

To,

D. R. Infrastructure

A Partnership Firm

Having its registered office at :

Praharsh Bluebell, Survey No. 728/730,

Final Plot No. 183/185, Nr. Shantivan Farm,

Bopal S. P. Ring Road, Ghuma, Ahmedabad.



Re:- In the matter of investigation of Title for Non-Agriculture land (AS PER VILLAGE FORM NO.7 AND 12) bearing Revenue Survey/Block No. 728, admeasuring about 4452 sq. mtrs. included in Draft T.P. Scheme No. 3 (GHUMA) and allotted Final Plot No. 183 total admeasuring 2671 sq. mtrs. situated lying and being at Mouje Ghuma, Taluka Daskroi in the District 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 Sub-Registrars of (1) Ahmedabad -1(City) on 29.07.2022, (2) Ahmedabad-3(Memnagar) on 27.07.2022, (3) Ahmedabad - 14(Daskroi) on 29.08.2022 and (3) Ahmedabad - 9 (Bopal) on 27.07.2022 1992 to 2022.

**Office-I : UGF-9, Goyal Complex,
Near Sandesh Press, Bodakdev,
Ahmedabad. Ph. 079-26730600-31600
Email : shethassociates.advocates@gmail.com.**



**Office-II: 6th Floor, Patron,
Opp. Savy Golf Academy, Next to Pandit
Dindayal Hall, Rajpath Club Road,
Bodakdev, Ahmedabad.**

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 Bhasker" on 27.07.2022, "Sandesh" on 27.07.2022 and "Gujarat Samachar" on 28.07.2022 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 so from the available legible revenue records, paper(s), etc. furnished to me as well as declaration made by you on oath dated 27.08.2022, from that I hereby opine that the land described in the schedule hereunder prima facie belongs to you Subject to...

- (1) It is advisable to get clarity about alias names of past owners and Occupiers.
- (2) Mutation Entry No. 12911, 12915 and 12916 are required to be certified.
- (3) Fulfillment of the Provisions of. . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, The Gujarat Town Planning Act 1976, The Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), The Transfer of Property Act, 1882 and The Indian Registration Act, 1908, The Stamp Act, 1958, The Limitation Act, 1963, Gazette(s), Rule(s) etc if any applicable.
- (4) Fulfillment of all the terms and conditions mentioned in the orders issued for the scheduled land including N.A. order.

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- (5) production of all relevant and necessary original papers, documents, orders, deeds and records etc of the said land for better clarity and Detailed Title Report issued together herewith is required to be pursued.

SCHEDULE OF THE LAND

ALL THAT PIECE AND PARCLE OF THE Non-Agriculture land (AS PER VILLAGE FORM NO.7 AND 12) bearing Revenue Survey/Block No. 728, admeasuring about 4452 sq. mtrs. included in Draft T.P. Scheme No. 3 (GHUMA) and allotted Final Plot No. 183 total admeasuring 2671 sq. mtrs. situated lying and being at Mouje Ghuma, Taluka Daskroi in the District Ahmedabad in the state of Gujarat.

AT AHMEDABAD ON THIS 30th DAY OF AUGUST, 2022



Maulik

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

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- (6) All papers/Documents related to mutation entries are not produced before me so in such case I rely upon the averment made in concern mutation entry.
- (7) In case of any deeds, documents, assignment etc., whichever executed by power of attorney holder then it is advisable to get written consent from the persons who gave the power of attorney.
- (8) In case of sale, transfer, alienation etc. following caution shall be taken to prevent any litigation.
- (a) In case of transfer by HUF through its Karta and Manager then it is advisable to take/obtain necessary consent from member(s) and Co-parcener(s) of the concerned HUF.
- (b) In case of if property devolving ancestrally then consent from legal heirs of the concerned person(s) is required to be taken/obtain and in such event if any minor founds then such minor's right will be safeguarded.
- (c) It is advisable to obtain permission from the concern court of law under provisions of The Guardianship & Wards Act, 1890 in case of minor's right is required to be sold
- (d) In case of transfer through Power of Attorney then it is advisable to take/obtain necessary consent from person(s) who executed the power of attorney.
- (9) Deeds and Documents should be read and perused with provisions of The Limitation Act, 1963, The Transfer of Property Act, 1882 and The Indian Registration Act, 1908.



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Re:- In the matter of investigation of Title for Non-Agriculture land (AS PER VILLAGE FORM NO.7 AND 12) bearing Revenue Survey/Block No. 730, admeasuring about 10117 sq. mtrs. included in Draft T.P. Scheme No. 3 (GHUMA) and allotted Final Plot No. 185 total admeasuring 6070 sq. mtrs. situated lying and being at Mouje Ghuma, Taluka Daskroi in the District 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 Sub-Registrars of (1) Ahmedabad -1(City) on 29.07.2022, (2) Ahmedabad-3(Memnagar) on 27.07.2022, (3) Ahmedabad - 14(Daskroi) on 29.08.2022 and (3) Ahmedabad - 9 (Bopal) on 27.07.2022 1992 to 2022.

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- (1) It is advisable to get clarity about alias names of past owners and Occupiers.
- (2) Mutation Entry No. 12910, 12914 and 12917 are required to be certified.
- (3) Fulfillment of the Provisions of. . . the Bombay Tenancy and Agricultural lands Act, 1948 with state amendments, The Gujarat Town Planning Act 1976, The Gujarat Land Revenue Code 1879, The Bombay Fragmentation and Consolidation of Holdings Act 1947, State or Central Notification(s), The Transfer of Property Act, 1882 and The Indian Registration Act, 1908, The Stamp Act, 1958, The Limitation Act, 1963, Gazette(s), Rule(s) etc if any applicable.
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