

NILESH N. PATEL

(ADVOCATE)

1, Shivalik Complex, Near- State Bank of India, Bopal-Ghuma Road,
Bopal, Ahmedabad-380058. (M) - 98988 61798

Re.- IN THE MATTER OF INVESTIGATION of title
to the Non-Agriculture Land bearing Final
Plot no. – 142+143+146, admeasuring
about 4613 sq. meter of Draft Town
Planning Scheme No. – 2 (Sanand) allotted
in lieu of City Survey No. - 3647/2 (As per
Old City Survey Record – City Survey no. –
3651/2, 3648/2, 3647/2) and As per
revenue record Block/survey No. 372 to
375 of Moje – Sanand Gam, Taluka –
Sanand in the Registration District of
Ahmedabad and Sub –District of Sanand
belonging to JAYENDRASINH GHELUBHA
VAGHELA & MANUBHAI VAJUBHAI
VAGHELA.

I have gone through relevant documents/ papers produced before me
and the search report prepared by our search clerk since the years
1989 of available records of Mamlatdar, Talati and Sub-Registrar of
SANAND and on this basis I have investigated the title to the land in
question and report as under.



A handwritten signature in black ink, appearing to be "Nilesh N. Patel", written below the stamp.

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1. Since the year – 1951, *MANGABHAI MOTIBHAI* was the owner of the land of Old revenue Block/Survey No. – 373/1, and others.
2. Thereafter, *MANGABHAI MOTIBHAI* died on – 25/11/1980, intestate leaving behind him his legal heirs *LAXMANBHAI MANGABHAI*, *LAXMIBEN D/O, MANGABHAI*, *HASUBEN D/O, MANGABHAI*, *VASANTIBEN D/O, MANGABHAI*, *RAMABEN D/O, MANGABHAI*, *KAMUBEN D/O, MANGABHAI*, *SURIBEN D/O, MANGABHAI*, *GEETABEN D/O, MANGABHAI* have been entered in the revenue records of the Old revenue Block/Survey No. – 372, 373/1, 373/2, 373/3, 373/4/1, 373/5/1, 373/6/1, 375/1, 375/2 and entry to that effect was entered in the Mutation Register by Entry No. 12606 Dated 17-01-1981.
3. Thereafter, *LAXMANBHAI MANGABHAI* died on – 30/06/1990, intestate leaving behind him his legal heirs *INDIRABEN LAXMANBHAI*, *BHAVNABEN LAXMANBHAI*, *MINOR BHARTIBEN LAXMANBHAI*, *MINOR SUNILKUMAR LAXMANBHAI*, *MINOR KETU LAXMANBHAI* THROUGH ITS LEGAL GUARDIAN *INDIRABEN LAXMANBHAI* have been entered in the revenue records of the Old revenue Block/Survey No. – 372, 373/1, 373/2, 373/3, 373/4/1, 373/5/1, 373/6/1, 375/1, 375/2, and entry to that effect was entered in the Mutation Register by Entry No. 14752 Dated 05-02-1991.
4. Thereafter, As per the order No. – Jamin/Akatra/Vasi/729/98, On dated – 22/04/1998 of Mamlatdar of Sanand, the old revenue survey No. – 372, 373/1, 373/2, 373/3, 373/4/1, 373/5/1, 373/6/1, 375/1, 375/2 has merged with Survey no. – 372 to 375, admeasuring about 7386 Sq. Meter and entry to that effect was





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entered in the Mutation Register by Entry No. 17396 Dated 22-04-1998.

