To,

Omkara Associates

A Partnership Firm,

Address at: FP-63, Nr. Saavan Square,

Opp. Vande Matram Homes, New Ranip,

Chenpur Road, Ahmedabad-380081.

Ref. :- Opinion in the matter of Title for Non Aagricultural land (As per village form no. 7 & 12) bearing Final Plot No.93 admeasuring about 4148sq.mtrs.of Town Planning Scheme No. 66/A(Ranip-Chenpur-Kali) allotted in lieu of Survey No. 39/2 admeasuring about 2125 sq. mtrs., and Survey No. 39/3 admeasuring about 5059 sq. mtrs., situated, lying and being at Mouje-Chenpur, Taluka- Ghatlodia, Dist - Ahmedabad in the state of Gujarat and as per my opinion the same is prima facie belongs to you.

(A) 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* simple copies of the papers, revenue record(S) more particularly, village form no. 7 and 12, village form no.6 etc. of the said Land produced before me by you and your authorized person(s) for last about 30 (THIRTY) Years.

(B) Brief History of the said Land(As per Revenue Record)...

(1) Brief History of Survey No. 39/2

(1.1) That on or before the said land bearing Survey No. 39/2admeasuring about Acre 00-21 Guntha was belongs to Chhagandas Vanmalidas on or before 1950-1951.

(1.2) That thereafter, as per Order vide Circular No. LND dated 10.12.1951,situated and lying at Mouje: Chenpur admeasuring Acre 0-20 Gunthas or less then that of KYARI Land and Acre 2-00 Gunthas or less then that of JARAYAT land was declared as PIECE/TUKADA land. The land admeasuring Acre 0 - 21Gunthas of said Survey No. 39/2 was declared as PIECE/TUKADA, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 290 Dated 04.09.1951 and the same is certified by concern authority. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(1.3) That thereafter, name of Visabhai Revabhai was entered as SIMPLE TENANT in the revenue record of the said land bearing survey no. 39/2, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 318 Dated 24.12.1952 and the same is certified by concern authority. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(1.4) That thereafter, the said land bearing survey no. 39/2 admeasuring about Acer 00-21 Guntha land was gifted by Chhagandas Vanmalidas to his cousin brother Joitaram Dharamdasand other family members of Chhagandas Vanmalidas were gave their statements in respect of the said Gift, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 351 Dated 20.12.1955 and the same is certified by concern authority dated 11.02.1956.

(1.5) That thereafter, Secured Tenant of the said land i.e. Revabhai Bhaktidas was not cultivating the said land bearing survey no. 39/2 continuingly since last two years, therefore his name was removed as SECURED TENANT from the revenue record of the said land vide order Taluka Circular no. T.N.C. dated 07.03.1955,an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 356 Dated 24.06.1956 and the same is certified by concern authority dated 11.09.1956.(The said order is not produced before me so I rely upon the averment made in the mutation entry)

(1.6) That thereafter, Simple Tenant of the said land i.e. Vishabhai Revabhai was not cultivating the said land bearing survey no. 39/2 continuingly since last two years, therefore his name was removed as SIMPLE TENANT from the revenue record of the said land vide order Taluka Circular no. T.N.C. dated 07.03.1955, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 357 Dated 24.06.1956 and the same is certified by concern authority dated 11.09.1956. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(1.7) That thereafter, District Collector gave Conditional permission as per Section 63A Rule 36 of Tenancy Act, to sale the said land to Gujarat Steal Tube Company for the purpose of Industrial Usage, vide its order no. C.B.T.N.C.S.R.II 10/61 dated 12.09.1961 and the same was recorded in the other rights of the revenue record vide Taluka order no. T.N.C.V. dated 27.11.1961, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 433 Dated 06.01.1962 and the same is certified by concern authority dated 14.08.1963.(The said order is not produced before me so I rely upon the averment made in the mutation entry)

(1.8) That thereafter, (1) Joitaram Dharamdas, (2) Shardaben Joitaram and (3) Minor Kalidas Joitaram through its guardian Joitaram Dharamdas sold and conveyed the said land bearing Survey no.39/2 admeasuring about Acer 00-21 Guntha to The Gujarat Steel Tube Company dated 16.05.1962 via registered sale deed, which was registered in the office of sub-registrar of Ahmedabad under serial number 4110, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 452 Dated 06.06.1962 and the same is certified by concern authority dated 14.08.1963.

