

Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

To,

Vishnubhai Viththalbhai Patel

Address : B/9, Ninth Floor, Palladium,

S. G. Highway, Makarba, Ahmedabad.

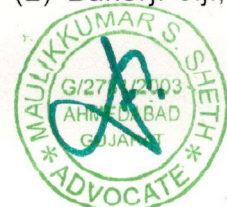
Ref. :- In the matter of legal opinion on Title for Old Tenure Agricultural land (as per village form No.7/12) bearing Block No. 208/A (Old Survey No. 182) admeasuring about 22176 sq. mtrs. Covered under Draft Town Planning Scheme No. 35 (Jagatpur) and allotted Final Pot No. 29 admeasuring about 13306 Sq.Mtrs. situated lying and being at Mouje Jagatpur, Ta. Ghatlodiya, Dist. Ahmedabad in the state of Gujarat.



With your instructions, to give opinion for the reference matter I have investigated the titles of the land described in the schedule hereunder for the last about Thirty years from the available simple copies of paper(s), document(s), revenue records i.e. extract of village form no.7&12, mutation entries i.e. village form no.6 etc maintained in the revenue authority i.e. talati cum mantri office and Mamlatdar office produced before me by you and your authorized persons as well as I took a search from the record of sub-registrar concern through my search clerk and my search clerk submitted a search report issued by government office to me and from all these, I found as follows...

(A) Brief History of Block No. 208/A (Old Survey No. 182)...

- 1) The land bearing Revenue Survey No. 182 admeasuring Acre-10, 11-Guntha belonged in the name of Kamaluddinkhanji Mehmoodkhanji as New Tenure Land and Names of (1) Lala Jesang, (2) Bakorji Jiji, (3)



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Jena Vallabh, (4) Jetha Jiji, (5) Shakraji Naranji were continued as Protected Tenant of the said land.

- 2) That Thereafter, Name of (1) Bhikha Bakor and (2) Ganda Shakraji was entered as Simple Tenant of the land bearing Revenue Survey No. 182, vide mutation entry no.180 dated 24-12-1952.
- 3) That Thereafter, Name of (1) Lala Jesang (2) Jetha Jiji and (3) Jena Vallabh was entered as Simple Tenant of the land bearing Revenue Survey No. 182, vide mutation entry no.248 dated 04-11-1953.
- 4) That Thereafter, Names of Protected Tenant i.e. (1) Lala Jesang, (2) Bakorji Jiji, (3) Jena Vallabh, (4) Jetha Jiji, (5) Shakraji Naranji were removed from the revenue records as they were not cultivating the land for consecutive two years from the year 1955-1956, vide Taluka Circular No. T.N.C. dated 07-03-1955, vide mutation entry No. 271 dated 28-07-1956.
- 5) That thereafter, Name of Lala Jesang was continued as Tenant of the land bearing Revenue Survey No. 182 in the second right column of revenue records, and on his death, names of his legal heirs namely (1) Bai Reva Wd/o. Lala Jesang and (2) Dahiben D/o. Lala Jesang were entered in the revenue records of the said land, vide mutation entry No.302 dated 01-06-1959.
- 6) That Thereafter, Jethabhai Jijibhai i.e. Tenant of the said land availed loan on the land bearing Revenue Survey No. 182 from Jagatpur Vividh Karyakari Seva Sahkari Mandali, vide mutation entry No. 404 dated 15-07-1965.
- 7) That Thereafter, Hissa Durasti was made as per Hissa Durasti Form No. 12 by Assistant Amalgamation Officer, Ahmedabad-2, vide its order dated 04-09-1965 and accordingly the land bearing Revenue



