

NILESH N. PATEL (ADVOCATE)

1, Shivalik Complex, Near-Denabank, Bopal-Road, Bopal,
Ahmedabad-380058. (M) 9898861798 / 9428609686

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Date - 26/11/2018

TITLE OPINION CERTIFICATE WITH REPORT

Investigation of title to the land bearing Final
Plot No. – 129 admeasuring 1457 sq. meters.
(allotted in lieu of Block No. – 670 having its
Old Revenue Block/Survey No. – 670,
admeasuring 2428 Sq. mtrs.) of Town
Planning scheme No. 3 (Ghuma), Situated at
Mouje Village – Ghuma, Taluka – Daskroi,
within the Registration Sub District
Ahmedabad – 09 (Bopal) and District
Ahmedabad belonging to P 10 Developers a
partnership firm through its authorize
partner Patel Manishbhai Bhikhabhai, Patel
Sandip Thakorbbhai and Patel Mukesh
Jayantibhai.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for land from 1981 of the available records of Sub-Registrar of Ahmedabad and available records of Mamlatdar, Talati, on this basis we have investigated the title to the land in question and report as under:-



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Detail of the Necessary revenue entries :-

- Final Plot No. – 129 admeasuring 1457 sq. mtrs. (Allotted in lieu of Block No. – 670 having its Old Revenue Block/Survey No. – 670, admeasuring 2428 Sq. mtrs.) Of Town Planning scheme No. 3 (Ghuma), Situated at Mouje Village – Ghuma, Taluka – Daskroi, within the Registration Sub District Ahmedabad – 09 (Bopal) and District Ahmedabad.
- Prior to the year 1965 MANILAL ATMARAM was owner of the said land.
- The said Manilal Atmaram expired on 29/03/1967 leaving behind his only heir Parshottambhai Prahaladbhai. Entry to that effect was entered in Mutation register by Entry no. – 2883 dated – 10/04/1967.
- The amalgamation Scheme of the Agriculture land was made applicable to the Village GHUMA and as per the amalgamation scheme of Block no. – 670 was allotted in lieu of the above said Survey Nos. 542/1 & 542/2. Entry to that effect was entered in the Mutation register by entry no. – 2901, dated – 01/04/1969.
- The said Parshottambhai Prahaladbhai expired on 11/10/2005 leaving behind his heirs Menaben W/o, Parshottambhai Prahaladbhai, Khodabhai Parshottambhai and Gautambhai Prahaladbhai. Entry to the effect was entered in the Mutation register by Entry no. – 7226, Dated – 12/05/2006.



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- Thereafter Menaben W/o, Parshottambhai Prahladbhai, Khodabhai Parshottambhai and Gautambhai Prahladbhai sold and conveyed the said land to Sejalben Rajivkumar Mehta, Rupal Ronakkumar Mehta, and Hiral Chirag Mehta by registered sale deed which sale deed was registered with the Sub-Registrar of Ahmedabad – 03 (Memnagar) under Serial No. – 902, Dated – 09/02/2009. Entry to that effect was entered in the Mutation register by Entry No. – 8181, Date – 09/03/2009.
 - Thereafter, Non-Agriculture permission has granted by collector Shree of Ahmedabad Vide it's order no. – CB/LAND-2/N.A./S.R-584/2009/C73581, dated – 10/120/2009. Entry to that effect was entered in the Mutation register by Entry No. – 8808, Date – 07/02/2011.
 - Thereafter, Sejalben Rajivkumar Mehta, Rupal Ronakkumar Mehta, and Hiral Chirag Mehta sold and conveyed the said land to Radhakrishna Infrastructure Pvt. Ltd. through its Director Shaileshbhai Kantibhai Mistry by registered sale deed which sale deed was registered with the Sub-Registrar of Ahmedabad – 03 (Memnagar) under Serial No. – 360, Dated – 11/01/2011. Entry to that effect was entered in the Mutation register by Entry No. – 8809, Date – 07/02/2011.
 - Thereafter, Radhakrishna Infrastructure Pvt. Ltd. through its Director Shaileshbhai Kantibhai Mistry was taken a loan from India Infoline Investment Services Limited thereof regarding



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that the Mortgage deed was registered with the Sub – Registrar of Ahmedabad – 03 (Memnagar) under Serial No. – 4923, Dated – 27/04/2011 and thereafter against the said Mortgage deed, Mortgage release deed was registered with the Sub – Registrar of Ahmedabad – 09 (Bopal) under Serial No. – 5428, dated – 26/08/2014.

- Thereafter, Radhakrishna Infrastructure Pvt. Ltd. through its Director Shaileshbhai Kantibhai Mistry sold and conveyed the said land to P 10 Developers a partnership firm by registered sale deed which sale deed was registered with the Sub-Registrar of Ahmedabad – 09 (Bopal) under Serial No. – 3837, Dated – 15/06/2015. Entry to that effect was entered in the Mutation register by Entry No. – 27/06/2015, Date – 10052.
- Thus, P 10 Developers a partnership firm becomes a Sole owner & occupier of the said land.
- Thereafter, due to implementation of Town Planning Scheme – 03 of Ghuma Village, Final Plot no. – 129, admeasuring - 1457 allotted in lieu of Block no. - 670, admeasuring 2428 Sq. meters.
- Development Permission for the said land has been granted by Senior Town Planner, Ahmedabad Urban Development Authority vide Order/ Rajachitthi No. AUDA/06-09-2018/ 673286/ 01/ 000172, Date – 16/10/2018.



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- In this connection, I had issued a Public Notice in SANDESH Newspaper dated – 04/06/2018 inviting any claims, rights or encumbrances, from any interested person including Bank, Financial instruction etc. in respect of the said Property. But, till date I have not received any claim or objection from any person, in response to the aforesaid notice.

[6] OPINION

In view of what is hereinabove and based on that, I am of the opinion that:-

Immovable property bearing Final Plot No. – 129 admeasuring 1457 sq. meters. (Allotted in lieu of Block No. – 670 having its Old Revenue Block/Survey No. – 670, admeasuring 2428 Sq. mtrs.) of Town Planning scheme No. 03 (Ghuma), Situated at Mouje Village – Ghuma, Taluka – Daskroi, within the Registration Sub District Ahmedabad – 9 (Bopal) and District Ahmedabad belonging to P 10 Developers a partnership firm through its authorize partner Patel Manishbhai Bhikhabhai, Patel Sandip Thakorabhai and Patel Mukesh Jayantibhai, is clear, marketable and free from all encumbrances.

Place – Ahmedabad.

Date – 26/11/2018



Nilesh N. Patel
Advocate

Subject to –

- Rules and Regulation of AUDA.

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- Compliance of all conditions of N.A. Permission & sanctioned plan.
- Fulfillment of provision of the act, rules which may apply.

NOTE –

- That the computerized record (1994 to 2018) 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 clearance certificate cum report.
- The Record of the Sub-Registered and some past record are illegible or destroyed or not visible for some years.



A handwritten signature in black ink, appearing to be "NPJ", written over a horizontal dashed line.

Nilesh N. Patel
Advocate