(2) Brief History of Survey No. 39/3

(2.1) That on or before the said land bearing Survey No. 39/3 admeasuring about Acre 01-10 Guntha was

Office-I : UGF-9, Goyal Complex, Near Sandesh Press, Bodakdev, Ahmedabad. Ph. 079-26730600-31600
Email : shethassociates.advocates@gmail.com

Office-II: 6th Floor, Patron, Opp. Savy Golf Academy, Next to Pandit Dindayal Hall,Rajpath Club Road, Bodakdev,Ahmedabad.

belongs to Punjabhai Somabhai on or before 1950-1951.

(2.2) That thereafter, as per Order vide Circular No. LND dated 10.12.1951, situated and lying at Mouje: Chenpur admeasuring Acre 0-20 Gunthas or less then that of KYARI Land and Acre 2-00 Gunthas or less then that of JARAYAT land was declared as PIECE/TUKADA land. The land admeasuring Acre 01 - 10Gunthas of said Survey No. 39/3 was declared as PIECE/TUKADA, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 290 Dated 04.09.1951 and the same is certified by concern authority. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(2.3) That thereafter, name of Ranchhodbhai Shanabhai was entered as SIMPLE TENANT in the revenue record of the said land bearing survey no. 39/3, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 321 Dated 24.12.1952 and the same is certified by concern authority. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(2.4) That thereafter, as per order no. 2255/49 dated 27.02.1950 of Mumbai Government, Takula passed and order no. TNC dated 28.08.1952, accordingly the name of Shamalbhai Shankarbhai was entered as SIMPLE TENANT of the land bearing survey no. 39/3, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 358 Dated 24.06.1956 and the same is certified by concern authority dated 11.09.1956.(The said order is not produced before me so I rely upon the averment made in the mutation entry)

(2.5) That thereafter, as per the meeting held on 10.05.1957, the name of Shamalbhai Shankarbhai was removed as SIMPLE TENANT from the revenue record of the said land bearing survey no. 39/3, as he was not cultivating the said land, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 365 Dated 21.05.1957 and the same is certified by concern authority.(The said order is not produced before me so I rely upon the averment made in the mutation entry)

(2.6) That thereafter, District Collector gave Conditional permission as per Section 63A Rule 36 of Tenancy Act, to sale the said land to Gujarat Steal Tube Company for the purpose of Industrial Usage, vide its order no. C.B.T.N.C.S.R.II 10/61 dated 12.09.1961 and the same was recorded in the other rights of the revenue record vide Taluka order no. T.N.C.V. dated 27.11.1961, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 433 Dated 06.01.1962 and the same is certified by concern authority dated 14.08.1963. (The said order is not produced before me so I rely upon the averment made in the mutation entry)

(2.7) That thereafter, Punjabhai Somabhai sold and conveyed the said land bearing Survey no.39/3 admeasuring about Acer 01-10 Guntha to The Gujarat Steel Tube Company dated 14.05.1962 via registered sale deed, which was registered in the office of sub-registrar of Ahmedabad, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 446 Dated 06.06.1962 and the same is certified by concern authority dated 14.08.1963. (The said Sale Deed is not produced before me so I rely upon the averment made in the mutation entry)

(3) Common History of Survey No. 39/2 and 39/3

(3.1) The land bearing survey no. 39/2 admeasuring about Acer 00-21 Guntha and Survey No. 39/3 admeasuring about Acre 01-10 Guntha was belongs to The Gujarat Steel Tubes Company.

(3.2) That thereafter, the co-occupier of the said land The Gujarat Steel Tubes Company has availed loan from the Gujarat State Finance Corporation by the way of mortgage deed, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 581 dated 21.04.1969 And which was certified by the competent authority. (The said mortgage deed is not produced before me so, I rely upon the averment made in the mutation entry).

(3.3) That thereafter, the co-occupier of the said land i.e. The Gujarat Steel Tubes Company has repaid the availed loan from the Gujarat State Finance Corporation, an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 608 dated 14.08.1970 And which was certified by the competent authority dated 18.12.1970. (The said relevant papers are not produced before me so, I rely upon the averment made in the mutation entry).