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Survey No. 182 total admeasuring Acre-10, 11-Guntha had been divided into 9 parts i.e. (1) Revenue Survey No. 182/1 admeasuring Acre-1, 16-Guntha, (2) Revenue Survey No. 182/2 admeasuring Acre-1, 02-Guntha, (3) Revenue Survey No. 182/3 admeasuring Acre-1, 13-Guntha, (4) Revenue Survey No. 182/4 admeasuring Acre-1, 13-Guntha, (5) Revenue Survey No. 182/5 admeasuring Acre-2, 10-Guntha, (6) Revenue Survey No. 182/6 admeasuring Acre-0, 25-Guntha, (7) Revenue Survey No. 182/7 admeasuring Acre-0, 28-Guntha, (8) Revenue Survey No. 182/8 admeasuring Acre-0, 31-Guntha, (9) Revenue Survey No. 182/9 admeasuring Acre-0, 33-Guntha, vide mutation entry No. 461 dated 11-09-1965 duly certified by concerned revenue authority.

Please Note that in the above entry (A) Names of Bai Reva Wd/o. Lala Jesang and Dahiben D/o. Lala Jesang were mentioned as occupier of the land bearing Revenue Survey No. 182/1 and 182/8, (B) Name of Bhikhabhai Bakorbhai was mentioned as occupier of the land bearing Revenue Survey No. 182/2 and 182/6, (C) Name of Gandabhai Shakrabhai was mentioned as occupier of the land bearing Revenue Survey No. 182/3 and 182/9, (D) Names of Jena Vallabh and Trikam Vallabh were mentioned as occupier of the land bearing Revenue Survey No. 182/4 and 182/7, (E) Name of Jetha Jiji was mentioned as occupier of the land bearing Revenue Survey No. 182/5 and by mistake effect of that was given in the revenue records. But actually it appears from the revenue records that original occupier was Kamaluddinkhanji Mehmoodkhanji hence his name was re-entered as occupier and (A) Names of Bai Reva Wd/o. Lala Jesang and Dahiben D/o. Lala Jesang were mentioned as Tenant of the land bearing Revenue Survey No. 182/1 and 182/8, (B) Name of Bhikhabhai Bakorbhai was mentioned as Tenant of the land bearing Revenue Survey No. 182/2 and 182/6, (C) Name of Gandabhai Shakrabhai was mentioned as Tenant of the land bearing Revenue Survey No. 182/3 and 182/9, (D) Names of Jena Vallabh and Trikam Vallabh were mentioned as Tenant of the land bearing Revenue Survey No. 182/4 and 182/7, (E) Name of Jetha Jiji was mentioned as Tenant



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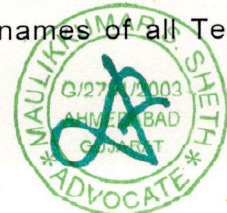
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of the land bearing Revenue Survey No. 182/5 and effect of that was given in the Village Form No. 7.

- 8) That thereafter, land bearing Revenue Survey Nos. 182/1, 182/3, 182/6, 182/7, 182/8 and 182/9 were declared as "PIECE" land under The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, vide mutation entry no. 465 dated 16-02-1966.
- 9) That Thereafter, Amalgamation Scheme was Implemented at Village Jagatpur and approved by Settlement Commissioner and Direct Land of Records vide order No. Kon/Am/230 dated 16-02-1967 and published in official Gazette of Gujarat State on page No.1102 in First Part and according to Amalgamation Scheme, the land bearing Revenue Survey No. 182/1 to 182/9 were allotted Block No. 208 admeasuring about Acre-9, 17 Guntha (Jarayat Land) and Acre-0, 34 Guntha (Kyari Land), Total admeasuring Acre-10, 11 Guntha Land and the land bearing Block No. 208 was entered in the Name of Kamaluddinkhanji Mehmoodkhanji, vide mutation entry no. 515 dated 03-03-1969, which was certified by concerned revenue authority.
- 10) That Thereafter, Names of Bhikhabhai Bakorbhai and others were continued in the revenue records as Tenant of the land and further Kamaluddinkhanji Mehmoodkhanji filed a Civil Suit No. 364/1972 before the Court of Hon. Civil Judge (C.D.), (Narol) against the Tenants i.e. (1) Bhikhabhai Bakorbhai Patel, (2) Gandabhai Shakrabhai, (3) Legal heirs of Jenabhai Vallabhbhai Patel i.e. Shankarbhai Jenabhai Patel, Samalbhai Jenabhai Patel and Sureshbhai Jenabhai Patel, (4) Trikambhai Vallabhbhai and (5) Legal heirs of Late Jethabhai Jijibhai i.e. Ambalal Jethabhai Patel, Nathalal Jethabhai Patel and (6) Bai Dahi D/o. Ialdas Jesangdas and in the above Civil Suit No. 364/1972, all Defendant accepted the prayer made by plaintiff that they were not tenant of the above land. Hence, Hon. Civil Judge (C.D.), (Narol) vide his order dated 11-08-1972, ordered to removed names of all Tenant



