

NILESH N. PATEL (ADVOCATE)

507, 5th floor, Shivalik Satyamev, S.P.Ring Road, Ambli,
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TITLE REPORT WITH OPINION CERTIFICATE

IN THE MATTER OF
Verification of title the Non-
Agriculture land admeasuring
about 6434 Sq. Meter of Final Plot
No. - 12 of Town Planning
Scheme No.- 3 (Ghuma) allotted in
lieu of Block/Survey No. - 534
admeasuring about 5362 Sq. Meter
and Block/Survey No. 535
admeasuring about 5362 Sq. Meter
total admeasuring 10724 Sq. Meter
of Moje Village -Ghuma, Taluka
Ghatlodiya in the Registration
District Ahmedabad and Sub
District Ahmedabad - 9 (Bopal)


29/02/2024



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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 office of Ahmedabad - 3 (Memnagar) and Ahmedabad - 9 (Bopal) and on this basis I have investigated the title to the land in question and report as under...

1. History of Block/Survey No. - 534 (Old Survey no. 428/4) admeasuring about 5362 Sq. Meter.

- Chandubhai Aatmaram was the possessor and occupier of the said land of old Block No. – 428/3 admeasuring about Acer 1-13 Ghuntha.
- Thereafter, due to implementation of Amalgamation scheme of village Ghuma, New Survey No. 534 admeasuring 5362 Sq. Meter has been allotted in lieu of Old Survey no. 428/3 Acer 1-13 Ghuntha and entry to that effect has been made in the Revenue records by Entry No. 2901 on dated – 24/04/1970.
- Thereafter, Chandulal Aatmaram sold and conveyed the said land of Block/Survey no. 534 admeasuring about 5362 Sq. Meter to Babubhai Meghjibhai by a registered sale deed on 05/02/1990 and the entry to this effect has been made in the Revenue records by entry no. 4546 on dated - 20/02/1991.
- Thereafter, Babubhai Meghjibhai sold and conveyed the said land of Block/Survey no. 534 admeasuring about 5362 Sq. Meter to (1) Prahladbhai Ambalal (2) Somabhai Ambalal (3) Govindbhai Ambalal (4) Chaturbhai Ambalal (5) Dipen Prahladbhai (6) Nikunj Prahladbhai by a registered sale deed on 24/09/1993 and the entry to this effect has been made in the Revenue records by entry no. 5011 on dated - 14/10/1993.



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**History of Block/Survey No. - 535 (Old Survey No. 428/2)
admeasuring about 5362 Sq. Meter.**

- Since the year 1933, Ratilal Gordhanbhai was the possessor and occupier of the said land of old Block No. – 428/2 admeasuring about Acer 1-13 Ghuntha.
- Thereafter, Ratilal Gordhanbhai had Mortgage the said land of old Block/Survey no. 428/2 admeasuring about Acer 1-13 Ghuntha to Ishvarbhai Somnath by a registered Mortgage deed on dated - 16/10/1933.
- Thereafter, due to implementation of Amalgamation scheme of village Ghuma, New Block/Survey No. 535 admeasuring 5362 Sq. Meter has been allotted in lieu of Old Survey no. 428/2, Acre 1-13 Guntha and entry to that effect has been made in the Revenue records by Entry No. 2901 on dated – 24/04/1970.
- Thereafter, Ratilal Gordhanbhai had paid the Mortgage amount to Ishvarbhai somanth therefore the name of Ishvarbhai somnathbhai was abated as the possessor and occupier right of the said land of Block/Survey No. 535 admeasuring about 5362 Sq. Meters and the name of Ratilal Gordhanbhai was entered as the Possessor and Occupier of the said land and the entry to this effect has been made in the Revenue records by entry no. 3284 on dated - 30/12/1980.
- Thereafter, Ratilal Gordhanbhai sold and conveyed the said land of Block/Survey no. 535 admeasuring about 5362 Sq. Meter to Chandulal Aatmaram by a registered sale deed on 20/01/1981 and the entry to this effect has been made in the Revenue records by entry no. 3310 on dated - 07/02/1981.
- Thereafter, on the basis of application and affidavit of Chandulal Aatmarambhai, the names of (1) Hiraben W/of Chandulal Aatmarambhai



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(2) Bharatbhai Chandubhai (3) Kanubhai Chandubhai were entered as the Co-owners in the said land of Block/Survey no. 535 admeasuring about 5362 Sq. Meter and the entry to this effect has been made in the Revenue records by entry no. 4943.

- Thereafter, (1) Chandubhai Aatmaram (2) Hiraben W/of Chandubhai Aatmaram (3) Bharatbhai Chandubhai (4) Kanubhai Chandubhai sold and conveyed the said land of Block/Survey no. 535 admeasuring about 5362 Sq. Meters to (1) Prahladbhai Ambalal (2) Somabhai Ambalal (3) Govindbhai Ambalal (4) Chaturbhai Ambalal (5) Dipen Prahladbhai (6) Nikunj Prahladbhai by a registered sale deed on 17/01/1994 and the entry to this effect has been made in the Revenue records by entry no. 5055 on dated – 22/01/1994.

2. Common History of Block/Survey No. - 534 admeasuring about 5362 Sq. Meter and Block/Survey No. - 535 admeasuring about 5362 Sq. Meter.