(3.4) That thereafter, the occupier of the said land i.e. The Gujarat Steel Tube Company Ltd. has not paid the revenue tax so it was recorded in the other right of the revenue record of the said land, an entry to that effect was made on revenue records vide Mutation Entry No. 889 dated 31.03.2000. And which was certified by the competent authority dated 30.06.2000. (The said revenue tax papers are not produced before me, so I rely upon the averment made in the mutation entry).

(3.5) That thereafter, The Gujarat Steel Tube Company Limited was liquidated and The Gujarat Steel Tube Company Limited through its official liquidator sold and conveyed land bearing Survey No. 39/2 admeasuring about 2125sq.mtrs. and Survey no. 39/3 admeasuring about 5059 sq.mtrs together with other lands to Shashwat Homes Private Limited dated 22.11.2006 by way of sale deed and the same sale deed was registered in the office of the Sub Registrar of Ahmedabad on the same day under Serial No. 13054, and in the said sale deed was confirmed by Spectra Enterprise Limited by joined as Confirming Party, an entry to that effect was made on revenue records vide Mutation Entry No.1155 dated 09.01.2007. And which was certified by the competent authority dated 25.05.2007.

(3.6) That thereafter, the occupier of the said land has not paid the Ahmedabad Municipality Tax and the Ahmedabad Municipal Corporation has issued an letter dated 06.03.2007, so the charge of Ahmedabad Municipality Tax was recorded in the other rights of the revenue record of the said land, an entry to that effect was made on revenue records vide Mutation Entry No. 1166 dated 17.03.2007. And which was certified by the competent authority dated 25.05.2007.

(3.7) That thereafter, the occupier of the said land i.e. Shashwat Homes Private Limited has repaid the amount of revenue tax and the report was given by talati dated on 31.07.2007 and accordingly the charges of Revenue Taxes was removed from the revenue record of the said land together with other lands an entry to that effect was made on revenue records vide Mutation Entry No.1195 dated 22.09.2007. And which was certified by the competent authority dated 02.11.2007.

(3.8) That thereafter, at the time of certification of mutation entry no. 1195, for the removal of charges of Revenue Taxes, by mistake the charges of Ahmedabad Municipality Taxes was also removed from the revenue record of the said land along with S Form, so Mamlatdar Dascroi was passed an order vide no. EDHARA/DASKROI/CHENPUR/BOJA MUKTI NONDH NO. 1195 SUDHARA HUKAM/SR-204/08 dated 15.03.2008, to made that corrections in the revenue record of the said land together with other lands, an entry to that effect was made on revenue records vide Mutation Entry No. 1220 dated 25.03.2008. And which was certified by the competent authority dated 28.05.2008. and the same was further mutated vide Mutation Entry No. 1240 dated 13.06.2008. And which was certified by the competent authority dated 25.07.2008.(the said order is not produced before me, so I rely upon the averment made in the mutation entry).

(3.9) That thereafter, the occupier of the said land i.e. Shashwat Homes Private Limited has repaid the amount of Ahmedabad Municipality Tax and accordingly the charges of Ahmedabad Municipality Tax was removed from the revenue record of the said land together with other lands and the said letter was passed by Ahmedabad Municipality Tax dated 27.03.2008, an entry to that effect was made on revenue records vide Mutation Entry No.1224 dated 01.04.2008. And which was certified by the competent authority dated 28.05.2008.

(3.10) That thereafter, an order was passed by the Mamlatdar Dascroi vide its order no. RTS/RECORD PROMULGATION/ /08 dated 19/07/2008 for the correction to be made in computerized record and accordingly the mutation entry no. 1166 and 1155 was removed from the other rights of the revenue record, as it was recorded twice in revenue record, an entry to that effect was made on revenue records vide Mutation Entry No. 1252 dated 26.07.2008 and which was certified by the competent authority dated 15.09.2008.

(3.11) That thereafter, an order was passed for the road connecting to Central Jail to Kaali village by award no. L.A.Q. Case No. 1/03 passed by Additional Special Land Acquisition Officer Dated 27.04.2006 as per section 11 of The Land Acquisition Act, 1984, accordingly Land of Survey no. 39/2 admeasuring about 120 sq. mtrs land AND

Survey no. 39/3 admeasuring about 150 sq. mtrs was entered in the name of Executive Engineer, MA. M. Department, Polytechnic, Ahmedabad an entry to that effect was made on revenue records vide Mutation Entry No. 1293 on 26.12.2008. And which was certified by the competent authority on 27.02.2009.

