

Viral K. Salot

Advocate

Gujarat High Court



20/09/2022

To,
Classic Build Project Private Limited
Markaba, Ahmedabad

Kind attn : Mr. Barkatali B. Narsindani

Subject: Report and certificate of the property being Non Agricultural Land admeasuring 7138.83 Sq.Mtrs out of total land admeasuring 8717.52 Sq.Mtrs of Final Plot No. 52+62+67(paiki) of Town Planning Scheme No.84/A (Makarba) situate lying and being at Mouje: Makarba, Taluka: Vejalpur and District: Ahmedabad and Registration Sub District Ahmedabad-4 (Paldi)

1. This is to state that the documents pertaining to the property Non Agricultural Land admeasuring 7138.83 Sq.Mtrs out of total land admeasuring 8717.52 Sq.Mtrs of Final Plot No. 52+62+67(paiki) of Town Planning Scheme No.84/A (Makarba) situate lying and being at Mouje: Makarba, Taluka: Vejalpur and District: Ahmedabad and Registration Sub District Ahmedabad-4 (Paldi) (herein after referred as the "said property") is handed-over to me and you have requested me to give opinion of title of the said property. It appears from the record that;



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2. **Survey Nos. 52/2/1, 52/2/2 & 52/2/3 :-**

2.1 That, Lands of Survey No. 52/2/1 admeasuring 1619 sq. mtrs., Survey No. 52/2/2 admeasuring 1720 sq. mtrs., & 52/2/3 admeasuring 1720 sq. mtrs., were belonged to Bhalabhai Zaverbhai prior to the year 1984. Upon death of Bhalabhai Zaverbhai on 18/11/1984, the said lands came to be bequeathed to his heirs i.e. (1) Rajniben Bhalabhai, (2) Madhuben Bhalabhai, (3) Savitaben Bhalabhai, (4) Natvarbhai Bhalabhai, (5) Lalitaben Bhalabhai, (6) Dashrathbhai Bhalabhai, (7) Jayantibhai Bhalabhai and (8) Kailashben Bhalabhai and effect thereof was entered into revenue record under Mutation entry No.6226 dated 20/09/1986 and said entry was certified by competent revenue officer on 11/12/1986.

2.2 Thereafter, it appears that out of the aforesaid co-owners (1) Rajniben Bhalabhai, (2) Madhuben Bhalabhai, (3) Savitaben Bhalabhai, (4) Lalitaben Bhalabhai and (5) Kailashben Bhalabhai i.e. female members of the family, had relinquished their right, title and interest from the said lands in favour of their brothers and therefore, their names came to be deleted vide entry No.6228 which came to be mutated on 20/09/1986 and said entry was certified by competent revenue officer on 11/02/1986.





2.3 It appears undivided lands were in the possession of the joint family of Natvarbhai Bhalabhai, Dashrathbhai Bhalabhai and Jayantibhai Bhalabhai and therefore, names of (1) Vashiben w/o Natvarlal and Rajendra Natvarlal entered as co-owners in the 1/3rd portion of Natavarbhai Bhalabhai, (2) Dharmisthaben w/o Jayantibhai and Jimibhai Jayantibhai entered as co-owners in the 1/3rd portion of Jayantibhai Bhalabhai and (3) Kamlaben w/o Dashrathbhai, Kiranbhai Dashrathbhai and Nimeshbhai Dashrathbhai entered as co-owners in the 1/3rd portion of Dashrathbhai Bhalabhai and effect thereof was given by mutation entry no. 8324 which came to be mutated on 18/10/1997 and said entry was certified by competent revenue officer 21/03/1998.

