

Maulik Satishbhai Sheth, Advocate

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Email : shethassociates.advocates@gmail.com

To,

Visva Infra partnership firm,

FF-1, Kabir Enclave,

Opp. Homeopathy college,

Bopal Ghuma Road,

Ahmedabad



Re:- In the matter of investigation of Title for Non Agricultural land (As per village form no. 7 & 12) bearing Block No. 611 (Old Survey No. 407/2) admeasuring about 5666 sq. mtrs. included in Draft T.P. Scheme No. 2 (Ghuma) and given F.P. No. 218 admeasuring about 3400 sq. mtrs. situated, lying and being at Mouje-Ghuma, Taluka- Dascroi, Dist - Ahmedabad 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 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 Sub-Registrars of Ahmedabad-9 (Bopal) dated 18-07-2019.

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



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have issued a public notice in daily Gujarati news paper "Divya Bhaskar" and the same is published on 19th July, 2019 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 I hereby opine that the land described in the schedule hereunder prima facie belongs to you Subject to...

- (1) Production of all records, deed(s) etc in original to before me.
- (2) Detailed report on title issued together here with is required to be pursued.
- (3) Declaration on oath is required to be given by you.
- (4) Objection(s) if any received in reference of Public Notice issued on 19th July, 2019 as time specified in notice is not completed.
- (5) Search Report From the Sub-registrar of Ahmedabad-1 (City), Sub-registrar of Ahmedabad-13 (City) and Sub-registrar of Ahmedabad-3 (Memnagar).
- (6) Fulfillment of the Provisions of . . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, the Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), Gazette(s), Rule(s) etc if any applicable And Usual declaration being made by you on oath for your clear and marketable title over the said land.



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SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCLE OF THE Non Agricultural land (As per village form no. 7 & 12) bearing Block No. 611 (Old Survey No. 407/2) admeasuring about 5666 sq. mtrs. included in Draft T.P. Scheme No. 2 (Ghuma) and given F.P. No. 218 admeasuring about 3400 sq. mtrs. situated, lying and being at Mouje-Ghuma, Taluka- Dascroi, Dist - Ahmedabad in the state of Gujarat.

AT AHMEDABAD ON THIS 22nd DAY OF JULY, 2019.



Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

- (1) That the records of the sub registrar and revenue are some time not 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.
- (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 find anything contrary but it is advisable to check with the department of Historical Monuments, Oil and 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 informed and assured me that for the land in question there is no any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc., revenue authorities, tenancy authorities etc. as well as I had not inquire in any of such court, tribunal, judicial or quasi judicial authorities etc.