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from the revenue records of the land, vide mutation entry no. 572 dated 22-08-1972, which was certified by concerned revenue authority on 24-09-1972.

- 11) That Thereafter, the land bearing Block No. 208 (Old Survey No. 182/1 to 182/9) was continued as New Tenure Land but vide order No. L.N.D.1070 dated 24-4-1961 of Commissioner subject to conditions of the order being fulfilled, tenure of the land rectified as Old Tenure Land instead of New Tenure Land in the revenue record, vide mutation entry No. 594 dated 17-09-1973, which was certified by concerned revenue authority. (the said order was not produced before me, so I relied upon averment made in mutation entry)
- 12) That Thereafter, Land owner repaid the loan of Jagatpur Vividh Karyakari Society. Hence, the land bearing Block No. 208 was released from the charge of the said Mandali as per letter dated 12-03-1974 issued by the said Fadcha Officer, vide mutation entry no. 606 dated 04-04-1974, which was certified by concerned revenue authority on 26-07-1974.
- 13) That thereafter, Land bearing Block. 208, admeasuring 41582 Sq. Mtrs. was sold and conveyed by Kamaluddinkhanji Mehmoodkhanji to Natvarlal Savabhai Prajapati by sale deed, under Serial No.2082 (Old Serial No. 8001) on 17-08-1978, vide mutation entry No. 772 dated 28-03-1979, which was certified by concerned revenue authority on 30-07-1979. (the said Sale Deed was not produced before me, so I relied upon averment made in mutation entry).
- 14) That Thereafter, Natvarlal Savabhai Prajapati has got entered names of his legal heirs namely (1) Shakriben W/o. Natvarlal Savabhai, (2) Arvindkumar Natvarlal, (3) Sumankumar Natvarlal, (4) Chandanben Natvarlal as co-owners and co-occupants of the land bearing Block No.208 alongwith other land. Hence, names of (1) Shakriben W/o. Natvarlal Savabhai, (2) Arvindkumar



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Natvarlal, (3) Sumankumar Natvarlal, (4) Chandanben Natvarlal were entered in the revenue records of the land as co-owners, vide mutation Entry No.826 dated 06-01-1981, which was certified by concerned revenue authority on 28-05-1981.

- 15) That Thereafter, Durasti was made by the D.I.L.R. Ahmedabad by their order bearing No. K.J.P.S.R.36/87/88 dated 19-09-1987 under Durasti Patrak No. 13 followed by Order No. T.P. Jaman/G/1.Va.793 dated 05-07-1989 of Taluka Development Officer, Ahmedabad as the some land were acquired by the government and according to said Durasti Patrak, the land bearing Block No. 208 admeasuring Acre-10, 11-Guntha was divided into Two Parts i.e. (A) Block No. 208/A admeasuring Acre-5, 19-Guntha i.e. 22176 Sq.Mtrs. owned and possessed by (1) Natvarlal Savabhai Prajapati, (2) Shakriben W/o. Natvarlal Savabhai, (3) Arvindkumar Natvarlal, (4) Sumankumar Natvarlal, (5) Chandanben Natvarlal and (B) Block No. 208/B admeasuring Acre-4, 32-Guntha, vide mutation Entry No.929 dated 17-10-1985, which was certified by concerned revenue authority on 02-02-1990. (the said Durasti Patrak/Order were not produced before me, so I relied upon averment made in mutation entry).
- 16) That thereafter, rectification in errors and mistake in the revenue records was carried out as per Order of the Mamlatdar, Dascroi, Ahmedabad vide Order bearing No. RTS/Record Promulgation/62/08 dated 29-08-2008 for rectification in Computerized revenue records i.e. Village Form No. 7 and 12 of the land in question togetherwith other lands and accordingly "the said land was mentioned as Jarayat Land and total area was mentioned as 22176 Sq.Mtrs. and Aakar was mentioned as Rs.13-20 paisa in the revenue records, vide mutation entry no. 1764 dated 03-09-2008 which was certified on 04-12-2018.
- 17) That thereafter, Shakriben W/o. Natwarlal Savabhai Prajapati died on 16-12-2006 without making any will and names of her legal heirs were already continued in the revenue records hence her name was



