



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo. No. 92288 88392

TITLE CERTIFICATE & REPORT

To,

Arpan Buildcon, A partnership firm,

Plot No. 125, Near Kamlam,

At - Kudasan Village, Taluka

& Dist. Gandhinagar - 382421.

Ref : In the matter of investigation to the title of non- agricultural land bearing Survey No. 817 / 001 admeasuring 3250 sq.mtrs. after having standard deduction of development purpose having final area allotted land bearing final Plot No. 817 / 1 admeasuring 1950 sq.mtrs. situate, lying and being at Mouje - VAVOL Village, Sub-District Gandhinagar in the registration District of Gandhinagar belonging to **Arpan Buildcon, A partnership firm.**

In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirty years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

- 1). Originally above said other title documents referred. It is observed that, the land bearing Revenue Survey No. 817 admeasuring Acre 1-12 Guntha of Mouje - Vavol, Taluka – District : Gandhinagar was



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was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by 7/12 abstract of the year 1951-52.

- 2). Above said, owner of the said land Gangaram Vajaram died intestate and hence name of his legal heirs Gangaram Vajaram was entered in the revenue records vide mutation entry No. 692. The said entry was certified by the concerned authority.
- 3). Above said, said land was cultivated by Chaturbhai Somabhai and hence, his name was entered as an Protected tenant in other rights of record of 7/12 abstract of the said land The entry to that effect was entered in the revenue record by the mutation entry No. 1030. The said entry was certified by the concerned authority.
- 4). Above said, was owned and occupied by Gangaram Vajaram meaning thereby he was the occupier of the said land within the meaning Sub Section 16 of Section 3 of the Land Revenue Code. The entry to that effect was entered in the revenue record by the mutation entry No. 1933. The said entry was certified by the concerned authority.
- 5). Above said, said land was cultivated by Gandabhai Desai and hence his name was entered as an Ordinary tenant in other





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that effect was entered in the revenue record by the mutation entry No. 2092. The said entry was certified by the concerned authority.

- 6). Above said, said land was cultivated by Gandabhai Desai but remained absent on 01-04-1957 i.e. on Tillers day and hence, the purchase of the said land declared in effective. The entry to that effect was entered in the revenue record by the mutation entry No. 2708 on 01/04/1957. The said entry was certified by the concerned authority.
- 7). Above said, It has been observed by us that, during the course of enquiry conducted under the provision of section 32(P) of the tenancy Act, the Mamlatdar and ALT passed order dated 15-07-1963 the tenancy right of Ganda Desai was terminated and said land was given to land lord Ramshankar Gangaram for personal cultivation. The entry to that effect was entered in the revenue record by the mutation entry No. 3075 on 26/10/1963. The said entry was certified by the concerned authority.
- 8). Above said, owner of the said land Ramshankar Gangaram died intestate on 23/08/1963 before his death he made a will i.e. testament in favour of Dahiben Kakuram & 2) Chanchalben Kakuam were entered in the revenue records vide mutation entry No. 3131 on 01/08/1964. The said entry was certified by the concerned authority.





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- 9). Above said, owners of the said land namely 1) Dahiben Kakuram
2) Chanchalben Kakuam sold and conveyed land bearing Revenue
Survey No. 817 admeasuring Acre 1-12Guntha i.e. admeasuring
5261 Sq. Mtrsto Chaturbhai Somabhai Patel by a registered sale
deed which was registered before Sub-Registrar on 13/7/1964with
serial No. 939. This land bearing Revenue Survey No. 817
admeasuring Acre 1-12Guntha i.e. admeasuring 5261 Sq.
Mtrswas mutated in the name of ChaturbhaiSomabhai Patelvide
mutation entry No. 4026 on 07/08/1974. The said entry was
certified by the concerned authority.
- 10). Above said, owner of the said land Chaturbhai Somabhai Patel
had borrowed an amount from Central Bank of India, Vavol Branch.
The entry to that effect was entered in the revenue records vide
mutation entry No. 4183 on 19/01/1978. The said entry was
certified by the concerned authority.
- 11). Above said, owner of the said land Chaturbhai Somabhai Patel
had borrowed an amount from Central Bank of India, Vavol Branch.
The entry to that effect was entered in the revenue records vide
mutation entry No. 4247 on 18/07/1978. The said entry was
certified by the concerned authority.
- 12). Above said, owner of the said land Chaturbhai Somabhai Patel
had borrowed an amount from Central Bank of India, Vavol Branch.
The entry to that effect was entered in the revenue records vide





