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To,

M/s. Shlok Properties, a Partnership Firm,

At : C/303-A, Ganesh Meredian,

S.G. Highway, Sola, Ahmedabad.



Ref. :- In the matter of legal opinion on title of Non-Agriculture(for Multi-Purpose use) land bearing Survey No. 247 admeasuring 7083 Sq. Mtrs. (Including Pot-Kharabo admeasuring 304 sq.mtrs.) paiki undivided share admeasuring 5019 Sq. Mtrs. Which was included in Town Planning Scheme No. 45 and given Final Plot No.61 admeasuring about 3484 sq. mtrs. situated lying and being at Mouje Chandlodia, Ta. Sabarmati, Dist. Ahmedabad in the state of Gujarat.

With your instructions, to give opinion for the reference matter I have investigated the titles of the land described in the schedule hereunder for last about Thirty years from the available simple copies of paper(s), document(s), revenue records i.e. extract of village form no 7&12, mutation entries i.e. village form no.6 etc. maintained in the revenue authority i.e. talati cum mantri office and Mamlatdar office and your authorized persons as well as I took a search from the record of sub-registrar concerned through my search clerk and my search clerk submitted a search report issued by government office to me and from all those I found as follows...

A) Brief History of Survey No. 247...

01) The said New Tenure land bearing Revenue Survey No. 247 admeasuring Acre-01, 30-Guntha (Including Pot-Kharabo admeasuring Acre-00, 03-Guntha) earlier belonged to Parsottamdas Jivabhai, vide mutation entry No. 593 dated 24-03-1956.





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- 02) That thereafter, Special Land Acquisition Officer, (District) vide its Order No. LAQ/S dated 17-01-1957 has acquired the area of said land bearing Survey No. 247 paiki admeasuring Acre-00, 13-Guntha under of Vadaj-Gota Road from total land bearing Survey No. 247 admeasuring Acre-01, 30-Guntha, and said land area fixed as admeasuring Acre-01, 17-Guntha, vide mutation entry No. 860 dated 21-04-1969, However above mentioned mutation entry was not followed in village form no. 7 & 12 of the said land and area admeasuring Acre-00, 13-Guntha was not reduce in the concerned record(s).
- 03) That thereafter said land was declared as "PIECE" land under Section-6 (2) of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 by order bearing No. CDC/Kon dated 17-06-1977 of City Deputy Collector, vide mutation entry No. 1167 dated 24-08-1977.
- 04) That thereafter, Parsottamdas Jivabhai died on 03-02-1988 without making any will leaving behind him his legal heirs and next of kins as per HINDU LAW under which he governs (1) Kashiben Wd/o. Parsottambhai Jivabhai (2) Chanchalben Parsottambhai (3) Kantaben Parsottambhai (4) Bachubhai Parsottambhai (5) Kanubhai Parsottambhai (7) Pravinbhai Parsottambhai and (8) Natubhai Parsottambhai, therefore the name of Late Parsottamdas Jivabhai was deleted and the names of (1) Kashiben Wd/o. Parsottambhai Jivabhai (2) Chanchalben Parsottambhai (3) Kantaben Parsottambhai (4) Bachubhai Parsottambhai (5) Kanubhai Parsottambhai (6) Pravinbhai Parsottambhai and (7) Natubhai Parsottambhai were entered in revenue records, vide mutation entry no.1827 dated 05-02-1988.