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removed from the revenue records, vide mutation entry no.2126 dated 02-09-2011 which was duly certified by concerned revenue authority on 11-11-2011. (Death Certificate and Pedigree of Shakriben W/o. Natwarlal Savabhai Prajapati were not produced before me, so I relied upon averment made in mutation entry).

- 18) That Thereafter, (1) Kiritbhai Chimanbhai Prajapati, (2) Manubhai Chimanbhai Prajati, (3) Dahyabhai Chimanbhai Prajapati, (4) Narayanbhai Chimanbhai Prapati, (5) Zulaben D/o. Chimanbhai Savabhai Prajapati, (6) Mangiben alias Kikilaben D/o. Chimanbhai Savabhai Prajapti being plaintiff have filed Civil Suit No. 636/2011 regarding the land bearing Block No. 208/A admeasuring 22176 Sq.Mtrs. in the Court of Hon. Principal Senior Civil Judge, Ahmedabad (Rural) against Defendant Natvarlal Savabhai Prajapati and others and on the basis of the that Notice of Lis Pendens was registered with the office of the Sub-Registrar, Ahmedabad-2 (Wadaj) under serial no.19544 on 09-11-2011, vide mutation entry no.2159 dated 23-11-2011 which was duly cancelled by concerned revenue authority on 14-01-2012.

Further, the said dispute between plaintiff and defendant was amicably settled and plaintiff has filed a "Samadhan Pursish" in the Hon. Court vide Exhibit-65 and withdrawn the said Civil Suit unconditionally and the Hon. Court by its order, dated 16-09-2016, disposed off the said Civil Suit No. 636/2011.

Further, Notice of Lis Pendens under serial no.19544 on 09-11-2011 was duly cancelled by Cancellation Deed of Notice of Lis Pendens duly executed by Kiritbhai Chimanbhai Prajapati which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (Kheti) under serial no.2064 on 15-09-2016.



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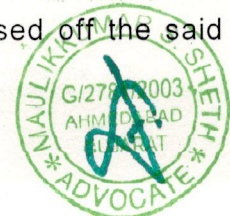
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Further, (1) Kiritbhai Chimanbhai Prajapati, (2) Manubhai Chimanbhai Prajati, (3) Dahyabhai Chimanbhai Prajapati, (4) Narayanbhai Chimanbhai Prapati, (5) Zulaben D/o. Chimanbhai Savabhai Prajapati, (6) Mangiben alias Kikilaben D/o. Chimanbhai Savabhai Prajapti have confirmed the Sale Deed, under serial No.2082 (Old No. 8001) dated 17-08-1978 by Confirmation Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (Kheti) under serial no.2069 on 16-09-2016.

- 19) Further, it appears that, Ashoksinh Kesharsinh Rajput being Plaintiff filed a Civil Suit No. 467/2011 in the Court of Hon. Principal Senior Civil Judge, Ahmedabad (Rural) against Defendant Natvarlal Savabhai Prajapati. However, there was some technical error in the suit so Ashoksinh Kesharsinh Rajput had withdrawn the said suit and filed a fresh Civil Suit No. 753/2011 as under.
- 20) That Thereafter, Ashoksinh Kesharsinh Rajput being Plaintiff filed Civil Suit No. 753/2011 in the Court of Hon. Principal Senior Civil Judge, Ahmedabad (Rural) against Defendant Natvarlal Savabhai Prajapati and others and on the basis of that, Notice of Lis Pendens was registered with the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under serial no. 307 on 17-02-2012, vide mutation entry no.2195 dated 17-02-2012 which was duly cancelled by concerned revenue authority on 24-05-2012.