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- 13). Above said, Owner of the said land Chaturbhai Somabhai Patel repaid loan amount to Central Bank of India, Vavol Branch. Which was availed on the said land and said Bank issued no due certificate and entry to that effect was entered in Revenue Records vide mutation entry No.4705 on 30/5/1983. The said entry was certified by the concerned authority.
- 14). Above said, The land bearing Revenue Survey No. 817 paiki admeasuring 5261 Sq. Mtrs paiki admeasuring 29 Sq. Mtrs Acquisition for Vavol-Kolvada Road. then Remaining admeasuring 5232 Sq. Mtrs was given for Revenue Survey No. 817 paiki. The entry to that effect was entered in the revenue records vide mutation entry No. 1182 on 25/05/1993. The said entry was certified by the concerned authority.
- 15). Above said, on the basis of Hon'ble Special Land Acquisition Officer Gandhinagar vide its no.L.A.Q/CASE NO.40/80 on 21/09/1983 and Executive Engineer, Patnagar Yojna-3, Gandhinagar issued letter No. 04/09/2008, The land bearing Revenue Survey No. 817 paiki admeasuring 5261 Sq. Mtrs paiki admeasuring 288 Sq. Mtrs Acquisition for Vavol-Kolvada Road. then Remaining admeasuring 4944 Sq. Mtrs was given for Revenue Survey No. 817 paiki. The entry to that effect was entered in the revenue records vide mutation entry No. 6965 on 30/04/2009. The said entry was certified by the concerned authority.
- 16). Above said, owner of the said land Chaturbhai Somabhai Patel



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1) Surajben Wd/o Chaturbhai Somabhai 2) Rajendrakumar Chaturbhai 3) Hasmukhbhai Chaturbhai 4) Bhanuben Chaturbhai were entered in the revenue records vide mutation entry No. 7565 on 27/07/2011. The said entry was certified by the concerned authority.

17). Above said, the holder of said land had submitted an application to the Hon'ble District Collector, Gandhinagar for obtaining non-agricultural use permission and on consideration of said application on 19/11/2011 & Hon'ble District Collector, Gandhinagar vide his N.A order No. L.A.Q./TATKAL/BI.KHE./S.R.59/11/VASHI.247 TO 262/2012 on 10/01/2012 as per law of Gujarat Land Revenue Act-1879 Under Section-65 and gave permission to convert user of land bearing Revenue Survey No. 817 admeasuring 1694 Sq. Mtrs from agricultural to Non Agricultural for residential purpose and gave it Final Plot No. 173 admeasuring 1101 Sq. Mtrs in T. P Scheme No.13. The entry to that effect was entered in the revenue records vide mutation entry No. 7679 on 18/01/2012. The said entry was certified by the concerned authority.

18). Above said, Co-owners of the said land namely 1) Bhanuben Chaturbhai 2) Surajben Wd/o Chaturbhai Somabhai relinquished & released their right, title, Share, claim & interest in the said land in favour of others. Hence on the basis of their consent & answers their names were removed from the revenue records vide mutation entry No.7819 on 9/11/2012. The said entry was



