have been given, we have not examined the laws relating to agricultural lands and implications thereof.

(5) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and Records of the Sub Registrar (Index II) only for the period of taken from 30 years up to August, 2025. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.



DA.



IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the opinion that the title of PRATHAM REALTY, A PARTNERSHIP FIRM, to the land above referred to, in the manner aforesaid is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual declaration and indemnity on title and also for Disclaimers, subject to certification of Revenue Entry Nos. 8045 and 8048, subject to above devolution on title, our observation(s), note(s) and disclaimers, subject to Town Planning Scheme and Zoning, subject to terms and conditions of aforesaid non-agricultural use permission and development permission and subject to any laws, acts, rules and regulations for the time being in force as may be applicable.

DATED THIS 16TH DAY OF SEPTEMBER, 2025



H. Desai & Co
ADVOCATES & SOLICITORS

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