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- 05) That thereafter (1) Kantaben Parsottambhai and (2) Chanchalben Parsottambhai have waived and relinquished their rights in the land along with other lands in favour of their brothers. Therefore their names were removed from the revenue records, vide mutation entry no.1963 dated 01-01-1992.
- 06) That thereafter Names of (1) Jayeshbhai Bachubhai (2) Autlbhai Bachubhai (3) Neeta Bachubhai (4) Kokilaben Bachubhai (5) Kalpeshbhai Kanubhai (6) Manish Kanubhai (7) Jigishaben Kanubhai (8) Jayaben Kanubhai (9) Minor Fenil Pravinbhai through his nature guardian Jyotsanaben Pravinbhai (10) Minor Bhagya Pravinbhai through his nature guardian Jyotsanaben Pravinbhai (11) Jyotsanaben Pravinbhai (12) Minor Harsh Natvarbhai through his nature guardian Harshidaben Natvarbhai (13) Minor Neh Natvarbhai through his nature guardian Harshidaben Natvarbhai (14) Minor Neel Natvarbhai through his nature guardian Harshidaben Natvarbhai and (15) Harshidaben Natvarbhai enter as co-owners alongwith (1) Bachubhai Parsottambhai (2) Kanubhai Parsottambhai (3) Pravinbhai Parsottambhai and (4) Natubhai Parsottambhai, vide mutation entry no.2624 dated 21/03/2005 which was duly certified on 27-07-2005.
- 07) That thereafter, rectification in errors and mistakes in the revenue records was carried out as per the Order of City Mamlatdar, Ahmedabad vide its Order bearing No. RTS/Rectification/SR No. 338/08 dated 04-04-2008 for rectification in Computerisation of revenue records i.e. Village Form No. 7 and 12 of the said land in question, and accordingly the name of "Minor Neh Natvarbhai through his natural guardian Harshidaben Natvarbhai" was entered in the revenue records of the said land along with other lands, vide mutation entry no.3046 dated 08-04-2008, which was duly certified on 22-05-2008.





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- 08) That thereafter Kashiben Wd/o. Parsottambhai Jivabhai has waived and relinquished her rights in the land along with other lands in favour of Bachubhai Parsottambhai and others by Declaration, duly signed before D.R. Joshi, Notary Public, Ahmedabad, under Serial No. 650 dated 06-08-2009. Therefore her name was removed from the revenue records, vide mutation entry no.3321 dated 18-08-2009, which was duly certified on 14-10-2009.
- 09) That thereafter, in the mean time minor Fenil Pravinbhai and minor Harsh Natvarbhai have attained the age of majority, so their names were entered as (1) Fenil Pravinbhai and (2) Harsh Natvarbhai, vide mutation entry no.4529 dated 14-05-2013, which was duly certified on 29-06-2013.
- 10) That thereafter, in the mean time minor Neel Natvarbhai has attained the age of majority, so his name was entered as Neel Natvarbhai, vide mutation entry no.4949 dated 08-07-2015, which was duly certified on 04-09-2015.
- 11) That thereafter, Declaration was duly executed by Kantaben D/o. Parsottambhai and W/o. Ambalal Chhanabhai in respect of the said land along with other lands, which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (City), under Serial No. 1480 dated 27/06/2016 (The said Declaration was not produce before me for my verification).
- 12) That thereafter land owners have applied to District Collector, Ahmedabad to Convert the said Land from "New Tenure to Old Tenure





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Non-Agricultural" and vide Order of District Collector, Ahmedabad bearing No. CB/Land-2/NS/Premium/Chandlodia/S.No./Block No.247/S.R.700/2016/EWMS No.26852 dated 09-03-2017 the said land was converted from New Tenure to Old Tenure land Non-Agricultural land subject to term and condition of said order, vide mutation entry no.5322 dated 16-03-2017, which was duly certified on 04-05-2017.

- 13) That thereafter, in the mean time minor Bhagya Pravinbhai has attained the age of majority, so his name was entered as Bhagya Pravinbhai, vide mutation entry no.5341 dated 25-04-2017, which was duly certified on 15-06-2017.
- 14) That thereafter, in the mean time minor Neh Natvarbhai has attained the age of majority, so his name was entered as Neh Natvarbhai, vide mutation entry no.5342 dated 25-04-2017, which was duly certified on 15-06-2017.
- 15) Thereafter N.A. Permission (for Multi-Purpose use) of the land was given by the District Collator, Ahmedabad vide office order no. CB/Land-2/Ta.Bi.Khe./C-65/Chandlodia/S.No.247/S.R.74/2017, dated 15-07-2017, vide mutation entry no.5397 dated 17-07-2017 (Kachcha) which is required to be certified by Concerned authority.
- 16) That thereafter, Specific Power of Attorney was duly executed by Bhagya Pravinbhai in favour of Pravinbhai Parsottambhai in respect of the said land, which was duly signed before, Sohini B. Patel, Notary Public, Ahmedabad, under Serial No. 12034 dated 18-07-2017.
- 17) That Thereafter Partnership Deed of M/s. Shlok Properties was duly executed by and between (1) Disha Alpeshkumar Patel (2) Hetal





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Piyushkumar Patel (3) Ravindrakumar Ramabhai Patel (4) Atulbhai Ramabhai Patel (5) Kalpesh Kanubhai Patel (6) Fenil Pravinbhai Patel and (7) Harsh Natvarbhai Patel, which was duly signed before, N.M.Patel, Notary Public, Ahmedabad, under Serial No. 278/16 dated 28-10-2016.