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2.4 Thereafter, it appears that (1) Natvarbhai Bhalabhai, (2) Vashiben w/o Natvarlal, (3) Rajendrabhai Natvarlal, Dashrathbhai Bhalabhai, (4) Kamlaben w/o Dashrathbhai, (5) Kiranbhai Dashrathbhai (6) Nimeshbhai Dashrathbhai, (7) Dharmisthaben w/o Jayantibhai, (8) Jimibhai Jayantibhai had sold and conveyed the old tenure lands of Survey No. 52/2/1 admeasuring 1619 sq. mtrs., Survey No. 52/2/2 admeasuring 1720 sq. mtrs., & 52/2/3 admeasuring





1720 sq. mtrs., in favour of Manojbhai Bhupatbhai Vadodariya by Sale Deed which was duly registered before the office of Sub Registrar at Ahmedabad-4 (Paldi) at Sr. No. 10416 dated 31/07/2008 and effect thereof was entered into revenue record under Mutation entry No.10880 dated 08/08/2008 and said entry was certified by concern revenue authority.

2.5 Thereafter, it appears that the land was permitted to be used for non agricultural purpose by the Collector, Ahmedabad vide order dated 27/10/2008 bearing No. NA/Tabikhe/K- 65/Makarba/SR No.38/08/09 subject to the conditions stated in the order. The said order is recorded in the revenue record vide entry no. 11263 which came to be mutated on 07/01/2009 and the same has been certified by the competent revenue officer on 25/03/2009. Thus, Manojbhai Bhupatbhai Vadodariya became owner and occupier of the consolidated land bearing Survey No. Survey Nos. 52/2/1, 52/2/2 & 52/2/3.

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3. **Survey Nos. 54/1 & 54/2/3**

3.1 So far as survey Nos. 54/1 and 54/2/3 is concerned it appears from the record that land bearing of Survey No. 54/1 admeasuring 1214 sq. mtrs., and Survey No.





54/2/3 admeasuring 405 sq. mtrs., were stands in the name of Bhalabhai Zaverbhai prior to the year 1970. Thereafter, it appears that in view of the family arrangement by and between the family of Bhalabhai Zaverbhai, land bearing Survey No. 54/1 admeasuring 1214 sq. mtrs., came to the share of Maniben Bhalabhai and Survey No. 54/2/3 admeasuring 405 sq. mtrs., came to the share of Bhalabhai Zaverbhai. The factum of such arrangement came to be recorded in the revenue record by mutating entry No.4916 on 20/02/1970 and said entry was certified by competent revenue authority 19/12/1970.

- 3.2 Upon death of Bhalabhai Zaverbhai on 18/11/1984, the said lands came to be bequeathed to his heirs i.e. (1) Rajniben Bhalabhai, (2) Madhuben Bhalabhai, (3) Savitaben Bhalabhai, (4) Natvarbhai Bhalabhai, (5) Lalitaben Bhalabhai, (6) Dashrathbhai Bhalabhai, (7) Jayantibhai Bhalabhai and (8) Kailashben Bhalabhai and effect thereof was entered into revenue record under Mutation entry No.6226 dated 20/09/1986 and said entry was certified by competent revenue officer on 11/12/1986.





3.3 It also appears that Maniben Bhalabhai had also expired on 17/12/1982, and therefore, names of her heirs i.e. (1) Rajniben Bhalabhai, (2) Madhuben Bhalabhai, (3) Savitaben Bhalabhai, (4) Natvarbhai Bhalabhai, (5) Lalitaben Bhalabhai, (6) Dashrathbhai Bhalabhai, (7) Jayantibhai Bhalabhai and (8) Kailashben Bhalabhai came to be mutated by an entry no. 6227 dated 20/09/1986 in the revenue record of the Survey No.54/1 which came to be certified by the competent authority.

3.4 Thereafter, it appears that out of the aforesaid co-owners (1) Rajniben Bhalabhai, (2) Madhuben Bhalabhai, (3) Savitaben Bhalabhai, (4) Lalitaben Bhalabhai and (5) Kailashben Bhalabhai i.e. female members of the family, had relinquished their right, title and interest from the said lands in favour of their brothers and therefore, their names came to be deleted vide entry No.6228 which came to be mutated on 20/09/1986 and said entry was certified by competent revenue officer on 11/02/1986.

