

Ref. No.PLC/TC/109

Date :12.05.2023

To,  
Shapex Infra L.L.P.  
Through its Designated Partner,  
Dev Amit Shah  
405, Alpha Megacon House,  
Bodakdev, Ahmedabad.

**Re :** In the matter of investigation of title pertaining Non-Agricultural Land Multi-Purpose land bearing Block No.624 Paiki (Old Revenue Survey No.39 allotted Final Plot No.83, admeasuring about 2071 included in Draft Town Planning Scheme No.2 (Shela), situate, lying and being at Mouje Village Shela, Taluka Sanand. Registration District Sanand and Sub District Ahmedabad (herein after stated as "the said land") belongs to Shapex Infra L.L.P. through its Designated Partner Dev Amit Shah.

**THIS IS TO OPINE THAT...**

With your instruction We 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 us by you and your authorized person(s) as well as we have taken searches from the records of various Sub-Registrars of (Sanand) for the year of 1993 to 2023 through my search clerk through my search clerk through our search clerk for last about 30 years and in reference

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**Pal-Law Chamber**

FF-9, Ocean Park,  
Beside Mangalyam Society,  
Opp. Hotel Maan Residency, Nr. Nehrunagar Circle,  
Satellite Road, AHMEDABAD - 380 015.  
Ph: 079 2673 0845  
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of it we have issued a public notice in daily Gujarati news paper “Sandesh” on 27-04-2023 and invited any claims, rights or objection of any type of any person, institute etc from public at large and in reference of it we are not in receipt of any objection which carry weightage in prescribed time limit in the said matter so from the available records, paper(s), etc. furnished to us from that as well as you declare a declaration on oath for your clear title on 10-05-2023 relying upon the same we here by opine that the land described in the schedule hereunder prima facie belongs to you 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 and any other permission related to it.
- (3) Production of all relevant and necessary Original Papers, Documents, Orders, Deeds, etc of the said land.

**SCHEDULE ABOVE REFERRED TO**

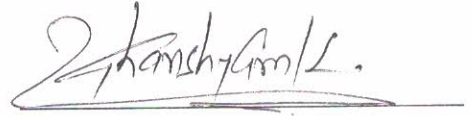
Opinion in the matter of Non-Agricultural Land for Multi-Purpose land bearing Block No. 624 Paiki (Old Revenue Survey No.39 allotted Final Plot No.83, admeasuring about 2071 included in Draft Town Planning Scheme No.2 (Shela), situate, lying and being at Mouje Village Shela,

Taluka Sanand. Registration District Sanand and Sub District Ahmedabad in the state of Gujarat and as per my opinion the same is prima facie belongs to you.

AT AHMEDABAD DATED THIS 12<sup>th</sup> DAY OF May, 2023.

**Pal-Law Chamber**

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Enrolment No. G/635/2013

PAL-LAW CHAMBER  
ADVOCATE.

**Note 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) 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.
- (4) 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.