(3.12) That thereafter, restructure of City Taluka and Dascroi Taluka was effected vide resolution of Revenue Department of Gujarat vide no. PAFAR/102011/275/L/1 Dated: 17.03.2012 and new taluka namely Ahmedabad(East) and Ahmedabad(West) was effected and the village Bhadaj was covered in the Ahmedabad City -West, an entry to that effect was made on revenue records vide Mutation Entry No. 1603 on 03.05.2012 And which was certified by the competent authority on 05.05.2012.

(3.13) That thereafter, That thereafter, the said land bearing Survey No. 39/2 admeasuring about 2125sq.mtrs. and Survey No. 39/3 admeasuring about 5059sq.mtrs. total admeasuring about 6914 sq. mtrs. was converted into Non-Agriculture for Residential use vide order no. CB/ADM/NA/SR-821/2011 dated 02.05.2012, vide mutation entry no. 1618 dated 22.06.2012 which was certified by concerned authority dated 22.08.2012.

(3.14) That thereafter, Government of India, Ministry of Corporate Affairs and Certificate of Registration issued a Certificate No. AAB-7284 dated 23.08.2013 and accordingly change was made in name of the occupier of the said land from Shashwat Homes Pvt. Ltd into Shashwat Homes L.L.P. Thus, the name of

Shashwat Homes L.L.P. was entered in revenue records in place of Shashwat Homes Pvt. Ltd. an entry to that effect was made on revenue records vide Mutation Entry No. 1801 dated 30.06.2014. And which was cancelled by the competent authority dated 27.08.2014.

(3.15) That thereafter, being aggrieved from the cancellation of mutation entry no. 1801, Shashwat Homes L.L.P. filled a RTS Appeal before the City Deputy Collector, (West Prant) Ahmedabad, and City Deputy Collector, (West Prant) Ahmedabad passed an order no. RTS/APPEAL/CASE NO. 372/14 dated 27.04.2015, as an effect of that order, the said mutation entry no. 1801 was certified, an entry to that effect was made on revenue records vide Mutation Entry No. 1855 dated 30.04.2015. And which was certified by the competent authority dated 23.06.2015.

(3.16) That thereafter, Land bearing Revenue Survey No. 39/2 admeasuring about 2125 sq. mtrs. AND Land bearing Revenue Survey No. 39/3 admeasuring about 5059 sq. mtrs. comprised in Town Planning Scheme No. 66/A, and allotted Final Plot No. 93 admeasuring about 4148 Sq. Mtrs.

(3.17) That thereafter, an order was passed by Ahmedabad Municipal Corporation dated 28.04.2016 vide its Letter to deduct land admeasuring about 68338 sq. mtrs. under T.P. Scheme from land bearing Revenue Survey No. 39/2 and 39/3 together with other lands therefore the name of Ahmedabad Municipal Corporation was entered in the other right of the revenue records for 68338 sq. mtrs. of said survey

Numbers entry to that effect was made on revenue records vide Mutation Entry No. 1956 dated 07.06.2016. And which was cancelled by the competent authority dated 26.08.2016. (The said order is not produced before me, so I rely upon the averment made in the mutation entry).

(3.18) That thereafter, Shashwat Homes L.L.P. through its designated partner (1) Pratap Bohra, (2) Bharat Bhusan Gupta, (3) Ravi Savla sold and conveyed land bearing Survey/Block No.19/1/1, 19/1/2, 19/2, 20/1, 37/2, 38/1 38/2, 38/3, 39/2 39/3, 45 and 46/4 included in T.P. Scheme no. 66/A given Final Plot No. 90/4 admeasuring about 8399 sq. mtrs. to Anushthan Developers a Partnership Firm Through its Authorized Partner Mr. Arun Malhotra dated 20.08.2016 by way of sale deed and the same sale deed was registered before the Sub Registrar on the same day under Serial No.10324, an entry to that effect was made on revenue records vide Mutation Entry No. 2035 dated 31.08.2016. And which was cancelled by the competent authority dated 25.11.2016. (The said registered sale deed is not produced before me, so I rely upon the averment made in the mutation entry).