3.5 It appears that since the aforesaid land bearing survey no. 54/1 and 54/2/3, was undivided lands, and were in the possession of the joint family of (1) Natvarbhai Bhalabhai, (2) Dashrathbhai Bhalabhai and (3) Jayantibhai





Bhalabhai and therefore, (1) Vashiben w/o Natvarlal and Rajendra Natvarlal entered as co-owners in the 1/3rd portion of Natavarbhai Bhalabhai, (2) Dharmisthaben w/o Jayantibhai and Jimibhai Jayantibhai entered as co-owners in the 1/3rd portion of Jayantibhai Bhalabhai and (3) Kamlaben w/o Dashrathbhai, Kiranbhai Dashrathbhai and Nimeshbhai Dashrathbhai entered as co-owners in the 1/3rd portion of Dashrathbhai Bhalabhai and effect thereof was entered into revenue record by mutating the entry no. 8324 on 18/10/1997, which came to be certified on 21/03/1998 by the competent revenue officer.

3.6 Thereafter, the said owners i.e. (1) Jayantibhai Bhalabhai (2) Natvarbhai Bhalabhai, (3) Vashiben w/o Natvarlal, Rajendrabhai Natvarlal, (4) Dashrathbhai Bhalabhai, (5) Kamlaben w/o Dashrathbhai, (6) Kiranbhai Dashrathbhai (7) Nimeshbhai Dashrathbhai, (8) Dharmisthaben w/o Jayantibhai, (9) Jimibhai Jayantibhai has sold the of old tenure agricultural land bearing Survey No. 54/1 admeasuring 1214 sq. mtrs., and Survey No. 54/2/3 admeasuring 405 sq. mtrs, to Manojbhai Bhupatbhai Vadodariya by Sale deed which came to be registered before the office of Sub Registrar at Ahmedabad-4 (Paldi) at Sr. No. 10417 dated 31/07/2008. The said sale deed





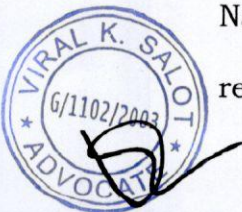
appears to have been executed by Jayantibhai Bhalabhai personally as well as power of attorney of all the land owners. On the basis of the said sale deed name of Manojbhai Bhupatbhai Vadodariya came to be mutated in the revenue record by entry no. 10881 dated 08/08/2008 and the said entry came to be certified by the competent revenue officer on 17/09/2008.

3.7 Thereafter, the said land came to be permitted to be used for non agricultural purpose i.e. for residential purpose by the Collector, Ahmedabad by his order dated 31/07/2009 bearing Ref. No. CB/ADM/NA/SR/442/08 subject to the conditions stated therein. The factum of the said N.A. permission came to be recorded in the revenue record by mutating entry No.11676 on 21/08/2009, which came to be certified on 13/10/2009.

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4. **Survey No. 67:-**

4.1 It appears from the record made available to me that land bearing Survey No.67 admeasuring 7892 sq. mtrs., was stands in the name of Nathaji Ranchhodji prior to the year 1970. Nathaji Ranchhodji had expired on 25/12/1980 and therefore, names of his heirs Masangji Nathaji and Punjiben Nathaji, came to be mutated in the revenue record vide Entry No. 5559 dated 26/12/1980.





The said entry was certified on 26/03/1981. Thereafter, Punjiben Nathaji had expired on 24/02/1989 and since Masangji Nathaji was her sole heir and since his name is already on record and therefore, name of Punjiben Nathaji came to be deleted from the revenue record by an entry no. 9810 dated 08/07/2005. The said entry came to be certified on 16/08/2005 by the competent revenue officer.

