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(B.com., LL.B. ADVOCATE)
Sanad No.G/1278/12
Code No. 8704

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Sanad No.G/1497/12
Code No. 8703

-: Office :-

1, Amrut Complex Shilaj-Rancharda Bypass Road, Shilaj, Ahmedabad.M.-9725063520

To, Samsarjan Developers

through it's working partners

(1) Kanubhai Ramabhai Patel

(2) Shah Ripal Asim

At: 1012, Anadmangal-3,

Ambavadi, Ahmedabad-380006.

Re :Opinion in the matter of title for Non Agricultural land bearing
(A) Final Plot No. 9 admeasuring about 776 sq. mtrs. [allotted in lieu
of Block No. 558 admeasuring about : He.Are.Sq.Mtrs.: 0-11-13
(Khata No. 2181) (B) Final Plot No. 7 admeasuring about 786 sq.
mtrs. Paikie 717 Sq. mtrs. [allotted in lieu of Block No. 687/F
admeasuring about : He.Are.Sq.Mtrs.: 0-24-50 paikie
He.Are.Sq.Mtrs.: 0-10-22 (Khata No. 1184) & Block No. 687/E
admeasuring about : He.Are.Sq.Mtrs.: 0-04-31 paikie
He.Are.Sq.Mtrs.: 0-00-99 (Khata No. 1693). All two Final Plots
aggregate to a composite Plot Area of 1562 Sq.Mtrs. of land is
Residential Use N.A. Land forming part of Draft Town Planning
Scheme No. 216 (shilaj), situated, lying and being at Moje: Shilaj,
Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub
District of Ahmedabad-9 (Bopal) in the state of Gujarat.

With reference to the above, we have investigated the title to the Land in
question, more particularly described in the Schedule hereunder written and submit my
opinion on title thereon as under:

That from the search of records being maintained by the Circle Inspector/Talati,
Mouje Shilaj as also from the search of the available records being maintained by the



District Registrar, Ahmadabad for the last 30 years produced before me and believing same to be true, correct and trust worthy and also believing the documents/ papers/ copies etc. shown to me to be true and genuine and also based upon the information given by you that no transfer /agreement was made in respect of the said land during the period for which the record is not available which would make the title defective, I submit my opinion on title thereon as under :

Samsarjan Developers through it's working partners (1) Kanubhai Ramabhai Patel (2) Shah Ripal Asim is the absolute owner and possessor of Non Agricultural land bearing (A) Final Plot No. 9 admeasuring about 776 sq. mtrs. [allotted in lieu of Block No. 558 admeasuring about : He.Are.Sq.Mtrs.: 0-11-13 (Khata No. 2181) (B) Final Plot No. 7 admeasuring about 786 sq. mtrs. Paikiee 717 Sq. mtrs. [allotted in lieu of Block No. 687/F admeasuring about : He.Are.Sq.Mtrs.: 0-24-50 paikiee He.Are.Sq.Mtrs.: 0-10-22 (Khata No. 1184) & Block No. 687/E admeasuring about : He.Are.Sq.Mtrs.: 0-04-31 paikiee He.Are.Sq.Mtrs.: 0-00-99 (Khata No. 1693). All two Final Plots aggregate to a composite Plot Area of 1562 Sq.Mtrs. of land is Residential Use N.A. Land forming part of Draft Town Planning Scheme No. 216 (shilaj), situated, lying and being at Moje: Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) in the state of Gujarat.

As a part of the investigation of the title, we gave public notice appeared in the daily newspaper Sandesh, Gujarati Edition on 14th April, 2019 claims, if any, in upon or to the said Land in question from any person whomsoever. we have not received any objection/claim in response thereto till today.

The above said opinion is given on the basis of available revenue records registry record for the purpose of study of devolution of title and to charge or encumbrance only and does not contain entire revenue records or Sub Registry record, however I have found that, some part of the Index-2 records are turned and the entries are also not up-to-date maintained and the computerized record of sub registrar is not well prepared /maintained / recorded by the agency which is appointed by the State Government and hence or may be erroneous, resulting into our /my error.

In view of what is stated here in above from that and from the information given to me stating that the said Land has not been given in security nor created any Charge or security also free from encumbrance of any nature whatsoever thereon. The said Land is not subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said Land which adversely affects the title and believing the same to be true correct and trustworthy and also believing the document/papers/copies etc furnished in the case file shown to me to be true and genuine and also based upon the information given by you that nothing was done in respect of the said Land during the period for which the revenue and registration record is



not available which would make the title defective and from the available manual and computer searches obtained through Concerned Office of Sub Registrar and on the basis of it we hereby certify that the title of the said Land is clear and marketable and free from reasonable doubts and without encumbrances subject to :

1. Fulfilment of The Provision of The Bombay Tenancy and Agricultural 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. Fulfilment of all the terms and conditions mentioned in the orders issued for the scheduled Land and in any concerned case.
3. Production of all relevant and necessary original papers, documents, orders, deeds etc of the said Land.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non Agricultural land bearing (A) Final Plot No. 9 admeasuring about 776 sq. mtrs. [allotted in lieu of Block No. 558 admeasuring about : He.Are.Sq.Mtrs.: 0-11-13 (Khata No. 2181) (B) Final Plot No. 7 admeasuring about 786 sq. mtrs. Paikee 717 Sq. mtrs. [allotted in lieu of Block No. 687/F admeasuring about : He.Are.Sq.Mtrs.: 0-24-50 paikee He.Are.Sq.Mtrs.: 0-10-22 (Khata No. 1184) & Block No. 687/E admeasuring about : He.Are.Sq.Mtrs.: 0-04-31 paikee He.Are.Sq.Mtrs.: 0-00-99 (Khata No. 1693). All two Final Plots aggregate to a composite Plot Area of 1562 Sq.Mtrs. of land is Residential Use N.A. Land forming part of Draft Town Planning Scheme No. 216 (shilaj), situated, lying and being at Moje: Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) in the state of Gujarat.

Date:- 20/04/2019

Place : Ahmadabad



KUNAL M. PATEL (ADVOCATE)



KUSHAN N. PATEL (ADVOCATE)