Further, in the said Civil Suit No. 753/2011, Name of Jayantibhai Ambalal Patel was entered as Defendant No. 6.

Further, the said dispute between plaintiff and defendant was amicably settled and plaintiff has filed a "Samadhan Pursish" in the Hon. Court vide exhibit-87 and withdrawn the said Civil Suit unconditionally and Hon. Court by its order dated 07-10-2014, disposed off the said Civil



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Suit No. 753/2011, vide mutation entry no.2663 dated 09-06-2016 which was duly certified by concerned revenue authority on 03-09-2016.

Further, being aggrieved with the order dated 07-10-2014 passed by Hon. Principal Senior Civil Judge, Ahmedabad (Rural), a Review Application No. 03/2014 was filed by Jayantibhai Ambalal Patel in the Hon. Court of Principal Senior Civil Judge, Ahmedabad (Rural) and the said matter was amicably settled and Jayantibhai Ambalal Patel filed a "Samadhan Pursish" in the Hon. Court vide Exhibit-13 and withdrawn the said Review Application No. 03/2014 unconditionally and Hon. Court by its order dated 06-01-2016, disposed off the said Review Application No. 03/2014.

Further, Notice of Lis-Pendens under serial no.307 on 17-02-2012 was duly cancelled by Cancellation Deed of Notice of Lis-Pendens duly executed by Ashoksinh Kesharsinh Rajput which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (Kheti) under serial no.324 on 10-02-2016.

- 21) That Thereafter, Jayantibhai Ambalal Patel being plaintiff filed a Special Civil Suit No. 731/2014 in the Court of Hon. Senior Principal Civil Judge, Ahmedabad (Rural) against Defendant Natvarlal Savabhai Prajapati and others. Further, the said dispute was amicably settled between plaintiff and defendant and plaintiff has filed a "Samadhan Pursish" in the Hon. Court vide exhibit-38 and withdrawn the said Civil Suit unconditionally and Hon. Court by its order dated 06-01-2016, disposed off the said Special Civil Suit No. 731/2011.
- 22) Thereafter restructure of City Taluka and Dascroi Taluka was effected vide resolution of Revenue Department of Gujarat vide no. PAFAR/102011/275/L/1 Dated: 17/03/2012 and new taluka namely



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Ahmedabad City (East) and Ahmedabad City (West) was effected and the village Jagatpur was covered in the Ahmedabad City(West), vide mutation entry no.2216 dated 03-05-2012 which was duly certified by concerned revenue authority on 05-05-2012.

- 23) That Thereafter, (1) Rameshbhai Ishwarbhai Prajapati, (2) Kamleshbhai Kantibhai Prajapati, (3) Mehulbhai Kantibhai Prajapati, (4) Ketanbhai Kantibhai Prjapati being plaintiff filed Civil Suit No. 538/2016 in the Court of Hon. Principal Senior Civil Judge, Ahmedabad (Rural) against Defendant Natvarlal Savabhai Prajapati and others and Notice of Lis-Pendens was registered with the office of the Sub-Registrar, Ahmedabad-13 (City) under serial no.1885 on 19-08-2016.

In the above civil suit No. 538/2016, Rameshbhai Ishwarbhai Savabhai Prajapati and others have relied upon that the land was purchased out of Joint Income of their ancestral Savabhai Muljibhai and so that the land is H.U.F's Property and they have their undivided right in the land.

Further, the said dispute between plaintiff and defendant was amicably settled and plaintiff has filed a "Samadhan Pursish" on 30-10-2018 in the Hon. Court and withdrawn the said Civil Suit unconditionally and the Hon. Court by its order, dated 30-10-2018, disposed off the said Civil Suit No. 538/2016.