(3.19) That Thereafter, being aggrieved from the cancellation of mutation entry no. 2035, Anushthan Developers a Partnership Firm through its Designated Partner Mr. Arun Malhotra and others filled an Appeal before City Deputy Collector (West Prant) Ahmedabad, And City Deputy Collector (West Prant) Ahmedabad passed an order vide no. RTS/APPEAL/CASE NO. 23/2017 dated 22.09.2017 and accordingly the mutation entry no. 2035 dated

03.08.2016 was certified for the all mentioned Survey Numbers except Survey No. 39/2 and 39/3 as per correction deed executed by Shashwat Homes L.L.P. through its designated partner (1) Pratap Bohra, (2) Bharat Bhusan Gupta, (3) Ravi Savla and Anushthan Developers a Partnership Firm Through its Authorized Partner Mr. Arun Malhotra on 04.01.2017 which was registered in the office of Sub - Registered of Ahmedabad under Serial No. 144, an entry to that effect was made on revenue records vide Mutation Entry No. 2136 dated 27.09.2017. And which was certified by the competent authority dated 09.11.2017.

(3.20) That thereafter, Shashwat Homes L.L.P. through its designated partner (1) Pratapsingh Bohra, (2) Bharat Bhusan Gupta, (3) Ravi Savla sold and conveyed land bearing Survey/Block No. 39/2 and 39/3 included in T.P. Scheme no. 66/A given Final Plot No. 93 admeasuring about 4148 sq.mtrs to you i.e. Trinath Proland LLP a Limited Liabilities Partnership Firm Through its Designated Partner Krishnakant Prabhudas Patel, Prakashbhai Vithhalbhai Patel and Kaushikkumar Vithhalbhai Patel dated 03.12.2018 by way of sale deed and the same sale deed was registered before the Sub Registrar on the same day under Serial No.22053, an entry to that effect was made on revenue records vide Mutation Entry No. 2330 dated 04.09.2019. And which was certified by the competent authority dated 11.10.2019.

(3.21) That thereafter, Trinath Proland LLP executed a deed for Rights of way in favor of Shashawat Homes LLP, to give the rights of way from the Final Plot

No. 93 for the Final plot No. 90/1, and the deed was executed in the office of Sub-registrar of Ahmedabad - 8(Sola) under serial no. 2466 dated 21.02.2019.

(3.22) That thereafter, Ahmedabad Municipal Corporation gave the construction permission dated 29.10.2020 vide Rajachhithhi no. 03939/210920/A3926/R0/M1 in case No. BLNTS/WZ/210920/CGDCRV/A3926/R0/M1 and accordingly the plan was also sanctioned by the same authority.

(3.23) That thereafter, Revised Non-Agriculture Permission was granted for Multi-purpose use by District Collector, Ahmedabad for the said land bearing Survey No. 39/3 admeasuring about 2945 vide order no. 2881/07/17/052/2020 dated 01.12.2020.

(3.24) That thereafter, Revised Non-Agriculture Permission was granted for Multi-purpose use by District Collector, Ahmedabad for the said land bearing Survey No. 39/2 admeasuring about 1203 vide order no. 2882/07/17/052/2020 dated 01.12.2020.

(3.25) That thereafter, Ahmedabad Municipal Corporation gave the revised construction permission dated 29.10.2020 vide Rajachhithhi no. 04570/210920/A3926/R1/M1 in case No. BLNTS/WZ/210920/CGDCRV/A3926/R1/M1 and accordingly the revised plan was also sanctioned by the same authority.

(3.26) That thereafter, Trinath Proland LLP a Limited Liabilities Partnership Firm Through its Designated Partner Prakashbhai Vithhalbhai Patel sold and conveyed land bearing Survey/Block No. 39/2 and 39/3 included in T.P. Scheme no. 66/A given Final Plot No. 93 admeasuring about 4148 sq.mtrs to you i.e. Omkara Associates, A Partnership Firm Through its Designated Partner Vipulkumar Natwarlal Patel, Satishkumar Khemchanddas Patel dated 30.06.2021 by way of sale deed and the same sale deed was registered before the Sub Registrar on the same day under Serial No.12633, an entry to that effect was made on revenue records vide Mutation Entry No. 2536 dated 07.07.2021.(The said entry is required to be certified by concern authority.)

