

To,

SHAFALYA INFRA PROJECT LLP

Having its Office at 162/2, Shafalya House,
Opp. 079 Stories, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380054.



Ref. :- Opinion in the matter of Title for Non-Agricultural land (AS PER VILLAGE FORM NO.7 AND 12) bearing Revenue Block No. 104 (Old Survey No. 198 of Village Vejalpur) admeasuring about 8600 sq.mtrs. included in T.P. Scheme No. 6 (Vejalpur) allotted Final Plot No. 8 admeasuring about 6621 sq.mtrs. included in City Survey Limit and given a CITY SURVEY No. NA104/p2 admeasuring about 6621 square mtrs. situated lying and being at Mouje Jodhpur, Taluka Vejalpur in the District Ahmedabad, Sub District Ahmedabad- 4 (Paldi) in the state of Gujarat and as per my opinion the same is prima facie belongs to you.

THAT WITH YOUR INSTRUCTIONS AND REQUIREMENT I investigated the title of the land more particularly described in the schedule hereunder for last about thirty years only; from the available copies of the paper(s), document(s) of the said Land produced

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Opp. Savy Golf Academy, Next to Pandit
Dindayal Hall, Rajpath Club Road,
Bodakdev, Ahmedabad.

before me by you and or your authorized person(s) as well under your instruction(s) my search clerk have taken searches from the available records of (1) the Sub-Registrar of Ahmedabad-1(City) on 20-01-2022 for the year 1991 to 1993 (2) the Sub-Registrar of Ahmedabad-4 (Paldi) on 21-10-2021 for the year 1994 to 2011 & on 08-06-2023 for the year 2022 to 2023 and (3) the Sub-Registrar of Ahmedabad-13 (City) on 22-10-2021 and on 08-06-2023 for the year 2011 to 2022.

That for getting better clarity for opinion on title specifically of third party interest, claim etc if any, on the land more particularly describe in the schedule hereunder I have issued a public notice in the Gujarati daily newspaper "Divya Bhashkar" on 22-05-2023 and with this notice I invited any claims, rights or objection of any type of any person, institute etc from public at large and in reference of it I have not received any objections in the said matter so from the available legible revenue records, paper(s), etc. furnished to me, from that as well as you declare a declaration on oath for your clear title on 08.06.2023 relying upon the same I hereby opine that the land described in the schedule hereunder prima facie belongs to you Subject to..

- (1) Mutation Entry No. 3 is required to be certified with the city survey records.
- (2) Fulfilment of the Provisions of. . . The Bombay Tenancy and Agricultural lands Act, 1948 with state amendments; The Gujarat Town Planning & Urban Development Act 1976; The Gujarat Land Revenue Code 1879; The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947; State or Central Government Notification(s); The Transfer of Property Act, 1882; The Indian Registration Act, 1908; The

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Bombay Stamp Act, 1958 and The Limitation Act, 1963,
Gazette(s), Rule(s) etc if any applicable.

- (3) Fulfillment of all the terms and conditions mentioned
in the orders issued for the scheduled land including
N.A. order.
- (4) All records, deed(s), document(s), Order(s) etc
required to be produced in original before me AND
Detailed Title Report issued together herewith is
required to be pursued.

SCHEDULE OF THE LAND

THAT PIECE AND PARCLE OF THE Non-Agricultural land (AS PER
VILLAGE FORM NO.7 AND 12) bearing Revenue Block No. 104
(Old Survey No. 198 of Village Vejalpur) admeasuring about
8600 sq.mtrs. included in T.P. Scheme No. 6 (Vejalpur)
allotted Final Plot No. 8 admeasuring about 6621 sq.mtrs.
included in City Survey Limit and given a CITY SURVEY No.
NA104/p2 admeasuring about 6621 square mtrs. situated
lying and being at Mouje Jodhpur, Taluka Vejalpur in the
District Ahmedabad, Sub District Ahmedabad- 4 (Paldi) in
the state of Gujarat.

AT AHMEDABAD ON THIS 08th DAY OF JUNE, 2023





Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

- (1) That the records of the sub registrar and revenue are sometime non
visible or perusal of such record is not possible due to old age
or torn out or not availability so it may cause an error to my
opinion.

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- (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) Latest search is required to be taken. I had taken search from the concern sub-registrar till 22.10.2021 through my search cleark.
- (4) 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.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) 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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