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19). Above said, owners of the said land namely 1) Hasmukhbhai Chaturbhai 2) Surajben Wd/o Chaturbhai Somabhai 3) Rajendrakumar Chaturbhai 4) Bhanuben Chaturbhaisold and conveyed land bearing land bearing Final Plot No.173 admeasuring 1101 Sq. Mtrs allotted in lieu of comprised of Revenue Survey No. 817 admeasuring 1694 Sq. Mtrs of T. P Scheme No. 13 to Sanyam Infra a Partnership Firm through their partners 1) BhavinPukhrajibhai Shah 2) JayeshbhaiManubhai Shah by a registered sale deed which was registered before Sub-Registrar on 08/11/2012 with serial no. 14786. This land bearing Final Plot No.173 admeasuring 1101 Sq. Mtrs allotted in lieu of comprised of Revenue Survey No. 817admeasuring 1694 Sq. Mtrs of T. P Scheme No. 13 was mutated in the name of Sanyam Infra a Partnership Firm through their partners 1) BhavinPukhrajibhai Shah 2) JayeshbhaiManubhai Shah vide mutation entry No. 7820on 09/11/2012. The said entry was certified by the concerned authority.

20). Above said, on the basis of arrival of DurastiPatrakno. 65, and letter no. K.J.P.S.R.GA./61/2019-20 issued by Hon. District Inspector Land records (D.I.L.R.) Gandhinagar on 23/01/2020, The land bearing Revenue Survey No. 817 admeasuring 4944 Sq. Mtrswas divided vide (A) Revenue Survey No. 817/001 was given admeasuring 3250 Sq. Mtrs Allotted in the name of 1) Hasmukhbhai Chaturbhai 2) Rajendrabhai Chaturbhai (B) Revenue Survey No. 817/002 was given admeasuring 1694 Sq.



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JayeshbhaiManubhai Shah. The effect of the variation has been given as above. The entry to that effect was entered in the revenue records vide mutation entry No. 9749 on 27/1/2020. The said entry was certified by the concerned authority.

- 21). Above said, the land in question the land bearing Final Plot No. 817/01 comprised of Revenue Survey No. 817/001 was head as a new tenure land under the Provision of Section -43 of Tenancy Act in nature and hence, the occupiers of said land paid amount of Premium to Government and hence they had submitted an application to the Hon'ble District Collector of Gandhinagar for converting the said land into old tenure land for agricultural purpose by imposing condition to Eligible premiums and after consideration of said application, District Collector, Gandhinagar passed order bearing No. 2165/06/03/31/2021 on 27/10/2021 and released the said land Revenue Survey No. 817/001 was given admeasuring 3250 Sq. Mtrs paiki admeasuring 1950 Sq. Mtrs from restriction laid down by the statutory Provision of Section-43 of the Tenancy Act by converting into old tenure land with a condition stipulated. The entry to that effect was entered in the revenue records vide mutation entry No. 10382 on 27/10/2021. The said entry was certified by the concerned authority.

- 22). Above said, the holder of the said land had submitted applications dated 27/8/2021 to the District Collector Gandhinagar for



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of said applications, the District Collector Gandhinagar passed order bearing No. 2239/06/03/31/2021 dated 3/11/2021 and granted non - agricultural use permission for the land bearing Final Plot No. 817/1 admeasuring 1950sq.mts., comprised of Survey No. 817/001 for Multipurpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972. The entry to that effect was entered in the revenue records vide mutation entry No. 10395 on 3/11/2021. The said entry was certified by the concerned authority.

- 23). Above said, owners of the said land namely 1) Hasmukhbhai Chaturbhai 2) Rajendrakumar Chaturbhai sold and conveyed non-agricultural land bearing Final Plot No. 817/1 admeasuring 1950 Sq. Mtrs and with 40 % Deduction Total admeasuring 3250 Sq. Mtrs allotted in lieu of Revenue Survey No. 817/001 to Arpan Buildcona Partnership Firm through their partners 1) Khodabhai Ranchhodbhai Patel 2) Pankajkumar Baldevbhai Patel 3) Hitesh Dashrathbhai Patel 4) Nirlok Chandrakant Patel 5) Vipulbhai Vasudev bhai Patel 6) Devashish Pankajkumar Patel 7) Babubhai Manilal Patel by a registered sale deed which was registered before Sub-Registrar on 15/12/2021 with serial no. 40871. This non-agricultural land bearing Final Plot No. 817/1 admeasuring 1950 Sq. Mtrs and with 40 % Deduction Total admeasuring 3250 Sq. Mtrs allotted in lieu of Revenue Survey No. 817/001...