(C) That for better investigation of title to the said land in question I had issued a public notice in the Gujarati daily newspaper "Divya Bhasker" on 02.06.2021 in the name of Tinath Proland LLP and inviting objections if any from the Public at large for issuing out Title Clearance Certificate 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.

(D) That thereafter I had taken search of the record being maintained by the various Sub-Registrar of (1) Ahmedabad -1(City) on 25.06.2021, (2) Ahmedabad-2(Vadaj) on 24.06.2021, and (3) Ahmedabad - 8 (Sola) on 24.06.2021 and 05.07.2021 for the year of 1992 to 2021 through my search clerk.

(E) That declaration on oath was made on 06.07.2021 by you for your clear and marketable title over the said land.

(F) That on the basis of all above facts and furnished papers meaning it trustworthy I hereby opine that the title of the said land belongs to you i.e. Omkara Associates and the same is prima facie clear, marketable and free from any encumbrances subject to…

(1) Mutation entry no. 2536 is required to be certified by concern authority.

(2) Right of way belongs to Final Plot No. 90/1 vide registration deed no. 2466 dated 21.02.2019.

(3) Fulfilment of the Provisions of. . . The Bombay Tenancy and Agricultural lands Act, 1948 with state amendments; The Gujarat Town Planning & Urban Development Act 1976; The Gujarat Land Revenue Code 1879; The Bombay Prevention of Fragmentation and Consolidation of Holdings Act 1947; State or Central Government Notification(s); The Transfer of Property Act, 1882; The Indian Registration Act, 1908; The Bombay Stamp Act, 1958 and The Limitation Act, 1963, Gazette(s), Rule(s) etc if any applicable.

(4) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land including N.A. order.

(5) All records, deed(s), document(s), Order(s) etc required to be produced in original before me.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL of Non Aagricultural land (As per village form no. 7 & 12) bearing Final Plot No.93 admeasuring about 4148 sq.mtrs.of Town Planning Scheme No. 66/A (Ranip-Chenpur-Kali) allotted in lieu of Survey No. 39/2 admeasuring about 2125 sq. mtrs., and Survey No. 39/3 admeasuring about 5059 sq. mtrs., situated, lying and being at Mouje-Chenpur, Taluka- Ghatlodia, Dist - Ahmedabad in the state of Gujarat

AT AHMEDABAD ON THIS 08th DAY OF JULY, 2021.

MAULIKKUMAR S. SHETH G/2781/2003 AHMEDABAD GUJARAT ADVOCATE

Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

(1) That the records of the sub registrar and revenue are sometime 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 found anything contrary but it is advisable to be check with the department of Historical Monuments, Oil & 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) That you have informed and assured me for the land in question that there is no any legal matters are pending before any judicial court, quasi judicial authorities, tribunals etc., revenue authorities, tenancy authorities etc and accordingly I had not inquire in any of such court, tribunal, judicial or quasi judicial authorities etc.
(5) All papers, Documents related to mutation entries are not produced before me so in such case I rely upon the averment made in concern mutation entry.
(6) In case of any deeds, documents, assignment etc., whichever executed by power of attorney holder then it is advisable to get written consent from the persons who gave the power of attorney.
(7) In case of sale, transfer, alienation etc. following caution shall be taken to prevent any litigation.

(a) In case of transfer by HUF through its Karta and Manager then it is advisable to take/obtain necessary consent from member(s) and Co-parcener(s) of the concerned HUF.

(b) In case of if property devolving ancestrally then consent from legal heirs of the concerned person(s) is required to be taken/obtain and in such event if any minor founds then such minor's right will be safeguarded.

(c) It is advisable to obtain permission from the concern court of law under provisions of The Guardianship & Wards Act, 1890 in case of minor's right is required to be sold

(d) In case of transfer through Power of Attorney then it is advisable to take/obtain necessary consent from person(s) who executed the power of attorney.

(8) Deeds and Documents should be read and perused with provisions of The Limitation Act, 1963, The Transfer of Property Act, 1882 and The Indian Registration Act, 1908.

-----------x-----------x-----------x-----------x-----------x----------x--------

MAULIKKUMAR S. SHETH
G/2781/2003
AHMEDABAD
GUJARAT
ADVOCATE