

NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

TITLE REPORT WITH OPINION CERTIFICATE

IN THE MATTER OF Verification of title of the
Non-agriculture land admeasuring about
Sub Plot No. – C/2 admeasuring about
334.45 Sq.Meter and Sub-Plot No. – C/3,
admeasuring about 334.45 Sq.mtrs total
admeasuring about – 668.90 Sq. Meter
situated on the land of Block no. – 30 (Final
Plot no. – 6/1/1 of Draft Town Planning
Scheme No. – 2 Ghuma) of Moje Village –
Ghuma, Taluka – Daskroi in the Registration
District Ahmedabad and Sub District
Ahmedabad – 9 (Bopal) belonging to
"HAREKRUSHNA INFRASTRUCTURE" a
Partnership firm.

I have gone through relevant documents / papers produced
before me and the search report prepared by my search clerk
since 1994 of the available records of Mamlatdar, Talati and
Sub – Registrar of Ahmedabad and on this basis I have
investigated the title to the property in question and report as
under...



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

[REDACTED]

1. Before the year 1983, Chhaganji Nathuji was the owner and occupier of the said land of Block No. – 30.
2. Thereafter, Chhaganji Nathuji died on 01/12/1982 therefore the name of his legal heirs Kashiben widow of Chhaganji Nathuji, Khodidas Chhaganji, Vaghaji Chhaganji, Bhaluji Chhaganji, Bhauji Chhaganji were entered in the revenue record of the said of Block no. – 30 and entry to that effect was made in the revenue record by entry no. – 3584, as on dated – 26/03/1983.
3. Thereafter, The name of Gabhaji Moptaji, Shanaji Moptaji, Raijiji Ichhaji were entered as a Co-owner in the said land of Block No. – 30 and entry to that effect was made in the revenue record by entry no. – 3937, as on dated – 25/02/1988.
4. Thereafter, Taluka Development Officer of Daskroi, Ahmedabad has granted Non-agriculture permission for the said land on dated – 01/03/1988 bearing no. - T.P.JMN:G:1:S.R.84 and thereafter, Taluka Development Officer revised Non-agriculture Permission for the said on dated – 21/09/1989, bearing no. – T.P.JMN:G:RIVA.S.R.15.
5. The said Aaradhana Association has been registered under Bombay Non-trading Corporation Act. 1959, on dated – 01/09/1988 bearing no. – NTCG 1972.
6. Thereafter, Shadaji Moptaji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed and entry to that effect was made in



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

- the revenue record by entry no. – 4639, as on dated – 30/05/1991.
7. Thereafter, Bhauji Chhaganji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed no. 9112, as on dated – 09/05/1989.
8. Thereafter, Vaghaji Chhaganji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed and entry to that effect was made in the revenue record by entry no. – 4641, as on dated – 30/05/1991.
9. Thereafter, Bhaluji Chhaganji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed no. 6296, as on dated – 31/03/1989.
10. Thereafter, Shanaji Moptaji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed and entry to that effect was made in the revenue record by entry no. – 4643, as on dated – 30/05/1991.
11. Thereafter, Raijiji Ichhaji sold and conveyed the said land of Block No. – 30, admeasuring about – 19324 Sq. Meter paiki 2415.44 Sq. Meter land to Aaradhana Association by registered sale deed and entry to that effect was made in



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

the revenue record by entry no. – 4646, as on dated –
30/05/1991.

12. Thereafter, Khodidas Chhaganji sold and conveyed the said
land of Block No. – 30, admeasuring about – 19324 Sq.
Meter paiki 2415.44 Sq. Meter land to Aaradhana
Association by registered sale deed no. 9119, as on dated –
09/05/1989.

13. Thereafter, Gabhaji Moptaji sold and conveyed the said
land of Block No. – 30, admeasuring about – 19324 Sq.
Meter paiki 2415.44 Sq. Meter land to Aaradhana
Association by registered sale deed no. 6298, as on dated –
31/03/1989.

14. HISTORY OF SUB-PLOT NO. C/2

- a. The said Association has allotted the said Sub Plot no.
– C/2 admeasuring about 334.45 Sq. Meter to
Babubhai Kanjibhai by allotment Letter on dated –
20/07/1990.
- b. The Said Association has allotted Share Certificate No.
48 to Babubhai Kanjibhai.
- c. Thereafter, the said association as a land owner and
Mr. Babubhai Kanjibhai as a allottee member and
Share holder signed sale deed and sold and conveyed
the said Plot No. - C/2, having its land area
admeasuring about 334.45 Sq. Meter to "SIDDHIPRIYA
CONSTRUCTION" a partnership firm by registered sale
deed which has been registered in the office of Sub-



NILESH N. PATEL (ADVOCATE)

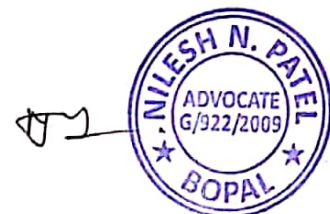
Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

registrar of Ahmedabad – 9 (Bopal) vide serial no. –
7346, dated – 25/09/2020.

- d. Thereafter, "SIDDHIPRIYA CONSTRUCTION" a partnership firm through its authorize Partner Mr. Jayveersinh Mahavirsinh Vaghela made a declaration which has been registered on dated – 03/03/2022, Serial no. – 1735, regarding the payment of pending stamp duty and as per the order of Deputy Collector, Stamp duty Valuation department, Ahmedabad, paid stamp duty allotment of the said plot no. – C/2 in favor of Babubhai Kanjibha.
- e. Thereafter, "SIDDHIPRIYA CONSTRUCTION" a partnership firm through its authorize Partner Mr. Jayveersinh Mahavirsinh Vaghela sold and conveyed the said Plot No. - C/2, having its land area admeasuring about 334.45 Sq. Meter to "HAREKRUSHNA INFRASTRUCTURE" a partnership by registered said sale which has been registered in the office of Sub-registrar of Ahmedabad – 9 (Bopal) vide serial no. – 1736, dated – 07/02/2022.

