

 ADVOCATE	ARIHANT LAW FIRM MILAP D.SHAH – Advocate, B/312, Swaminarayan Avenue, Naranpura, A'bad. Mo:- 88660 14791 Mail.id :- milap14791@gmail.com	 ADVOCATE
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To.,

TRILOK INFRASTRUCTURE

Tragad, Ahmedabad.

Dear sir/mem,

**Re: Investigation of title (title opinion) to the freehold
Old Tenure Agricultural land being Survey No. 337/2,
admeasuring area 2630 sq mtrs., Mouje Tragad, of
Ghatlodiya Taluka in the Registration District of
Ahmedabad – 8 (SOLA)., belonging to TRILOK
INFRASTRUCTURE**

**With reference to the above and pursuant to your
instructions we have to state that, we have investigated
the title to the land in question more particularly
described in the Schedule hereunder written and**

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submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar Ghatlodiya Taluka at Ahmedabad and as well as Sub registrar Office Ahmedabad and that of the Circle Inspector/Talati Mouje Tragad as also from certain deeds, documents, papers etc., submitted to us, it appear that the much prior to 1951 the Agricultural land bearing Revenue Survey No. 337/2 admeasuring 2630 Sq.mtr or thereabouts originally belonged to Dharma Chaba.

- (1) I, further find that the general Ganotiya Dahyabhai Valdas entered as Ganotiya for the survey no 337/2., The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 02/01/1956 under Serial No.775, duly certified by the concerned revenue authority followed by Village Form No. 7 & 12., and also General Ganotiya removed

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from Village form no 7 & 12 viz mutation entry no 845 dated 24/04/1957.,

- (2) I, further find that the Keshavlal son of Dharma Chaba took a loan from State Bank of India, The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 12/06/1973 under Serial No. 1113 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12., and he paid the loan The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 29/07/1973 under Serial No. 2198 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.,
- (3) I, further find that the Land owner Dharma chaba died on 08/08/1973, and his legal heirs namely (1) Muljibhai Dharmabhai (2) Keshavlal Dharmabhai (3) Jayantibhai Dharmabhai and (4) Hinaben Dharmabhai



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was entered in the revenue records., The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 15/08/1973 under Serial No. 1114 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.

- (4) I, further find that the Land owner Muljibhai Dharmabhai died on 16/11/1998, and his legal heirs namely (1) kailashben Muljibhai (2) Mayaben Muljibhai (3) Chandrika ben Muljibhai (4) Asha ben Muljibhai (5) Sumitra ben Muljibhai (6) Sudha ben Muljibhai (7) Pina ben Muljibhai and (8) Jadiben Widow of Muljibhai Dharmabhai was entered in the revenue records., The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/07/1998 under Serial No. 2494, duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.

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- (5) I, further find that the Hinaben Dharmabhai waived her rights in favor of Keshvlal Dharmabhai The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 06/08/2005, under Serial No.2499 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.
- (6) I, Further found that Family partition made between co owners and the said land came to the Kailashben Muljibhai and others., The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 08/02/2006 under Serial No. 2561 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.
- (7) I, Further found that Jadiben Muljibhai was died on 22/02/2016, and her name deleted from records, the Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6

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on 06/04/2018 under Serial No. 4342 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.

- (8) I, further find that the Land owners of 337/2, Rights of Kailashben Muljibhai and others respective right, title and interest in the said land in favor of the other co. Owners.
- (9) Then after, I found that the Kailashben Muljibhai & others, applied for converting land into Non Agricultural permission, from Collector Ahmedabad, via order no :- CB/LAND-1/NA/SR-531/2018, dated 24/07/2018., I, Further found that Family partition made between co owners and the said land came to the Ashaben Muljibhai and others., The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 03/08/2018 under Serial No.4390 duly certified by the

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concerned revenue authority followed by Village Form No. 7 & 12.

- (10) Then after Land owners Kailashben Muljibhai & Others sold a Non Agricultural land to Trilok Infrastructure, via registered sale deed no – 9323, dated 20/05/2019, The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 18/06/2019 under Serial No. 4559 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question will only be considered to be clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to :- Provisions of the Bombay Tenancy and Agricultural land Act are being duly fulfilled, And Usual Declaration.

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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold hold Old Tenure Agricultural land being Survey No. 337/2, admeasuring area 2630 sq mtrs., of Mouje Tragad of Ghatlodiya Taluka in the Registration District of Ahmedabad., belonging to Trilok Infrastructure.

We hope you will find everything in order.

Thanking you,

Yours Faithfully

For, MILAP D SHAH



(ADVOCATE)

Dt. 01/08/2019