

To,

Sthapatya Buildcon,

A Partnership Firm

At - Nr. Akshar Stadia,

Sterling Cancer Hospital Road,

Bodakdev, Ahmedabad.



Re:- In the matter of investigation of Title for Non-Agricultural land for commercial purpose bearing Final Plot No. 235 admeasuring about 1923 of Town Planning Scheme 1/B (Bodakdev) given in lieu of Revenue Survey No. 359 admeasuring about 3136 sq.mtrs of Mouje: Bodakdev, Taluka: Ghatlodiya, Dist: Ahmedabad in the State of Gujarat and as per my opinion the same is prima facie belongs to you.

THAT WITH YOUR INSTRUCTIONS AND REQUIREMENT I investigated the title of the land more particularly described in the schedule hereunder for last about thirty years only; from the available copies of the paper(s), document(s) of the said Land produced before me by you and or your authorized person(s) as well under your instruction(s) my search clerk have taken searches from the available records of concern Sub-Registrars of Ahmedabad dated 23-01-2019.

That for getting better clarity for opinion on title specifically of third party interest, claim etc if any, on the land more particularly describe in the schedule hereunder I have issued a public notice in daily Gujarati news paper "Divya Bhaskar" and the same is published on 30th December,



Maulik Satishbhai Sheth, Advocate

UGF-9, Goyal Complex,

Near Sandesh Press,

Bodakdev, Ahmedabad

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2018 with the name of Akshar (Bodakdev) Co.Op. Hou. Soc. Ltd. and with this notice I 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 received any objections in the said matter

That thereafter the said Akshar (Bodakdev) Co-Operative Housing Society sold and conveyed the said land to you on 19/02/2019 via registered sale deed bearing no. 1605 registered before the sub-registrar in the office of the sub-registrar of Ahmedabad-3 (Memnagar), an entry to that effect was mutated in the revenue record vide village form no 6 with mutation entry no. 12127 Dated 27th February, 2019 and was certified by the competent authority on 10th April, 2019.

That I further take searches from the Sub-Registrar of (1) Ahmedabad-1 (City) on 28-06-2019, (2) Ahmedabad-13 (City) on 28th June, 2019 and (3) Ahmedabad - 3 (Memnagar) on 28th June, 2019 and 14th August, 2019.

That I further submit that you made declaration on oath on 26-08-2019 for your clear right, title over the land in question mean it trustworthy as well as on the perusal of the paper(s), document(s) and 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, so from the available legible revenue records, paper(s), etc. furnished to me as well as also perused the sale deed executed in your favour I hereby opine that the land described in the schedule hereunder prima facie on belongs to you subject to...



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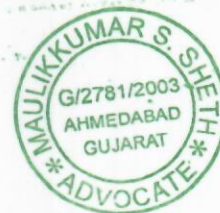
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- (1) Terms and Condition of N.A. Order is required to be followed.
- (2) Production of all records, deed(s) etc in original to before me as well as Detailed report on title issued together here with is required to be pursued.
- (3) Fulfillment of the Provisions of. . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, the Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), Gazette(s), Rule(s) etc if any applicable.

SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCLE OF THE Non-Agricultural land for commercial purpose bearing Final Plot No. 235 admeasuring about 1923 of Town Planning Scheme 1/B (Bodakdev) given in lieu of Revenue Survey No. 359 admeasuring about 3136 sq.mtrs of Mouje: Bodakdev, Taluka: Ghatlodiya, Dist: Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) in the State of Gujarat.

AT AHMEDABAD ON THIS 27th DAY OF AUGUST, 2019.



Maulik S. Sheth, Advocate

NOTICE OF CAUTION AND DISCLAIMER:-

- (1) That the records of the sub registrar and revenue are sometime not visible or perusal of such record is not possible due to old age or torn out or not availability so it may cause an error to my opinion.

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(2) That the Sub Registrar Department who is issuing search of registered documents is not ensuring the genuineness of their own report so the same rule is applicable here.

(3) On prima-facie perusal I don't found anything contrary but it is advisable to be check with the department of Historical Monuments, Oil and Natural Gas Department or any other department if concern that this land is not falling in their limit or no bared on sale of such land.

(4) In case if, any deeds or documents are signed by POA holders then it is advisable to get confirmation from the person(s) who given Power of Attorney.

(5) Agreement to sale no. 1872 dated 12th August, 2016, executed in favor of Desai Sidhhrajibhai Prabhatbhai is advisable to cancelled but the said Jadiben D/o Shankarbhai Parmar and W/o Aatmaram Sendhabhai Solanki and others already settled their disputes interse and they compromised their disputes in the Special Civil Suit No. 346 of 2013 after due diligence before Hon'ble court by remaining personally present.

(6) This is merely an opinion on title which is in limited aspect only so on the basis of this I am not opine on the tenure of the land or on Tenancy Act etc.

(7) That you informed and assured me that for the land in question there is no any legal matters pending before any judicial court, quasi judicial authorities, tribunals etc., revenue authorities, tenancy authorities etc. as well as I had not inquire in any of such court, tribunal, judicial or quasi judicial authorities etc.

(8) I had issued this opinion only to you and no other shall rely on this without my written permission.