Further, Notice of Lis Pendens under serial no.1885 on 19-08-2016 was duly cancelled by Cancellation Deed of Notice of Lis Pendens duly executed by Rameshbhai Ishwarbhai Prajapati which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (Kheti) under serial no.2611 on 03-11-2018.



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- 24) That Thereafter, Rameshbhai Ishwarbhai Prajapati has filled R.T.S./Appeal/Case No.385/2016 before the City Deputy Collector, (West), Ahmedabad and the said appeal was rejected on the ground of delay Condon of the said authority, vide order dated 31-203-2017. Vide mutation entry no. 2727 dated 03-04-2017 which was certified by concerned revenue authority on 19-05-2017.
- 25) That Thereafter, the said land bearing Block No. 208/A admeasuring 22176 Sq.Mtrs. was covered under Draft Town Planning Scheme No. 35 (Jsagatpur) and allotted Final Plot No. 29 admeasuring 13306 Sq.Mtrs.
- 26) That thereafter, Land bearing Block No. 208/A admeasuring 22176 Sq.Mtrs. was covered under Draft Town Planning Scheme No. 35 (Bhadaj-Hebatpur-Shilaj) and allotted Final Plot No. 29 admeasuring 13306 Sq.Mtrs. was sold and conveyed by (1) Natvarbhai Savabhai, (2) Arvindkumar Natvarlal, (3) Sumankumar Natvarlal, (4) Chandanben Natvarlal to Vishnubhai Viththalbhai Patel by sale deed, under Serial No.591 on 15-03-2018, vide mutation entry No. 2821 dated 15-03-2018, which was certified by concerned revenue authority on 01-05-2018.
- 27) That thereafter, (1) Natvarbhai Savabhai, (2) Arvindkumar Natvarlal, (3) Sumankumar Natvarlal, (4) Chandanben Natvarlal to Vishnubhai Viththalbhai Patel executed General Power of Attorney in favour of Vishnubhai Viththalbhai Patel, which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (City), under Serial No.592 on 15-03-2018.
- 28) That thereafter, Rameshbhai Ishwarbhai Prajapati confirmed the Sale Deed bearing No. 591 dated 15-03-2018 executed by (1) Natvarbhai Savabhai, (2) Arvindkumar Natvarlal, (3) Sumankumar Natvarlal, (4)



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Chandanben Natvarlal to Vishnubhai Viththalbhai Patel in favour of Vishnubhai Viththalbhai Patel by Confrimation Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad-13 (City), under Serial No.2295 on 03-11-2018.

- B) That for better investigation of title to the said land in question I had issued a public notice in the Gujarati daily newspaper "Divya Bhaskar" on 11-04-2019 and "Gujarat Samachar" on 12-04-2019 inviting objections if any from the Public at large for issuing out Title Clearance Certificate in relation thereto and in response to the said public notice I have not received any objections
- C) That thereafter I had taken search of the record being maintained by the Ahmedabad-1 (City) on 09-04-2019, Ahmedabad-2 (Wadaj) on 03-04-2019, Ahmedabad-13 (City-Kheti) on 01-04-2019 and Ahmedabad-14 (Dascroi) on 01-04-2019 from 1989 to 2019 through my search clerk.
- D) That thereafter, Declaration cum indemnity bond on oath was made on 25-04-2019 by you for your clear and marketable title over the said land.
- E) That on the basis of all above facts and the papers furnished by you, meaning it trustworthy, I hereby opine that the Title of the said land belongs to you i.e. Vishnubhai Viththalbhai Patel, and the same is clear, marketable and free from any encumbrances subject to...
- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, 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.



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- (2) Fulfillment 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 or parcel of Old Tenure Agricultural land (as per village form No.7/12) bearing Block No. 208/A (Old Survey No. 182) admeasuring about 22176 sq. mtrs. Covered under Draft Town Planning Scheme No. 35 (Jagatpur) and allotted Final Pot No. 29 admeasuring about 13306 Sq.Mtrs. situated lying and being at Mouje Jagatpur, Ta. Ghatlodiya, Dist. Ahmedabad in the state of Gujarat.

