

NILESH N. PATEL (ADVOCATE)

507, 5th Floor, Shivalik Satyamev, S. P. Ring Road, Ambli, Ahmedabad. -
380058. (M) 9898861798

TITLE REPORT WITH OPINION CERTIFICATE**Re.-**

IN THE MATTER OF investigation of title of Non Agriculture land for Multi purpose bearing Final Plot No. 181 admeasuring 1396 Sq. Mtrs. of Town Planning Scheme No. 2 (Ghuma) (allotted in lieu of Revenue Block No. 501 admeasuring 2327 Sq.Mtrs.), of Mouje Village Ghuma, Taluka Daskroi and Sub-District Ahmedabad- 9 (Bopal), Registration District Ahmedabad.

Pursuant to the request of yours, I have carried out the work of title investigation of the captioned land (hereinafter referred to as the "said land") more particularly described in the Schedule hereunder written.

1. I have caused the searches of the available last 30 years records of the Sub-Registrar of Assurances, Ahmedabad - 1 (city) for



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year from the 1990 to 1994 and the Sub-Registrar of Assurances, Ahmedabad-3 (Memnagar) for year from the 1994 to 2011 and the Sub-Registrar of Assurances, Ahmedabad – 14 (Daskroi) for Year From the year 2011 to 2020 and Ahmedabad – 9 (Bopal) for year from the year 2011 to 2021 and have perused and scrutinized the revenue records and the information/clarifications as are made available to me by the owner of the land and relying upon the same to be true, I submit my title Report.

2. The said land bearing Block No. 501 belonged to Atmaram Dhulabhai as occupier prior to 1982, thereafter the Atmaram Dhuiabhai died intestate on 26/09/1980, therefore the name of his legal heirs (1) Ranchhodbhai Atmaram, (2) Haribhai Aatmaram and (3) Jiviben Atmaram were entered as owners/occupiers, as is observed from mutation entry No. 3523 recorded on 20/08/1982 which was certified.
3. Thereafter, Jiviben Atmaram relinquished her right in favour of others, therefore her name was deleted from the revenue record, as is observed from mutation entry No. 3524 recorded on 20/08/1982 which was certified.
4. Thereafter permission to be granted for purchase of the said land to the Tenant (1) Ranchodbhai Atmaram and (2) Haribhai Aatmaram at the price of Rs. 412/- and as Restricted Tenure condition by Mamlatdar and Krushipanch, Dascroi under the provision of Section 32P (2) (C) vide his order No. Ganot/case No. 260/07 dated 22/01/2008 and order dated 14/08/2007, as is observed from mutation entry No. 7839 recorded on 25/01/2008 which was certified on 30/04/2008.



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5. Upon payment of the purchase price fixed by the Mamlatdar - ALT certificate in prescribed Form No. 11 under section 32(P)(6) of the Tenancy Act was issued by the Krushi Panch and Mamlatdar, Daskroi and purchase price having been paid by Haribhai Atmaram (Legal heirs of Atmaram Dhulabhai), the occupancy of tenant as owner/occupier was confirmed and the said land was given to (1) Haribhai Atmaram and (2) Ranchodbhai Atmaram on new and restricted condition, as is evidenced by mutation entry No. 7863 recorded on 07/02/2008 which certified on 30/04/2008.
6. Thereafter, Ranchodbhai Atmaram died intestate on 07/03/1996, therefore the name of his legal heirs Savitaben Ranchodbhai was entered as co-owner/occupier of the said land, as is observed from mutation entry No. 7974 recorded on 28/05/2008 which was certified on 23/10/2008.
7. Thereafter the said owner Haribhai Atmaram paid premium amount for convert the said land to Old Tenure Agriculture from Restricted Tenure condition, and Deputy Collector granted permission for old Tenure Agriculture use but liable for premium for Non-Agriculture use vide his order No. Jamin/Ghuma/Prasap/ S.R.73/2008, dated 05/01/2009, as is observed from mutation entry No. 8145 recorded on 16/02/2009 which was certified on 05/05/2009.
8. Thereafter, (1) Haribhai Atmaram Patel and (2) Savitaben Ranchodbhai Patel sold and conveyed land bearing Block No. 501 admeasuring 2327 Sq.Mtrs. to (1) Gordhanbhai Behcharbhai Patel, (2) Madhukantaben Gordhanbhai Patel, (3) Hasmukhbhai Naranbhai Patel and (4) Gautambhai Naranbhai Patel by sale

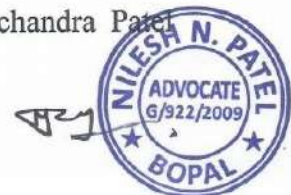


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deed which has been registered with the office of sub-registrar of Ahmedabad – 3 (Memnagar) vide serial no. – 455, as on dated – 23/01/2009 and entry to that effect entered in the revenue record by Mutation entry no 8156 on dated 19/02/2009.

