



BHARATBHAI K. SUTHAR

(Advocate)

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Mo. No. 92288 88392

TITLE CERTIFICATE & REPORT

To,

Shivanta Developers, A Partnership Firm

3, Shantipujya Homes,

Chandlodiya, Ahmedabad - 382481.

Ref : IN THE MATTER OF INVESTIGATION TO THE TITLE OF
Non Agriculture land bearing Revenue consolidated Survey
No. 135+139+140 admeasuring about 18110 Sq. Mtrs.
having Final Plot No. 18 admeasuring about 10866 Sq.
Mtrs. paiki Sub Plot No. 1 (Final Plot No. 18/1) admeasuring
about 1985.53 Sq. Mtrs. in Town Planning Scheme No. 42
(Sola - Thaltej) situated at Mouje - Thaltej, Taluka -
Ghatlodia District - Ahmedabad & Registration Sub-District
of Ahmedabad-9 (Bopal) and belonging to **Shivanta
Developers, 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 thirteen 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) That, the land in question was occupied by Virchand Motilal by
virtue of sale right meaning thereby he was the occupier of the



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.. 2 ..

said land within the meaning of Sub Section 16 of Section 3 of Land Revenue Code prior to the Year – 1935 and entry to that effect was entered in the revenue record vide mutation entry No. 633 dated 11-10-1933.

- 2) That, by Sale-Deed dated 06-06-1936 executed by Virchand Motilal as Vendor in his capacity as holder of the land bearing Survey No. 135, 139 and 140 alongwith other land in favour of Shekh Ahemedhusain Abdul Rehman registered with the Office of the Sub –Registrar of Assurance at Ahmedabad under Sr. No. 3480, the land bearing Survey No. 135, 139 and 140 alongwith other land was sold to Shekh Ahemedhusain Abdul Rehman.

By virtue of aforesaid Sale Deed, the name of Shekh Ahemedhusain Abdul Rehman was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 700 dated 04-10-1936.

- 3) That, on submission of application by the holder of the said land for amalgamation of the land bearing Survey No. 135, 139 and 140, the Taluka Authority passed order bearing No. W-T.P.R.B.38 dated 13-05-1942 inter alia directing to amalgamate the said land as Block No. 135+139+140 and entry to that effect was entered in the revenue record vide mutation entry No. 1012 dated 07-06-1942.



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.. 3 ..

- 4) That, on bare perusal of 7/12 abstract of the Year – 1951-52 to 1961-62, it expressly transpires that, the name of Mathurbhai Fulaji was appeared as tenant in other rights of record of 7/12 abstract and against his name, mutation entry No. 2182 is mentioned, but his name is not appeared in mutation entry No. 2182.
- 5) Thereafter, the owner of said land namely Ahmedhussain Abdul Rehman had died intestate on 20-11-1948 leaving behind him his lineal descendant as Fatehmohammed Ahmedhussain and hence, his name was brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 2274 dated 05-05-1952.
- 6) That, by Sale-Deed dated 22-04-1952 executed by (1) Fatehmohammed Ahmedhussai, as himself and guardian of (appoint by the court) (1-1) Fatimabibi Ahmedhussain, (1-2) Rahhimabibi Ahmedhussain, (1-3) Johrabibi Ahmedhussain, (1-4) Sarifabibi Ahmedhussain, (1-5) Hanifabibi Ahmedhussain and (1-6) Halima Ahmedhussain, (2) Mohmmmed Ismail Ahmedhussain, (3) Husainabibi Ahmedhussain and (4) Shakinabibi Ahmedhussain as Vendors in thier capacity as holder of the land bearing Survey No. 135, 139 and 140 alongwith other land in favour of Somaji Dhiraji registered with the Office of the Sub –Registrar of Assurance at Ahmedabad under Sr. No. 1642, the land bearing Survey No. 135, 139 and 140 alongwith other land was sold to Somaji Dhiraji.



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.. 4 ..

By virtue of aforesaid Sale Deed, the name of Somaji Dhiraji was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 2468 dated 20-02-1953.