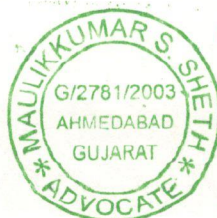
AT AHMEDABAD DATED THIS 26th DAY OF APRIL 2019.



Maulik S. Sheth, Advocate

Note of caution and disclaimer:-

- (1) That the computerized record of Sub Registrar is not well prepared / maintained / recorded by the Agency which is appointed by the State Government, and hence, may be erroneous, resulting into our / my error.
- (2) The Record of the Sub-Registrar and some past revenue record is illegible or destroyed or not visible for few of the years.
- (3) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder, then Consent Deed is required to be taken from the person(s), who had given power of attorney i.e. from original owner.
- (4) That I had not been informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquired for the same so if any suits, litigations if pending before any judicial Court quasi judicial authorities, tribunals etc. then this Title is subject to final outcome of pending suits litigations etc.
- (5) I have issued this report only to you and no other shall rely on this without my written permission.



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To,

Vishnubhai Vitthalbhai Patel

Address : B-2, 9th Floor, Palladium,

S.G. highway, Makarba, Ahmedabad.



Ref. :- In the matter of Legal Opinion for Old Tenure Agricultural land (as per village form No.7/12) bearing Block No. 208/A (Old Survey No. 182) admeasuring about 22176 sq. mtrs. Covered under Draft Town Planning Scheme No. 34 (Jagatpur) and allotted Final Plot No. 29 admeasuring about 13306 Sq.Mtrs. situated lying and being at Mouje Jagatpur, Ta. Ghatlodiya, Dist. Ahmedabad in the state of Gujarat.

THIS IS TO OPINE THAT...

With your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about thirty years only from the available copies of the papers of the said Land produced before me by you and your authorized person(s) as well as I have taken searches from the records of Sub-Registrar, Ahmedabad-1 (City) dated 09-04-2019, Ahmedabad-2 (Wadaj) dated 03-04-2019 And Ahmedabad-13 (City) and Ahmedabad-14 (Dascroi) dated 01-04-2019 through my search clerk for last about 30 years and in reference of it I have issued a public notice in daily Gujarati News Paper "Divya Bhaskar" on 11-04-2019 and "Gujarat Samachar" on 12-04-2019 invited any claims, rights or objection of any type of any person, institute etc. from public at large and in reference of it I have not in receipt of any objection which carry weightage in prescribed time limit. Therefore, from the available records, paper(s), etc. furnished to me as well as on the basis of a declaration cum indemnity bond dated 25-04-2019 furnished to me by you for your clear title, on the basis of all above facts and furnished papers meaning it



trustworthy, I hereby opine that the Title of the said property belongs to you is clear and marketable subject to..

- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, 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) Fulfillment 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 and Detailed Report on Title issued along with this is required to be pursued.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Old Tenure Agricultural land (as per village form No.7/12) bearing Block No. 208/A (Old Survey No. 182) admeasuring about 22176 sq. mtrs. Covered under Draft Town Planning Scheme No. 34 (Jagatpur) and allotted Final Plot No. 29 admeasuring about 13306 Sq.Mtrs. situated lying and being at Mouje Jagatpur, Ta. Ghatlodiya, Dist. Ahmedabad in the state of Gujarat.

AT AHMEDABAD DATED THIS 26th DAY OF APRIL 2019.



Maulik

Maulik S. Sheth, Advocate

Note of caution and disclaimer:-

- (1) That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.



Cent...

Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

Ph.no. 079-26730600-31600

Email : shethassociates.advocates@gmail.com

- (2) The Record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years.
- (3) In case.... if any deed(s) / writing(s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person(s) who have given power of attorney i.e. from original owner.
- (4) That I had not informed by you for any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc. as well as I had not inquire in any concerned court.
- (5) I have issued this opinion only to you and no other shall rely on or use this without my written permission.

