

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 of
Final plot no. – 63 of Town Planning
Scheme no. – 301 (Bhadaj-Hebatpur-
Shilaj) admeasuring about 1825 Sq.
meter (Block no. – 388, admeasuring
4148 paiki) of Moje Village - Bhadaj,
Taluka Ghatlodiya in the Registration
District Ahmedabad and Sub District
Ahmedabad – 8 (Sola).

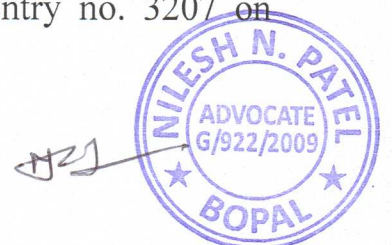
I have gone through relevant documents / papers produced
before me and the search report prepared by my search clerk
since 1990 of the available records of Mamlatdar, Talati and
Sub – Registrar of Ahmedabad and on this basis I have
investigated the title to the property in question and report as
under...



NILESH N. PATEL (ADVOCATE)

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

1. Since 1951, Old Block/survey no. 370/1, Acre 0-19 Guntha and Old Block No. - 370/2, Acre 0-22 Guntha land was belonging to Shankarbhai Ambalal.
2. Implementation of amalgamation Scheme of village Bhadaj new Block/Survey no. 388 admeasuring about 4148 sq mtrs was given in lieu of Old Block/survey no. 370/1, Acre 0-19 Guntha and Old Block No. - 370/2, Acre 0-22 Guntha land in the name of Shankarbhai Ambalal and the entry to this effect has been made in Revenue records by entry no.1819.
3. Thereafter, Shankarbhai Ambaram died on - 14/12/1973 therefore the names of his legal heirs (1) Lakshmiben Shankarbhai (2) Lilaben Shankarbhai (3) Babuben Shankarbhai (4) Santokben Wd/of Sankarbhai Ambaram were entered in the revenue records of the said land of Block no. - 388 and the entry to this effect was made in Revenue records by entry no.1871 on dated 21/03/1974.
4. Thereafter, (1) Lakshmiben Shankarbhai (2) Lilaben Shankarbhai (3) Babuben Shankarbhai (4) Santokben Wd/of Sankarbhai Ambaram sold and conveyed the said land of block/Survey no. 388 admeasuring about 4148 sq mtrs to (1) Bhogilal Narandas (2) Vasudevbbhai Narandas by a Registered sale deed on dated 25/01/1982 and the entry to this effect has been made in Revenue records by entry no. 2206 on dated 03/06/1983.
5. Thereafter, Vasudev Naranbhai died on - 07/09/2000 therefore the names of his legal heirs (1) Bhogilal Naranbhai (2) Gomtiben Naranbhai were entered in the revenue records of the said land of Block no. - 388 and the entry to this effect has been made in Revenue records by entry no. 3207 on dated 23/10/2000.



NILESH N. PATEL (ADVOCATE)

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

6. Thereafter, the name of Jitendrakumar Bhogilal, Shaileshkumar Bhogilal and Satishkumar Bhogilal were entered as a Co-owner in the said land of Block No. – 388 and entry to that effect has been made in the revenue record by entry no. – 3276, on dated – 06/10/2001.
7. Thereafter, Gomtiben Naranbhai waived her rights from the said land of block/Survey no. 388 admeasuring about 4148 sq mtrs in favor of her brother Bhogilal Naranbhai therefore her name was abated from the revenue record of the said land of Block no. – 388 and the entry to this effect has been made in Revenue records by entry no. 4568 on dated 20/01/2010.
8. Thereafter, Implementation of Town Planning Scheme of Moje Bhadaj land admeasuring about 3650 Sq. Meter has been included in the town planning scheme no. – 301 (Bhadaj- Hebatpur-Shilaj) and given final plot no. – 63, admeasuring 1825 Sq. Meter. And land admeasuring about 498 Sq. Meter has been included in the town planning scheme no. – 406 (Bhadaj) and given final plot no. – 140, admeasuring 299 Sq. Meter.
9. Thereafter, District collector of Ahmedabad has been Granted the Non –Agriculture permission for the said land of Final plot no. – 63, admeasuring 1825 Sq. Meter by order no. CB/NA/AHMEDABAD/BHADAJ/388/996053/2019 on dated 27/02/2019 and the entry to this effect was made in Revenue records by entry no. 6513 on dated 28/05/2019.
10. Thereafter, Bhogilal Naranbhai, Jitendrakumar Bhogilal, Shaileshkumar Bhogilal, Satishkumar Bhogilal sold and conveyed the said land to LUV KUSH BUILDCON a Partnership Firm by registered sale deed which has been



NILESH N. PATEL (ADVOCATE)

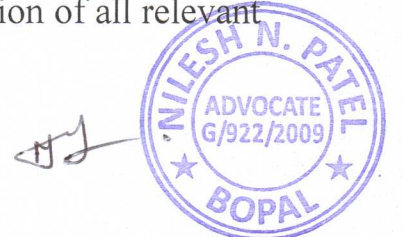
Office No. 507, 5th floor, Shivalik Satyamev, S.P. Ring Road, Ambli-Bopal
Cross Road, Ambli-Bopal, Ahmedabad. (M) 9898861798

registered in the office of Sub-registrar of Ahmedabad - 8 (Sola) on dated - 23/06/2023 vide serial no. - 14667 and entry to that effect has been made in the revenue record by entry no. - 7897, dated - 23/06/2023. (The said entry has not been certified yet.)

11. Thereafter, Construction Plan for the said land has been approved by Ahmedabad Municipal Corporation on dated - 15/05/2023 bearing case no. BHNTI/ NWZ/ 050423/ CGDCRV/ A7356/R0/M1, Rajachitthi no. - 08460/050423/A7356/R0M1.

12. I have issued a Public Notice in Gujarati Newspaper " Divya Bhaskar" dated - 27/06/2023, inviting any claim, rights or encumbrances, if any, in respect of the said Property but, till today I have not received any claim or objection in response thereof in response to the said Press-note issued by me.

In view of what is hereinabove stated my opinion that the title of Non-agriculture land of Final plot no. - 63 of Town Planning Scheme no. - 301 (Bhadaj-Hebatpur-Shilaj) admeasuring about 1825 Sq. meter (Block no. - 388, admeasuring 4148 paiki) of Moje Village - Bhadaj, Taluka Ghatlodiya in the Registration District Ahmedabad and Sub District Ahmedabad - 8 (Sola) belonging to LUV KUSH BUILDCON a Partnership Firm is clear, Marketabel and free for reasonable doubts and encumbrances; SUBJECT TO - [1] Certified by the Revenue Entry no. - 7897, [2] Fulfillment of terms and conditions of all relevant orders issued by Courts/Concerned Authorities/AUDA/N.A. Use Permission, Commencement Certificate, Approved Plan and Completion Certificate for the said property, [3] Production of all relevant



NILESH N. PATEL (ADVOCATE)

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

and necessary Original Papers, Documents, Orders, Deeds,
etc. of the said land.

Place – Ahmedabad

Date :- 10/07/2023



NILESH N. PATEL
ADVOCATE

Note –

- I have been informed by the owner(s) that the said land 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 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.
- That the computerized record (1994 to 2023) 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