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their partners 1) Khodabhai Ranchhodbhai Patel 2) Pankajkumar Baldevbhai Patel 3) Hitesh Dashrathbhai Patel 4) Nirlok Chandrakant Patel 5) Vipulbhai Vasudevbhai Patel 6) Devashish Pankajkumar Patel 7) Babubhai Manilal Patel vide mutation entry No. 10436 on 23/12/2021. The said entry was certified by the concerned authority.

- OK
- 24). Above said, Subsequently, Arpan Buildcon documented the change in partnership firm, In which Hitesh Dashrathbhai Patel is released from the partnership And in it 1) Kanubhai Mangaldas Patel 2) Saurabh Mahendrabhai Patel 3) Sachin Kiritkumar Patel 4) Kalp Khodabhai Patel entered as a new partner As well as all other partners continue in the said partnership Firm, which was registered before Sub-Registrar on 26/08/2022 with serial no. 37789.
- 25). The Gandhinagar Municipal Corporation (G.M.C.) had sanctioned revised plans for construction for residential & commercial project known as " ARPAN ANTILIA " on 10th February, 2023 under their Letter No. P.R.M. / GMC / 537 / Vavol / 08 / 2022 / 3159.
- 26). We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
- 27). The report is not complete reports of the entire project.



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to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

- 28). This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Gandhinagar.
- 29). This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
- 30). As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending prodeedings, nor any order, decree, attachement or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non- agricultural land bearing Survey No. 817 / 001 admeasuring 3250 sq.mtrs. after having standard deduction of



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- VAVOL Village, Sub-District Gandhinagar in the registration District of Gandhinagar is belonging to **Arpan Buildcon, A partnership firm** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....,

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : 24-03-2023.

Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.

BHARAT K. SUTHAR

B.Com, LL.B., (Advocate)

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TITLE CERTIFICATE

Ref : Title Clearance Certificate of non- agricultural land bearing Survey No. 817 / 001 admeasuring 3250 sq.mtrs. after having standard deduction of development purpose having final area allotted land bearing final Plot No. 817 / 1 admeasuring 1950 sq.mtrs. situate, lying and being at Mouje - VAVOL Village, Sub-District Gandhinagar in the registration District of Gandhinagar belonging to **Arpan Buildcon, A partnership firm.**

Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non- agricultural land bearing Survey No. 817 / 001 admeasuring 3250 sq.mtrs. after having standard deduction of development purpose having final area allotted land bearing final Plot No. 817 / 1 admeasuring 1950 sq.mtrs. situate, lying and being at Mouje - VAVOL Village, Sub-District Gandhinagar in the registration District of Gandhinagar and belonging to **Arpan Buildcon, A partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer &



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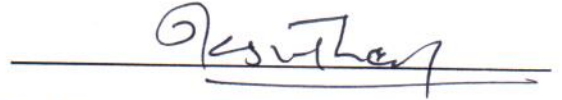
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2. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : 24-03-2023.



Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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NON - ENCUMBRANCE CERTIFICATE

Arpan Buildcon, A partnership firm,
Plot No. 125, Near Kamlam,
At - Kudasan Village, Taluka
& Dist. Gandhinagar - 382421.

This is to certify that the scheme of residential & Commercial units known as " **ARPAN ANTILIA** " situated non- agricultural land bearing Survey No. 817 / 001 admeasuring 3250 sq.mtrs. after having standard deduction of development purpose having final area allotted land bearing final Plot No. 817 / 1 admeasuring 1950 sq.mtrs. situate, lying and being at Mouje - VAVOL Village, Sub-District Gandhinagar in the registration District of Gandhinagar in the State of Gujarat and further it is developed by **Arpan Buildcon, A partnership firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **Arpan Buildcon, A partnership firm** and land owner / developer has not borrowed loan against charge of said entire land and / or construction / project standing thereon with any bank, company or financial institution and land is having clear and marketable title as per Title Certificate & encumbrance free.

This is further stated that it is not a Title Certificate and hereby certify I have issued this Certificate only on the basis of available records of land in question.

Place : Ahmedabad.

Date : March 24, 2023.