- 18) That Thereafter the said Non-Agriculture land bearing Survey No. 247 admeasuring 7083 Sq. Mtrs. (Including Pot-Kharabo admeasuring 304 sq.mtrs.) paiki undivided share admeasuring 5019 Sq. Mtrs. Which was included in Town Planning Scheme No. 45 and given Final Plot No.61 admeasuring about 3484 sq. mtrs. was sold and conveyed by (1) Neh Natvarlal (2) Bachubhai Parsottambhai (3) Kanubhai Parsottambhai (4) Pravinbhai Parsottambhai (5) Natubhai Parsottambhai (6) Jayeshbhai Bachubhai (7) Atulbhai Bachubhai (8) Nita Bachubhai (9) Kokilaben Bachubhai (10) Kalpeshbhai Kanubhai (11) Manish Kanubhai (12) Jigisha Kanubhai (13) Jayaben Kanubhai (14) Fenil Pravinbhai (15) Bhagya Pravinbhai through his Power of Attorney Holder Pravinbhai Parsottambhai (16) Jyotsanaben Pravinbhai (17) Harsh Natvarbhai (18) Nil Natvarbhai (19) Harshidaben Natvarbhai to M/s. Shlok Properties, a Partnership Firm, by registered sale deed No. 11289 dated 24/07/2017, vide mutation entry no.5407 dated 11-08-2017 (Kachcha) which is required to be certified by Concerned authority.

- B) That for better investigation of title to the said land in question When it was an Agriculture land I had issued a public notice with the name of (1) Neh Natvarlal (2) Bachubhai Parsottambhai (3) Kanubhai Parsottambhai (4) Pravinbhai Parsottambhai (5) Natubhai Parsottambhai (6) Jayeshbhai Bachubhai (7) Atulbhai Bachubhai (8) Nita Bachubhai (9) Kokilaben Bachubhai (10) Kalpeshbhai Kanubhai (11) Manish Kanubhai (12) Jigisha Kanubhai (13) Jayaben Kanubhai





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(14) Fenil Pravinbhai (15) Bhagya Pravinbhai through his Power of Attorney Holder Pravinbhai Parsottambhai (16) Jyotsanaben Pravinbhai (17) Harsh Natvarbhai (18) Nil Natvarbhai (19) Harshidaben Natvarbhai in the Gujarati news papers (I) "Divya Bhasker" on 24-07-2016, (II) "Gujarat Samachar" on 25-07-2016 and (III) "Sandesh" on 26-07-2016, and rectification public notice issued in daily Gujarati news papers (I) "Divya Bhasker" on 31-07-2016, (II) "Gujarat Samachar" on 31-07-2016 and (III) "Sandesh" on 31-07-2010 inviting objections if any from the Public at large for issuing out Title Clearance Certificate with evidence and in relation thereto and in response to the said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said Land.

- C) That thereafter we had taken search of the record being maintained by the various Sub-Registrars of (1) Ahmedabad-1 (City) dated 02-07-2016 & 16-07-2016, (2) Ahmedabad-2 (Wadaj) dated 11-07-2016, and (3) Ahmedabad-13 (City) dated 28-06-2016 & 09-08-2016 through my search clerk.

That I further taken sub-registrar searches in the concerned office of the sub-registrar i.e. (1) Ahmedabad-2 (Wadaj) dated 01-08-2016, and (2) Ahmedabad-8 (Sola) dated 01-08-2017.

- D) That declaration on oath was made on 10-07-2017 by (1) Neh Natvarlal (2) Bachubhai Parsottambhai (3) Kanubhai Parsottambhai (4) Pravinbhai Parsottambhai (5) Natubhai Parsottambhai (6) Jayeshbhai Bachubhai (7) Atulbhai Bachubhai (8) Nita Bachubhai (9) Kokilaben Bachubhai (10) Kalpeshbhai Kanubhai (11) Manish Kanubhai (12) Jigisha Kanubhai (13) Jayaben Kanubhai (14) Fenil Pravinbhai (15) Bhagya Pravinbhai through his Power of Attorney Holder Pravinbhai





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Parsottambhai (16) Jyotsanaben Pravinbhai (17) Harsh Natvarbhai (18) Nil Natvarbhai (19) Harshidaben Natvarbhai for your clear and marketable title over the said land.