4.2 Thereafter it appears that s Masangji Nathaji had sold the said land to Sultanbhai Mahmadbhai Sipai by Sale Deed which came to be registered before the office of Sub Registrar at Ahmedabad-4 (Paldi) at Sr. No.333 on 17/01/2006. On the basis of the said sale deed name of Sultan Mohmmmedbhai Sipai came to be mutated in the revenue record by an entry no. 9927 on 15/02/2006 and the said entry came to be certified on 06/05/2006.

4.3 The land bearing Survey No. 67 admeasuring 7892 Sq. Mtrs was subjected to the Town Planning Scheme No. 84A and reconstituted as Final Plot No. 62 admeasuring 4735 Sq. Mtrs. Thereafter, Sultanbhai Mohmmmedbhai Sipai appears to have been sold the said land bearing final plot no. 62 to Manojbhai Bhupatbhai Vadodariya by registered Sale Deed which came to be registered at Sr. No. 8462 on 24/10/2008 before the Sub Registrar,





Ahmedabad-4 (Paldi). On the basis of the said sale deed name of Manojbhai Bhuptabhai Vadodariya came to be mutated in the revenue record vide entry no.11168 dated 18/11/2008. The said entry came to be certified on 09/01/2009.

- 4.4 Thereafter, it appears that the said land permitted to be used for residential purpose by the Collector, Ahmedabad subject to the condition mentioned in the said N.A. Permission which came to be issued vide order bearing Ref. No. NA/SR-35/2008/09 dated 24/11/2008. Entry No.11197 recording the said order came to be mutated in the revenue record on 16/12/2008, which came to be certified on 20/01/2009 by the competent revenue officer.

5. Survey No. 75:-

- 5.1 The revenue Survey No. 75 was cultivated by (1) Danabhai Tisabhai, (2) Gangaben wd/o Becharbhai, Dudhabhai Monabhai, (3) Makanbhai Mulabhai and (4) Gangaram Ajabhai as a tenant and they are declared as deemed purchaser u/s. 32G of The Gujarat Tenancy and Agricultural Lands Act, 1948. Upon receipt of purchase price, the revenue authorities have issued Certificate U/s. 32M of the Tenancy Act on 10/01/1963. Entries recording the said facts were mutated in the revenue





record vide entry No.4095 dated 14/10/1960, entry No.4375 dated 12/10/1963. The said entries were certified by the competent revenue officer. However, at relevant point of time name of Gangaram Ajabhai was left out while mutating entry no. 4375 and therefore, by Mutation entry No.8282 dated 29/07/1997, name of Gangaram Ajabhai came to be mutated in the revenue record. The said entry was certified on 02/09/1997.

5.2 In the meantime, it appears that Danabhai Tisabhai had expired on 08/03/1987 leaving behind his heirs (1) Ramiben wd/o Danabhai, (2) Maniben Danabhai, (3) Hiraben Danabhai, (4) Aljibhai Danabhai, (5) Baldevbhai Danabhai, (6) Harishbhai Danabhai and (7) Parvatiben Danabhai. Therefore, their names were mutated in the revenue record by heir-ship entry No. 6355 dated 27/08/1987. Thereafter, (1) Maniben Danabhai, (2) Hiraben Danabhai and (3) Parvatiben Danabhai had relinquished their share and on the basis of statement recorded by the revenue authorities their names came to be deleted from the revenue records by mutating entry No.6363 dated 15/09/1987, which came to be certified on 15/10/1987. It also appears that Ramiben wd/o Danabhai had expired on 08/03/1987, and since names

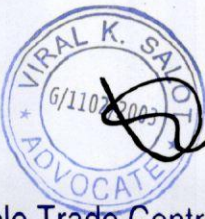




of her heirs are already on record and therefore, her name was deleted by mutating entry No. 9220 dated 07/07/2003 and said entry was certified by competent revenue authority 06/09/2003.