5. Thereafter, the co-owner of the said land *LAXMIBEN MANGABHAI, HASUBEN MANGABHAI, RAMABEN MANGABHAI, KAMUBEN MANGABHAI, SURIBEN MANGABHAI, GEETABEN MANGABHAI, VASANTBEN MANGABHAI*, have waive and relinquished their right, title and interest persisting in the land and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 17617 dated 20-01-1999.
6. Thereafter *KETUBHAI LAXMANBHAI* died unmarried hence their names have been abated from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 27656, Dated 19/12/2014.
7. Thereafter, *INDIRABEN LAXMANBHAI, BHAVNABEN LAXMANBHAI, BHARTIBEN LAXMANBHAI, BHARTIBEN LAXMANBHAI, SUNILKUMAR LAXMANBHAI* sold and convey the said land to *MANUBHAI VAJUBHAI VAGHELA, JAYENDRABHAI GHELUBHAI VAGHELA* by Registered Sale Deed which has been registered with the Office of Sub Registrar of Sanand vide registration no. 4934, On 17/06/2015 And the entry to the effect was made in the revenue mutation registered vide Entry No. 28001, Dated 17/06/2015.
8. Thereafter, due to implementation of Draft Town Planning Scheme no. – 2 (Sanand), Final Plot No. – 146, Admeasuring about – 1032 Sq. Meter allotted in lieu of City Survey No. 3651/1 (As per F form – City Survey no. – 3651/1) & Final Plot No. – 143, Admeasuring about – 3095 Sq. Meter allotted in lieu of City Survey No. 3648/2 (As per F



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form – City Survey no. – 3648) & Final Plot No. – 142, Admeasuring about – 486 Sq. Meter allotted in lieu of City Survey No. 3647/2 (As per F form – City Survey no. – 3647)

9. Thereafter the said land bearing Final Plot no. – 142+143+146, Admeasuring 4613 sq. meter was converted into Non-Agricultural for Residential Purpose vide order No. CB /LAND-1/N.A/SR-40/2016 dated – 29/01/2018 issued by the Collector, Ahmedabad.
10. Thereafter, As per the order No. – 342/2020, Dated – 09/11/2020 of City Survey Superintendent of Sanand, City Survey No. – 3648/2, 3651/2 has merged with City Survey no. – 3647/2 and entry to that effect was entered in the City Survey Mutation Register by Entry No. 6698, Dated 11-11-2020.
11. Construction Permission has been granted for the residential purpose vide order No. PRM/ 111/ 5/ 2016/391, Date – 22/07/2016 of Senior Town Planner, Ahmedabad Urban Development Authority.
12. That, Town Planner officer, Ahmedabad has approved plan for the said land of Final Plot No. – 142+143+146 vide Order Serial No. 1386466/02/2020/154, Dated – 08/07/2020.
13. I have issued a Public Notice in Gujarat Samachar News Paper dated – 29/11/2020 for inviting any claim, rights or encumbrances, if any in respect of the said land but till today I have not received any claim or objection in response thereof.

As informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said flat is subject matter of any pending proceedings, nor any order, decree attachment or any order of any court or authority is operation against the said land adversely affecting the title.



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This opinion and report on Title is based on the searches taken with the available records of the sub Registrar (Index – II) and documents submitted by you only.

OPINION

In view of what is hereinabove stated my opinion that the title of the N.A. land in question and belonging to *MANUBHAI VAJUBHAI VAGHELA, JAYENDRABHAI GHELUBHAI VAGHELA* is clear, marketable and free from all encumbrances subject to – [1] Rules & Regulation of AUDA [2] Compliance of all conditions of N.A. Permission & sanctioned plan [3] Any other Laws, Rules, Acts applicable.

Date - 14/12/2020

Place - Ahmedabad



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ADVOCATE

Note – The Owner of the land *JAYENDRASINH GHELUBHA VAGHELA & MANUBHAI VAJUBHAI VAGHELA* have appointed *RIVIERA DEVELOPER* a Partnership firm as a Developer and the Development Agreement was signed between *JAYENDRASINH GHELUBHA VAGHELA & MANUBHAI VAJUBHAI VAGHELA* and *RIVIERA DEVELOPER* a Partnership firm through its authorize partner *SHREE GHANSHYAMSINH GHELUBHA VAGHELA AND SHREE DARSHIT HARSHAD SHAH* which was registered with this Sub-Registrar of Sanand vide Serial No. –9946, Dated – 26/11/2020.

- That the computerized record (1994 to 2020) is not well prepared/ maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search.



NILESH N. PATEL
ADVOCATE