

TITLE OPINION WITH REPORT

Re:-

IN THE MATTER OF Verification of title of
the immovable property bearing a Non-
agriculture land of Sub Plot no. - 20 (As Per
Old Record Sub Plot no. - 12) admeasuring
about - 931.44 Sq. Meter Forming part of
Final Plot no. - 46/2, allotted in lieu of Block
no. 222 of Moje Village - Ghuma, Taluka -
Daskrui in the Registration District
Ahmedabad and Sub District - 09 (Bopal).

I have gone through relevant documents / papers produced
before me and the search report prepared by my clerk since
1994 of the available records of Mamlatdar, Talati and Sub -
Registrar of Ahmedabad and on this basis I have investigated
the title to the land in question and report as under...

1. Above the year 1981, Ratilal Gordhandas was the owner of
the said land of Block no. - 222.
2. Thereafter, Ratilal Gordhandas sold and convey the said land
of Block no. - 222 to Ambaram Bothaji by registered sale
deed as on date - 09/04/1981 and entry to that effect entered



in the revenue record by Mutation entry no 3322 on dated 29/04/1981.

3. The Taluka Development officer, Ahmedabad has granted Non Agriculture Permission for the said land of Block No. - 222 admeasuring Area 12141 sq meter vide it's order no. - T.P./JMN/G/S.R. 24 , Dated - 01/02/1986 and Thereafter The Taluka Development Officer, Ahmedabad has increase time limit of Non Agriculture permission Vide its order No: T.P./JMN/G/1 M.U./V/VASHI On Dated 26/03/1998.

4. Thereafter, The Owner of the said land of Block no. 222, Ambaram Bothaji sold and convey the said land of Block no. - 222 to Chetan Co-Operative Housing Society Limited Vide Registered Sale Deed On Dated 06/03/1987 and entry to that effect entered in the revenue record by Mutation entry no 3851 on dated 05/07/1987.

5. Thereafter, Chetan Co-Operative Housing Society Limited have prepared a plan of Residential Plotting scheme including Roads, Common Plot, Club house situated on Non Agriculture land of Block no 222 and Others Which has given name "Pleasure Club".

6. Thereafter, Chetan Co-Operative Housing Society allotted Plot No 20 (Old Plot No 12) admeasuring Area 931.44 Sq Meter to Chandan Chandrakant Sheth and Jayant M Sheth as a First Allotee by Allotment letter, and issued a Share Certificate no 43 and Share No 211 to 215 of 50 rupees value of each share on Dated 01/08/1988.

7. Thereafter, The Owner of the said land of Plot No. 20 (Old Plot No 12), Chandan Chandrakant Sheth and Jayant M Sheth sold the and convey the said land of Plot No. - 20 (Old Plot No 12) admeasuring Area 931.44 Sq Meter to Shrikant Baldevprasad Bhansali by Registered Sale Deed which has



been registered with the office of Sub-registrar of Ahmedabad - 3 (Memnagar) Vide Serial No - 2359 on Dated 08/05/1995.

8. Thereafter, The Owner of the said land of Plot No. 20 (Old Plot No 12), Shrikant Baldevprasad Bhansali sold the and convey the said land of Plot No. - 20 (Old Plot No 12) admeasuring Area 931.44 Sq Meter to Darshan Developers through its proprietor Kamlesh C Patel and Panchamrat Real Estate LLP through its Designated Partner Rajesh N Thakare by Registered Sale Deed which has been registered with the office of Sub-registrar of Ahmedabad - 9 (Bopal) Vide Serial No - 2359 on Dated 09/03/2018.

9. Thereafter, As a Owner of the said land of Plot No. 20 (Old Plot No 12), Chetan Co-Operative Housing Society Limited and As a Allotee member Darshan Developers through its proprietor Kamlesh C Patel and Panchamrat Real Estate LLP through its Designated Partner Rajesh N Thakare sold the and convey the said land of Plot No. - 20 (Old Plot No 12) admeasuring Area 931.44 Sq Meter to Pawan Build-con a Partnership Firm through its one of Partner Saunil Mahendrabhai Vyas Vide Registered Sale Deed No 1918 in the Office of Sub Registrar-9 (Bopal) on Dated 08/02/2021 and entry to that effect entered in the revenue record by Mutation entry no 12135 on Dated 16/02/2021.

10. Thereafter, Due to Implementation of Draft Town Planning Scheme No 3 (Ghumna), The Final Plot no 46/2 has allotted in the lieu of Said Block No 222.

11. Thereafter, The Ahmedabad Urban Development Authority, Ahmedabad has approved construction plan of Residential purpose Vide its order No - PRM/119/9/2020/323 On Dated 26/10/2020.



12. As a part of verification of title, I have given Press note which appeared in the daily Newspaper – "Gujarat Samachar" on - 20/02/2021 inviting claims, if any in upon or to the land above referred to but I have not received any claim or objection in response thereof.

13. The aforesaid Report is reference of revenue records and sub registry record relevant for the purposes to study the devolution of title and to ascertain any charge or encumbrance.

14. As report by my Search Clerk who has taken search of sub registry records, it is found that some of the record is not maintained properly or damaged, or otherwise not available. Search may lack or miss some particulars.

In view of what is hereinabove stated I am giving my opinion that the title of the immovable property bearing a Non-agriculture land of Sub Plot no. – 20 (As Per Old Record Sub Plot no. - 12) admeasuring about – 931.44 Sq. Meter Forming part of Final Plot no. – 46/2, allotted in lieu of Block no. 222 of Moje Village - Ghuma, Taluka - Daskrio in the Registration District Ahmedabad and Sub District – 09 (Bopal) belonging to PAVAN BUILDCON a Partnership firm is clear and free for reasonable doubts and encumbrances; SUBJECT TO –

1. Any other Rules, Act, Law if applicable and Rules, Regulations and Resolutions of the Society being fulfilled.
2. Fulfillment of terms and conditions of all relevant orders issued by Courts/Concerned Authorities/AUDA/N.A. Use Permission, Commencement Certificate, Approved Plan and Completion Certificate for the said property.



NILESH N. PATEL (ADVOCATE)

Complex, Near - Dena Bank, Bopal-Ghuma Road, Bopal,
Ahmedabad-380058.
(M) 9898861798

3. Production of all relevant and necessary Original Papers,

Documents, Orders, Deeds, etc. of the said property.

Place - Ahmedabad

Date :- 09/03/2021



NILESH N. PATEL
ADVOCATE

Note -

I have been informed by the owner(s) that the said property is in his/her/their absolute physical possession and not allotted to anyone. The owner(s) has further stated that no charge, mortgage, lien of whatsoever nature is subsisting on the said property. He/she/they has/have not sold, gifted, leased, or otherwise transferred the said property in any other manner or any part thereof to any person, Bank, Institution or any other organization. The said property is neither subject matter of any pending proceedings, nor any order, decree, attachment or any order of any Court or Authority nor such order is operating against the said property which may adversely affect the titles, nor any portion thereof is under acquisition or requisition or reservation under any law in force and there are no other facts or particulars which can adversely affect the title of the said property.

That the computerized record (1994 to 2021) is not well prepared/ maintained by the State Government Agency (and hence may be erroneous and according to the report of the computerized search, I have issued this title opinion certificate.



NILESH N. PATEL
ADVOCATE