5.3 It also appears that upon death of Dudabhai Mohanbhai on 01/12/1991, name of Rekhaben Dudabhai came to be mutated as heirs of the deceased vide entry No.8540 dated 31/03/1999 and said entry was certified by competent revenue authority on 24/06/1999. It also appears that Gangaben wd/o Becharbhai died on 09/09/1988 and therefore, name of her only daughter Ramiben d/o Gangaben @ Punjiben Becharbhai as sole surviving heir was entered into revenue record by Mutation entry No.8677 dated 28/12/1999 and said entry was certified on 24/02/2000.

5.4 Thereafter, Ramiben w/o Jethabhai died on 14/06/2000 leaving behind her heir i.e. (1) Ratilal Jethabhai, (2) Kanubhai Jethabhai, (3) Kamlaben Jethabhai, (4) Ramanbhai Jethabhai and (5) Jayantibhai Jethabhai and their names were entered into revenue record by entry No.9167 dated 21/03/2003 and said entry was certified on 06/05/2003.





5.5 It appears that one of the co-owner Gangaram Ajabhai had expired long back on 06/09/1975, recording the said fact name of his heirs namely (1) Sakrabhai Gangaram, (2) Virchandbhai Gangaram and (3) Daniben Gangaram came to be mutated vide entry no 9169 dated 21/03/2003 which came to be certified on 06/05/2003 after following due procedure.

5.6 It appears that Maknabhai @ Hirabhai Mulabhai had also expired on 17/01/1994 and his wife Motiben Maknabhai @ Hirabhai died on 03/05/1993 leaving behind their heirs namely Kanubhai Maknabhai and Indubhai Maknabhai and therefore, their names were entered into revenue record by an entry No.9231 dated 25/07/2003 which came to be certified on 06/09/2003 by the competent revenue officer.

5.7 It appears that upon implementation of Town Planning Scheme No.84/A, land bearing Survey No.75 admeasuring 13557 sq. mtrs., was reconstituted as Final Plot No.67 admeasuring 8134 sq. mtrs and the Collector, Ahmedabad by an order bearing reference no. CDC/TNC/SR/124/2009 dated 23/12/2009, lift up the restriction under the Tenancy Act and the effect of the order was mutated in the revenue record vide entry





No.11957 dated 13/01/2010 and said entry was certified by concern revenue authority on 26/02/2010.

5.8 Thereafter, it appears that the old tenure land bearing Survey No. 75 came to be sold by (1) Ratilal Jethabhai, (2) Kanubhai Jethabhai, (3) Kamlaben Jethabhai, (4) Ramanbhai Jethabhai, (5) Jayantibhai Jethabhai, (6) Sakrabhai Gangaram, (7) Virchandbhai Gangaram, (8) Daniben Gangaram, (9) Aljibhai Danabhai, (10) Baldevbhai Danabhai, (11) Harishbhai Danabhai, (12) Kanubhai Maknabhai, (13) Indubhai Maknabhai and (14) Rekhaben Dudabhai to Manojbhai Bhupatbhai Vadodariya by executing Sale Deed dated 06/01/2010 which came to be registered at Sr. No. 208/2010 before the Sub Registrar, Ahmedabad-4 (Paldi). On the basis of the said sale deed, entry No.12091 dated 08/03/2010 came to be mutated in the revenue record whereby name of Manojbhai Bhupatbhai Vadodariya came to be entered in the revenue record. The said entry was certified on 22/04/2010.

5.9 The said land bearing Survey No. 75 was permitted to be used for Non Agricultural purpose (Residential Purpose) by Collector, Ahmedabad vide his order bearing Ref. No.NA/Ja.Su/SR No.244/10/Sr.No.291218/10 dated





29/05/2010, subject to the condition imposed as reflected in the said order. The entry no. 12355 mutating the N.A. Permission came to be mutated on 04/08/2010 and certified on 13/09/2010 by the competent revenue officer.