9. Thereafter, (1) Gordhanbhai Behcharbhai Patel, (2) Madhukantaben Gordhanbhai Patel, (3) Hasmukhbhai Naranbhai Patel and (4) Gautambhai Naranbhai Patel sold and conveyed land bearing Block No. 501 admeasuring 2327 Sq.Mtrs. to (1) Ramchandra Naranbhai Patel and (2) Sarlaben Ramchandra Patel (3) Sanket Ramchandra Patel by registered sale deed which has been registered with the office of sub-registrar of Ahmedabad – 13 (Daskroi) vide serial no. – 463, as on dated – 04/03/2015 and entry to that effect entered in the revenue record by Mutation entry no 9940 on dated – 04/03/2015.
10. Thereafter the said land bearing Block No. 501 included in Draft T. P Scheme No. 2 (Ghuma) and allotted Final Plot No. 181 admeasuring 1396 Sq. Mtrs.
11. Thereafter the said land bearing Final Plot No. 181 admeasuring 1396 Sq. Mtrs. included in Town Planning Scheme No. 2 (allotted in lieu of Block No. 501 admeasuring 2914 Sq. Mtrs.) converted into Non-Agriculture land for Residential use by District Collector, Ahmedabad vide his order No. ACB/TNC-3/Tatkal/N.A./Ghuma/Block No. 501/ S.R. 125/Arji No. 109494/17, dated 13. 18/05/2017, as is observed from mutation entry No. 10656 recorded on 29/05/2017 which was certified on 24/07/2017.
12. Thereafter the said owners (1) Ramchandra Naranbhai Patel and (2) Sarlaben Ramchandra Patel (2) Sanket Ramchandra Patel

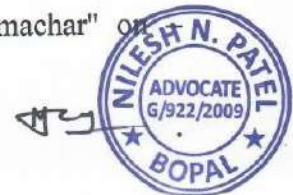


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sold and conveyed land bearing Final Plot No. 181 admeasuring 1396 Sq.Mtrs. included in Town Planning Scheme No. 2 (allotted in lieu of Block No. 501 admeasuring 2914 Sq.Mtrs.) to Jayeshbhai Talakshibhai registered sale deed which has been registered with the office of sub-registrar of Ahmedabad - 09 (Bopal) vide serial no. - 2180, as on dated - 05/03/2018 and entry to that effect entered in the revenue record by Mutation entry no 10892 on dated - 07/03/2018.

13. Thereafter District Collector of Ahmedabad, converted the said Residential use Non-Agriculture Permission in to Multipurpose Non-Agriculture vide his order No. 1379/07/06/032/2020, dated 02/07/2020, as is observed from mutation entry No. 11869 recorded on 06/08/2020.
14. Thereafter the said owners Jayeshbhai Talakshibhai sold and conveyed land bearing Final Plot No. 181 admeasuring 1396 Sq.Mtrs. included in Town Planning Scheme No. 2 (allotted in lieu of Block No. 501 admeasuring 2914 Sq.Mtrs.) to ANANTA BUILDCON a Partnership Firm by registered sale deed which has been registered with the office of sub-registrar of Ahmedabad - 09 (Bopal) vide serial no. - 2879, as on dated - 01/03/2021 and entry to that effect entered in the revenue record by Mutation entry no. 12213 on dated - 01/06/2021.
15. Thereafter, The Ahmedabad Urban Development Authority, Ahmedabad has approved construction plan of Residential and commercial purpose Vide its order No - PRM/88/7/2020/38 On Dated 30/01/2021.
16. As a part of verification of title, I have given Press note which appeared in the daily Newspaper "Gujarat Samachar" on



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30/06/2021 inviting claims, if any in upon or to the land above referred to but I have not received any claim or objection in response thereof.

In view of what is hereinabove stated I am giving my opinion that the title of the Non Agriculture land for Multi purpose bearing Final Plot No. 181 admeasuring 1396 Sq.Mtrs. of Town Planning Scheme No. 2 (Ghuma) (allotted in lieu of Revenue Block No. 501 admeasuring 2327 Sq.Mtrs.), of Mouje Village Ghuma, Taluka Daskroi and Sub-District Ahmedabad- 9 (Bopal), Registration District Ahmedabad belonging to ANANTA BUILDCON a Partnership Firm is clear, Marketable and free for reasonable doubts and encumbrances; SUBJECT TO -

1. Fulfillment of terms and conditions of all relevant orders issued by Courts/Concerned Authorities/AUDA/N.A. Use Permission, Commencement Certificate, Approved Plan and Completion Certificate for the said property.
2. Production of all relevant and necessary Original Papers, Documents, Orders, Deeds, etc. of the said property.
3. To be certified Entry No. 12213.

Place - Ahmedabad

Date :- 14/08/2021



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Note –

- I have been informed by the owner(s) that the said property is in his/her/their absolute physical possession and not allotted to anyone. The owner(s) has further stated that no charge, mortgage, lien of whatsoever nature is subsisting on the said property. He/she/they has/have not sold, gifted, leased, or otherwise transferred the said property in any other manner or any part thereof to any person, Bank, Institution or any other organization. The said property is neither subject matter of any pending proceedings, nor any order, decree, attachment or any order of any Court or Authority nor such order is operating against the said property which may adversely affect the titles, nor any portion thereof is under acquisition or requisition or reservation under any law in force and there are no other facts or particulars which can adversely affect the title of the said property.
- That the computerized record (1990 to 2021) is not well prepared/ maintained by the State Government Agency (and hence may be erroneous and according to the report of the computerized search, I have issued this title opinion certificate.




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