15. HISTORY OF SUB-PLOT NO. C/3

- a. The said Association has allotted the said sub plot no. - C/3 admeasuring about 334.45 to Mansukhbhai H. Dhanani by allotment letter on dated - 26/11/1989 and issued a share certificate no. - 33 to Mansukhbhai H. Dhanani



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

[REDACTED]

- b. Thereafter, the said association as the land owner and Mansukhbhai H. Dhanani as the allottee member and the share holder signed the sale deed and sold and conveyed the said sub plot no. C/3 having its land area admeasuring about 334.45 mtr to "**SIDDHIPRIYA CONTRUSCTION**" a Partnership Firm by registered sale deed which has been registered in the office of sub-registrar Ahmedabad-9 (Bopal) vide serial no. 7345 on dated 25/09/2009 and entry to that effect was made in the revenue record by entry no. – 11986, as on dated – 06/10/2020.
- c. Thereafter, "**SIDDHIPRIYA CONSTRUCTION**" a partnership firm through its authorize Partner Mr. Jayveersinh Mahavirsinh Vaghela made a declaration which has been registered on dated – 03/03/2022, Serial no. – 1732, regarding the payment of pending stamp duty and as per the order of Deputy Collector, Stamp duty Valuation department, Ahmedabad, paid stamp duty allotment of the said plot no. – C/3 in favor of Mansukhbhai H Dhanani.
- d. Thereafter, "**SIDDHIPRIYA CONSTRUCTION**" a partnership firm through its authorize Partner Mr. Jayveersinh Mahavirsinh Vaghela sold and conveyed the said Plot No. - C/3, having its land area admeasuring about 334.45 Sq. Meter to "**HAREKRUSHNA INFRASTRUCTURE**" a partnership firm and the said sale deed has been registered in the office of Sub-registrar of Ahmedabad – 9 (Bopal) vide serial no. – 1734, dated – 07/02/2022



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

16. Thereafter the Ahmedabad Urban development authority approved plan and gave the construction Permission for the said plot no. C/2 and C/3 both in total admeasuring about 668.90 vide his order no 145/10/2020/129 on dated 20/04/2021.

17. Thereafter, according to the approved plan the said Harikrushna Build-con a Partnership Firm started a scheme in the name of "Happy Greens" for the residential and commercial purpose.

18. As a part of investigation of Title, I have public notice appeared in the daily news paper "Gujarat Samachar" on 26th April 2022, inviting claims, in respect of the said property, but till date I have not received any claim/objection in response thereof.

In view of what is hereinabove stated my opinion for Non-agriculture land admeasuring about Sub Plot No. – C/2 admeasuring about 334.45 Sq.Meter and Sub-Plot No. – C/3, admeasuring about 334.45 Sq.mtrs total admeasuring about – 668.90 Sq. Meter situated on the land of Block no. – 30 (Final Plot no. – 6/1/1 of Draft Town Planning Scheme No. – 2 Ghuma) of Moje Village – Ghuma, Taluka – Daskroi in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal) belonging to "HAREKRUSHNA INFRASTRUCTURE" a Partnership firm is clear and free for reasonable doubts and encumbrances; SUBJECT TO - [1] Fulfillment of terms and conditions of all relevant orders issued by Courts/Concerned Authorities/AUDA/N.A. Use



NILESH N. PATEL (ADVOCATE)

Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

Permission, Commencement Certificate, Approved Plan
and Completion Certificate for the said property and
revised N.A. permission for Commercial use [2] Production
of all relevant and necessary Original Papers, Documents,
Orders, Deeds, etc. of the said property.

Place – Ahmedabad

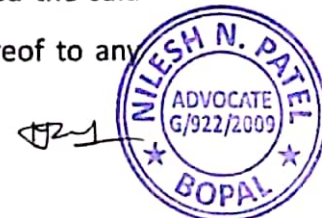
Date :- 21/05/2022



NILESH N. PATEL
ADVOCATE

Note -

1. This opinion and report on Title is based on available revenue records and searches taken with the available records of the sub registrar (Index – II) form 1994 and documents submitted by owner of the said plot no. – C/2 & C/3 only.
2. Said plot forms part of a non-agriculture land. Therefore I have not examined the laws relating to an agriculture land and implications.
3. I have been informed by the owner(s) that the said property is situated on the land of Old Block No. - 30 of Moje Ghuma and the said property is in his/her/their absolute physical possession. The owner(s) has further stated that no charge, mortgage, lien of whatsoever nature is subsisting on the said property. He/she/they has/have not sold, gifted, leased, or otherwise transferred the said property in any other manner or any part thereof to any

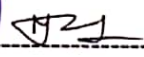


Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

person, Bank, Institution or any other organization. The said property is neither subject matter of any pending proceedings, nor any order, decree, attachment or any order of any Court or Authority nor such order is operating against the said property which may adversely affect the titles, nor any portion thereof is under acquisition or requisition or reservation under any law in force and there are no other facts or particulars which can adversely affect the title of the said property.

4. That the computerized record (1994 to 2022) is not well prepared/ maintained by the State Government Agency (and hence may be erroneous and according to the report of the computerized search, I have issued this title opinion certificate.




NILESH N. PATEL
ADVOCATE