

Shaival Bhatt & Co.

Proprietor : Shaival Upendra Bhatt
M.Com. LL.M, Advocate

304-5, 'Shagun', 93, Swastik Society, B/h. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-9. Tel.: 26447500, 48905600, Email : sbhattco@gmail.com

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, the Land admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), which have been permitted Non Agricultural permission for Multipurpose Use is owned and possessed by **NYALKARAN INFRA, A Partnership Firm.**

We may further state that, a residential cum commercial project known as **"NORTHVIEW SYMPHONY"** is being developed on the said residential and commercial non-agricultural land at MOUJE: BOPAL, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal).

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said lands and that, titles of the said lands are clear and marketable and free from encumbrance.

Yours faithfully,

DATED THIS 21ST APRIL, 2023

For, SHAIVAL BHATT & CO



PROPRIETOR



BAR COUNCIL REGISTRATION NO.1783/1999

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SB/B/PRIVATE/BOPAL LAND/2023

21st April, 2023

To,

NYALKARAN INFRA, A Partnership Firm,

Ahmedabad

Sir,

SUB: TITLE REPORT of Land admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **NYALKARAN INFRA, A Partnership Firm.**

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As per your instructions to issue Title Clearance Certificate of the above mentioned property. I have examined the titles of the above referred property and have taken searches through our search clerk of available registration records for last 30 years and the encumbrance certificate is issued by the jurisdictional registrar's office for capturing the transactions on the Land as well as the property. Relying on the Encumbrance Certificate for the Registered Transaction and presuming that the same are only transactions pertaining to the aforesaid Land/Property and From the information given/supplied to my office and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in this file to be true, correct and genuine, we hereby submit our opinion on title as under:-



It appears from the revenue records that originally land of Block No.174 admeasuring about 3339 sq.mtrs situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District and Sub District of Ahmedabad belonged to Bai Jadiben wd/o. Khodabhai Dhulabhai, Mohanbhai Khodabhai & Vishnubhai Khodabhai and their names appeared in revenue records as co-owners much prior to last 30 years.

Taluka Development Officer, Daskroi, Taluka vide his order dated 26-08-1992 granted Non Agricultural Use permission in respect of the said land, whereby approved plans for sub plotting of land.

It appears that the said Bai Jadiben wd/o. Khodabhai Dhulabhai, Mohanbhai Khodabhai & Vishnubhai Khodabhai have divided the land of Block No.174 admeasuring about 3339 sq.mtrs situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District and Sub District of Ahmedabad into eight various Sub Plots.

In the year 1992, said Bai Jadiben wd/o. Khodabhai Dhulabhai, Mohanbhai Khodabhai & Vishnubhai Khodabhai have agreed to sell the said land to Dirubhai P. Popat & Hasmukhbhai B. Gandhi by an Agreement to Sell, which was registered before the Sub Registrar of Ahmedabad under serial No.1992 dated 09-03-1992.

Subsequently, said Bai Jadiben wd/o. Khodabhai Dhulabhai, Mohanbhai Khodabhai & Vishnubhai Khodabhai sold and conveyed the said Plot No.1 to 8 of Block No.174 admeasuring about 3339 sq.mtrs situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District and Sub District of Ahmedabad to various persons by eight different Sale Deeds, which were registered before the Sub Registrar of Ahmedabad on 07-09-1992, in which Dirubhai P. Popat & Hasmukhbhai B. Gandhi were joined as Confirming Parties as under:-



Sr. No.	Name of Purchaser	Plot No.	Reg. No. of Sale Deed
1.	Nilaben Dhirajlal	1	20491
2.	Pallaviben Kanaiyalal	2	20492
3.	Atulkumar Dhirajlal	3	20486
4.	Pradipbhai Dhirajlal	4	20485
5.	Hansaben Pravinchandra	5	20488
6.	Pragnaben Shyamkumar	6	20494
7.	Jayendrikaben Hasmukhbhai	7	20493
8.	Ushaben Anilkumar	8	20487

Entry of the above Sale Deeds was entered in revenue records by Revenue Mutation Entry No.4467 dated 26-07-1995.

In the year 2007, said Nilaben Dhirajlal, Pallaviben Kanaiyalal, Atulkumar Dhirajlal, Pradipbhai Dhirajlal, Hansaben Pravinchandra, Pragnaben Shyamkumar, Jayendrikaben Hasmukhbhai & Ushaben Anilkumar sold and conveyed the Plot No.1 to 8 of Block No.174 admeasuring about 3339 sq.mtrs situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District and Sub District of Ahmedabad to L.P. Gaudani Enterprise, A Proprietorship Firm through its Proprietor Laljibhai Parshottambhai Gaudani by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.6781 dated 25-06-2007. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.6868 dated 04-10-2007.

Town Planning Scheme No.2 was made applicable to the land of Block No.174 and was allotted Final Plot No.59 and its area was reduced to 2671 sq.mtrs.

In the year 2017, said L.P. Gaudani Enterprise, A Proprietorship Firm through its Proprietor Laljibhai Parshottambhai Gaudani gifted the land admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to PALLAV LALJIBHAI GAUDANI by a Gift Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.4910 dated 06-07-



2017. Entry of the above Gift Deed was entered in revenue records by Revenue Mutation Entry No.11356 dated 15-07-2017.

Collector, Ahmedabad granted Multipurpose Non Agricultural Use permission in respect of the said land by his order dated 13-07-2021.

In the year 2017, Pallav Laljibhai Gaudani sold and conveyed the admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to **the Partners of NYALKARAN INFRA, A Partnership Firm** by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.12293 dated 14-09-2021. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.13201 dated 05-10-2021.

Thus the land admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) was acquired by **NYALKARAN INFRA, A Partnership Firm** and its name appears in revenue records as owner.

I have examined the titles of the above referred property and have taken searches through our search clerk of available revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for capturing the transactions on the Land as well as the property. Relying on the Encumbrance Certificate for the Registered Transaction and presuming that the same are only transactions pertaining to the aforesaid Land/Property and From the information given/supplied to my office and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in this file to be true, correct and genuine and after going through the same, I am of the opinion that the right, title of the above Land admeasuring about 2671 sq.mtrs of Final Plot No.59 of Town Planning Scheme No.2 (land of old Block No.174) situate, lying and being at MOUJE: BOPAL, Taluka : Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belongs to **NYALKARAN INFRA, A Partnership Firm**, are clear and marketable and that



there is no charge, right, lien or encumbrance over the said property and are free from all reasonable doubts **SUBJECT TO :**

1. **USUAL DECLARATION ON TITLE**
2. **ANY OTHER LAW OR ACT BEING IN FORCE**

For, SHAIVAL BHATT & CO



PROPRIETOR

Professional Disclaimer :

1. *The manual search at sub registrar office for the year 1990 to 1993 is torn and mutilated for some years and hence proper search of those physical records is not possible.*
2. *The owners have confirmed that they have not initiated any litigation for the aforesaid land and they have not received any restraining order pertaining to the land whereby the transfer of third party rights are restricted by court or authority.*
3. *No unregistered third party right or claim on the aforesaid land could be ascertained.*
4. *From the Encumbrance Certificate issued by Jurisdictional Sub Registrar Office no litigation is found registered on this land. The encumbrance certificate many times do not capture the details of all the transaction on the land, consequently, our report is based on the encumbrance certificate issued by the authority and the contents reflected therein. Court search is not carried out by us.*