6. Thus, Manojbhai Bhupatbhai Vadodariya became owner and occupier of the non agricultural land bearing Survey Nos. 52/2/1, 52/2/2, 52/2/3, 54/1, 54/2/3, 67 & 75. All the lands are subjected to the town planning scheme and reconstituted as final plot as detailed below

Survey No.	Area Sq. Mtrs	F.P No.	Area Sq. Mtrs
52/2/1	1619	52	4007
52/2/2	1720		
52/2/3	1720		
54/1	1214		
54/2/3	405		
Total	6678		
75	13557	67	8134
67	7892	62	4735

Thus, it appears that Final Plot No.52+62+67 total admeasuring 16876 sq. mtrs., came to be allotted in lieu of





Lands of Survey Nos. 52/2/1, 52/2/2, 52/2/3, 54/1, 54/2/3, 67 & 75.

7. It also appears from the record the N.A. Permission which was issued for residential purpose came to be revised and N.A. Permission for commercial purpose came to be issued by the Collector, Ahmedabad on 05/03/2012 vide order no. CB/Land-1/NA/SR.1314/2010. Entry No. 13109 dated 27/03/2012 came to be mutated recording such order and the said entry was certified on 21/05/2012 by the revenue officer.
8. It also appears that N.A Land bearing Final Plot No.52, 62 & 67 total admeasuring 16876 sq. mtrs., divided in to Sub Plots as per the Sub Plotting Plan & Permission sanctioned by Ahmedabad Municipal Corporation vide its Commencement Letter (Rajachitthi) No.5934/220416/A6294/M1 dated 06/05/2016 along with conditions stated therein and pursuant to thereof, **(1)** Sub Plot No. (52+62+67)/A admeasuring 5163.48 sq. mtrs., **(2)** Sub Plot No. (52+62+67)/B admeasuring 8717.52 sq. mtrs., and **(3)** Sub Plot No. (52+62+67)/C admeasuring 2995 sq. mtrs., are came into existence. The said subdivision is also recorded in column of second rights of village form no. 7 and 12.
9. It also appears that the owner of the said lands - Manojkumar Bhupatbhai Vadodariya had executed a development agreement with Nilson Realty LLP, a Limited Liability Partnership and





which came to be registered before the office of Sub Registrar at Ahmedabad-4 (Paldi) under Sr. No.7485 dated 14/05/2010.

10. That Nilsan Realty LLP - the developer and Manoj Bhupatbhai Vadodariya - Owner had executed an agreement for Sale in respect subplot **B** of Final Plot No.52+62+67 i.e. **Plot No.(52+62+67)/B** admeasuring 8717.68 sq. mtrs., together with existing standing construction whereon in favour of Classic Procon LLP and which indenture was duly signed before notary public on 16/03/2015 which supported with Supplementary Agreement dated 29/03/2016.
11. In furtherance to the agreement to sell dated 16/03/2015 and supplementary agreement dated 29/03/2016 the said **Plot No.(52+62+67)/B**, came to be sold by Manoj Bhupatbhai Vadodariya as a "Vendor" Nilsan Realty LLP, a Limited Liability Partnership as a "Developer" to **Classic Build Project Pvt. Ltd.**, and Classic Procon LLP, a Limited Liability Partnership joined as confirming party and which indenture was duly registered before the office of Sub Registrar at Ahmedabad-4 (Paldi) under Sr. No.1010 dated 10/02/2017. On the basis of the said sale deed name of Classic Build Project Pvt. Ltd came to be mutated vide entry No.15263 dated 17/02/2017 and said entry was certified on 11/04/2017.

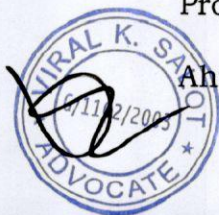




Thus, Classic Build Project Pvt. Ltd, became owner and occupier of the said land bearing Subplot No. B of Final Plot No. 52+62+67 admeasuring 8717.52 Sq. Mtrs of the land.