- E) That on the basis of all above facts and furnished papers and declaration made on oath meaning it trustworthy we hereby opine that the title of the said land belongs to you i.e. M/s. Shlok Properties, a Partnership Firm and the same is clear, marketable and free from any encumbrances subject to...
- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings Act, Town Planning Act, stamp Act, registration Act or any other Act, rule / notification, gazette etc, which may apply.
 - (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and in any concerned case and any other permission related to it.
 - (3) Production of all relevant and necessary Original Papers, Documents, Orders, Deeds, etc of the said land. Usual Declaration on oath is required to be made by you.
 - (4) Mutation Entry no.5397 dated 17-07-2017 (Kachcha) and Entry No. 5407 dated 11-08-2017 (Kachcha) both are required to be certified by Concerned authority.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non-Agriculture(for Multi-Purpose use) land bearing Survey No. 247 admeasuring 7083 Sq. Mtrs. (Including Pot-Kharabo admeasuring 304 sq.mtrs.) paiki undivided share admeasuring 5019 Sq.





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Mtrs. Which was included in Town Planning Scheme No. 45 and given Final Plot No.61 admeasuring about 3484 sq. mtrs. situated lying and being at Mouje Chandlodia, Ta. Sabarmati, Dist. Ahmedabad...

AT AHMEDABAD DATED THIS 26th DAY OF AUGUST 2017.



Maulik S. Sheth, Advocate

Note of caution and disclaimer:-

- (1) That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- (3) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (4) That I had not informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquire in any concerned court.
- (5) I have issued this report only to you and no other shall rely on or use this without our written permission.





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To,

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At : C/303-A, Ganesh Meredian,

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Re:- Opinion in the matter of Title for Non-Agriculture
(for Multi-Purpose use) land bearing Survey No.
247 admeasuring 7083 Sq. Mtrs. (Including Pot-
Kharabo admeasuring 304 sq.mtrs.) paiki
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Which was included in Town Planning Scheme No. 45
and given Final Plot No.61 admeasuring about 3484
sq. mtrs. situated lying and being at Mouje
Chandlodia, Ta. Sabarmati, Dist. Ahmedabad in
the state of Gujarat and as per our opinion the
same is prima facie belongs to you.

THIS IS TO OPINE THAT...

With your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about thirty years only from the available copies of the papers of the said Land produced before me by you and your authorized person(s) as well as I have taken searches from the records of various Sub-Registrars of (1) Ahmedabad-1 (City) dated 02-07-2016 & 16-07-2016, (2) Ahmedabad-2 (Wadaj) dated 11-07-2016 & 01-08-2016, and (3) Ahmedabad-13 (City) dated 28-06-2016 & 09-08-2016 through our search clerk for last about 30 years and in reference of it I have issued a





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public notice When the said land in question was an agriculture land in daily Gujarati news papers (I) "Divya Bhasker" on 24-07-2016, (II) "Gujarat Samachar" on 25-07-2016 and (III) "Sandesh" on 26-07-2016, and rectification public notice issued in daily Gujarati news papers (I) "Divya Bhasker" on 31-07-2016, (II) "Gujarat Samachar" on 31-07-2016 and (III) "Sandesh" on 31-07-2010 and invited any claims, rights or objection of any type from any person, institute etc from public at large and in reference of it I am not in receipt of any objection which carry weightage in prescribed time limit in the said matter so from the available 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) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings Act, Town Planning Act, stamp Act, registration Act or any other Act, rule / notification, gazette etc, which may apply.
- (2) Detail Report /Opinion on title in reference of this opinion is required to be studied.
- (3) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land and in any concerned case and any other permission related to it.
- (4) Production of all relevant and necessary Original Papers, Documents, Orders, Deeds, etc of the said land. Usual Declaration on oath is required to be taken.
- (5) Mutation Entry no.5397 dated 17-07-2017 (Kachcha) and Entry No. 5407 dated 11-08-2017 (Kachcha) both are required to be certified by Concerned authority.





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- (4) That I had not informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquire in any concerned court.
- (5) I have issued this opinion only to you and no other shall rely on or use this without our written permission.