- Thereafter, on the basis of Govindbhai Ambalal, The names of (1) Narmadaben Govindbhai (2) Pavanbhai Govindbhai (3) Priyankaben Pavanbhai (4) Jagatbhai Govindbhai (5) Ruchiben Jagatbhai were entered as the Co-owner of Govindbhai Ambalal in the said land of Block/Survey no. 534 and 535 and the entry to this effect has been made in the Revenue records by entry no. 7301 on dated – 15/07/2006.
- Thereafter, the Non – Agriculture permission of the said land of Block/Survey no. 534 admeasuring about 5362 Sq. Meter and Block/Survey no. 535 admeasuring about 5362 Sq. Meter has been granted by District Development officer of Ahmedabad by his order no. MSL/BKHP/S.R.65/VASHI – 1215 – 1230/07 on dated

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11/12/2006 and the entry to this effect has been made in the Revenue records by entry 7603 on dated – 15/05/2007.

- Thereafter, Due to implementation of Town Planning Scheme no. 3 (Ghuma) final Plot no. 12 admeasuring about 6434 Sq. Meter allotted in lieu of Block/Survey no. 534 admeasuring about 5362 Sq. Meter and Block/Survey no. 534 admeasuring about 5362 Sq. Meter in total 10724 Sq. Meter.
- Thereafter, (1) Ruchi Jagat Patel (2) Jagat Govind Patel (3) Narmadaben Govind Patel (4) Priyanka Pavanbhai Patel waived their undivided share of land admeasuring 595.76 Sq. Meter (part of the land in the share of Govindbhai Ambalal admeasuring about 893.66 Sq. Meter out of 5362 Sq. Meter of Block/Survey no. 534) and undivided share of land admeasuring 595.76 Sq. Meter (part of the land in the share of Govindbhai Ambalal admeasuring about 893.66 Sq. Meter out of 5362 Sq. Meter of Block/Survey no. 535) in favor of Govindbhai Ambalal by a registered Release deed no. 11678, dated – 01/10/2018 therefore their names has been abated from the Revenue records of the said land of Block No. 534 and 535 and the entry to this effect has been made in the Revenue records by entry no. 11165 on dated – 11/10/2018.
- Thereafter, (1) Prahladbhai Ambalal patel (2) Dipenbhai Prahladbhai Patel (3) Govindbhai Ambalal Patel (4) Pavan Govindbhai (5) Chaturbhai Ambalal waived their rights for the land admeasuring about 7149.33 out of 10724 Sq. Meter of Block No. 534 and 535 (Block/Survey no. 534 admeasuring about 5362 Sq. Meter and Block/Survey no. 535 admeasuring about 5362 Sq. Meter) (undivided land of Final Plot No. 12 admeasuring about 4289.33 Sq. Meter out of 6434 Sq. Meter) in favor of Somabhai Ambalal by a registered Release deed serial no. 12424

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15/09/2021 therefore their names has been abated from the Revenue records of the said land and the entry to this effect has been made in the Revenue records by entry no. 12427 on dated – 11/10/2021.

- Thereafter, The District Collector of Ahmedabad has revised Non – Agriculture permission for multipurpose use for the land of final Plot no. – 12 admeasuring about 3217 Sq. Meter allotted in lieu of Block/Survey no. 534, admeasuring 5362 Sq. Meter vide his order no. 1429/07/17/062/2023 on dated – 20/02/2023 and the entry to this effect has been made in the Revenue records by entry no. 13160 on dated – 20/02/2023.
- Thereafter, The District Collector, Ahmedabad has revised Non – Agriculture permission for multipurpose use for the land of final Plot no. – 12 admeasuring about 3217 Sq. Meter allotted in lieu of Block/Survey no. 535, admeasuring 5362 Sq. Meter vide his order no. 1428/07/17/062/2023 on dated – 20/02/2023 and the entry to this effect has been made in the Revenue records by entry no. 13159 on dated – 20/02/2023.
- Thereafter, Somabhai Ambalal and Nikunjibhai Prahladbhai sold and conveyed the Non-agriculture land admeasuring 6434 of Final Plot No. 12 allotted in lieu of land admeasuring 5362 Sq. Meter of Block No. 534 and land admeasuring 5362 Sq. Meter of Block No. 535 in total 10724 Sq. Meter to HAPPY RADIANT DEVELOPERS LLP by registered sale deed no. 2511, on dated – 15/02/2024 and the entry to this effect has been made in the Revenue records by entry no. 13767 on dated – 19/02/2024. **(The said entry has not yet been certified.)**
- Thereafter, The Plan of said land has been approved by the Ahmedabad Municipal Corporation as below.



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Block	Construction Permission/Rajachitthi	Date
A+B	05237/090323/A7080/R1/M1	22/12/2023
C+D	05239/090323/A7081/R1/M1	22/12/2023
E	05238/090323/A7082/R1/M1	22/12/2023
F+G	05240/090323/A7083/R1/M1	22/12/2023

In view of what is hereinabove stated I am giving my opinion that the title of the Non-Agriculture land admeasuring about 6434 Sq. Meter of Final Plot No. – 12 of Town Planning Scheme No.- 3 (Ghuma) allotted in lieu of Block/Survey No. – 534 admeasuring about 5362 Sq. Meter and Block/Survey No. 535 admeasuring about 5362 Sq. Meter total admeasuring 10724 Sq. Meter of Moje Village -Ghuma, Taluka Ghatlodiya in the Registration District Ahmedabad and Sub District Ahmedabad - 9 (Bopal) belonging to HAPPY RADIANT DEVELOPERS LLP is clear, Marketable and free for reasonable doubts and encumbrances; SUBJECT TO – Fulfilment 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.

Place – Ahmedabad

Date :- 29/02/2024



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Note –

- I have been informed by the owner(s) that the said property is in his/her/their absolute physical possession and not allotted to anyone. 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 (1990 to 2024) 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.

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