12. Thereafter, it appears that Classic Build Project Pvt. Ltd., floated as residential scheme on the said land bearing Subplot No. B of Final Plot No. 52+62+67 i.e. Subplot No. 52+62+67/B, named as "Classic Highland", after getting requisite permission from Ahmedabad Municipal Corporation which was given vide Rajachitthi No.7156/ 300616/A6756/R0/M1 for one block consisting of 26 Flats and adjoining proposed other Units in nature of bungalows. The said permission was given on 15/10/2016. The said project appears to have been registered under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the RERA authority has issued a Registration Certificate of Project dated 10/11/2017, vide Registration No: PR/ GJ/ AHMEDABAD/ AHMEDABAD CITY/ AUDA /RAA00669 /101117.

13. It appears that after getting requisite permission the Classic Build Project Private Limited constructed a 13 storied building consisting of 26 Flats. However, it appears that the adjoining bungalows were not developed and therefore, Classic Build Project Private Limited has revised the permission from Ahmedabad Municipal Corporation on 08/06/2022. By the





said permission the revised plans were sanctioned for Block No. A, B, C, D+E, and F. Rajachitthi No. 06400/090222/A5672/RO/M1, for Block – A, Rajachitthi No. 06401/090222/A5673/RO/M1 for Block B, Rajachitthi No. 06402/090222/A5674/RO/M1 for Block C, Rajachitthi No. 06403/090222/A5675/RO/M1 for Block D+ E and Rajachitthi No. 06404/090222/A5676/RO/M1 for Block no. F came to be issued by the Ahmedabad Municipal Corporation. Thus, Classic Build Project Private Limited is the absolute owner of the said land admeasuring 8717.52 Sq. Mtrs, subject to rights of the prospective purchaser of respective flats of Block – M (Revised Block – G) and also having development rights of the land admeasuring 7138.83 Sq. Mtrs of the land of Subplot No. B of Final Plot No. 52+62+67 i.e. Subplot No. 52+62+67/B

14. I have managed to publish public notice dated 02/09/2022 inviting objection against the issuance of the title clearance certificate. The said notice has been published on 03/09/2022 in Divya Bhaskar Daily and on 04/09/2022 in Sandesh Daily. However, no objection is received till date. Furthermore, Mr. Barakatali Narsindani as director of the company has declared before me that they have not created any charge over the property whatsoever. It is also declared that the said property is





not subject matter of any litigation or attachment and no summons is served any court of law involving the property.

15. I have managed to take search from the office of the Sub-Registrar, Ahmedabad vide application no. 15330 for the period between 1994 to 2022, for which receipt no. 20220040003454 dated 14/09/2022 came to be issued from the office of the Sub Registrar. However, no objectionable entries are reflected in the report issued by the Sub Registrar. However, the computerized record maintained by the Government may be erroneous or inaccurate and the present opinion is given assuming that the report given by the office of the sub registrar is true and correct. I have also perused the title report issued by M/s. H. Desai and Company.
16. In view of what is stated hereinabove, and subject to the usual declaration made before me, and subject to rights of the prospective buyers of Block M (Revised Block - G), and subject to verification of the original document, I am of the opinion that all rights, title and interest of the property being Non Agricultural Land admeasuring 7138.83 Sq.Mtrs out of total land admeasuring 8717.52 Sq.Mtrs of Final Plot No. 52+62+67(paiki) of Town Planning Scheme No.84/A (Makarba) situate lying and being at Mouje: Makarba, Taluka: Vejalpur and District: Ahmedabad and Registration Sub District



Viral K. Salot

Advocate

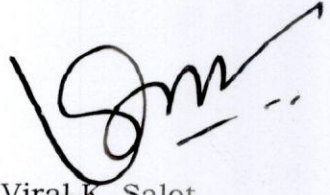
Gujarat High Court



Ahmedabad-4 (Paldi), is belonged to Classic Build Project Private Limited, as an owner and occupier of the said property are clear and marketable and free from all encumbrances and beyond reasonable doubt.

Place: Ahmedabad
Date: 20/09/2022




Viral K. Salot
(Advocate)

Encl: Title Certificate