- 7) That, as per the resolution bearing No. 2255/49-50 dated 27-02-1950 of Revenue Department of Bombay Government, the minimum duration of tenancy right has been held ten years and hence, the Taluka Authority passed order bearing No. TNC dated 28-08-1952 and name of Somaji Dhiraji was entered as an ordinary tenant of the Year – 1950-51 and entry to that effect was entered in the revenue record vide mutation entry No. 2501 dated 29-01-1954.
- 8) That, the land under investigation was not cultivated by Mathurji Fulaji for a period of last two years and hence, his name was deleted as protected tenant from other rights of record of 7/12 abstract of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 2629 dated 02-09-1956.
- 9) That, the owner of said land namely Somaji Dhiraji had died intestate on 19-08-1961 leaving behind him his lineal descendants as (1) Laxmanji Somaji, (2) Mohanji Somaji, (3) Dahiben Somaji, (4) Revaben Somaji, (5) Samuben Somaji and (6) Bai Kuvar Wd/o. Somaji Dhiraji and hence, their names were brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 2908 dated 10-09-1961.



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.. 5 ..

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- 10) That, the co-owner of the said land namely (1) Dahiben Somaji, (2) Revaben Somaji, (3) Samuben Somaji and (4) Bai Kuvar Wd/o. Somaji Dhiraji had voluntarily waived relinquished their right, title, claim and share persisting in the land bearing Survey No. 135+139+141 in favour of (1) Laxmanji Somaji, (2) Mohanji Somaji and hence, their names were deleted from the revenue record and entry to that effect was entered in the revenue record vide mutation entry No. 2909 dated 10-09-1961.
 - 11) That, the co-owner of the said land namely Laxmanji Somaji had availed Loan from the Thaltej – Bodakdev Group Seva Sahakari Mandali Ltd., and hence, the charge of said society was created in other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 5155 dated 25-03-1976.
 - 12) That, the charge was released by the Thaltej – Bodakdev Group Seva Sahakari Mandali Ltd., vide its No Due Certificate dated 08-07-2016 whereby the charge vide mutation entry No. 5155 was released and entry to that effect was entered in the revenue record vide mutation entry No. 14687 dated 13-07-2017.
 - 13) That, the co-owner of said land namely Laxmanji Somaji had died intestate on 28-01-1986 leaving behind him his lineal descendants as (1) Puriben Wd/o. Laxmanji Somaji, (2) Ganeshbhai Laxmanji, (3) Jivaji Laxmanji, (4) Prabhatji Laxmanji, (5) Manuji Laxmanji, (6) Icchaben D/o. Laxmanji Somaji and (7) Surajben D/o. Laxmanji Somaji and hence, their names were



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.. 6 ..

brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 6099 dated 21-03-1986.

- 14) That, the co-owner of the said land namely (1) Icchaben D/o. Laxmanji Somaji and (2) Surajben D/o. Laxmanji Somaji had voluntarily waived relinquished their right, title, claim and share persisting in the land bearing Survey No. 135+139+141 in favour of rest of the join holders and hence, their names were deleted from the revenue record and entry to that effect was entered in the revenue record vide mutation entry No. 6100 dated 21-03-1986.
- 15) That, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Thaltej Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was entered in the revenue record vide mutation entry No. 12659 dated 03-05-2012.
- 16) That, the co-owner of said land namely Puriben Wd/o. Laxmanji Somaji had died intestate on 28-12-2004 leaving behind her her lineal descendants as (1) Thakor Icchaben Laxmanji, (2) Surajben Laxmanji Thakor, (3) Thakor Ganeshji Laxmanji, (4) Thakor Jivanji alias Jivaji Laxmanji, (5) Thakor Prabhatji Laxmanji and (6) Thakor Manuji Laxmanji and hence, their names were brought on the revenue record upon succession right and entry to that effect



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.. 7 ..

was entered in the revenue record vide mutation entry No. 13504 dated 16-07-2014.

- 17) That, the co-owner of the said land namely Puriben Wd/o. Laxmanji Somaji had died intestate on 28-12-2004 and hence, her name was deleted from the revenue record considering the fact that, her legal heirs had already been brought in revenue record vide mutation entry No. 6099 and entry to that effect was entered in the revenue record vide mutation entry No. 14652 dated 23-06-2017.
- 18) That, the co-owner of said land namely Mohanji Somaji had died intestate as bachelor on 13-01-2016 and hence, his name was removed from the revenue record of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 14653 dated 23-06-2017.
- 19) That, the provisions of the Gujarat Town Planning and Urban Development Act - 1976 were made applicable to the land bearing Survey No. 135+139+140 admeasuring 18110 sq.mts., by merging into Draft Town Planning Scheme No. 42 (Sola - Thaltej) and land bearing Survey No. 135+139+140 is given Final Plot No. 18 and its area is fixed to the extent of 10866 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.
- 20) Thereafter, the owner of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural



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.. 8 ..

use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / CTS-2 / Revised / N. A. / Thaltej / Survey No. / Block No. 135+139+140 / SR-606 / 2017 dated 29-01-2018 and granted non-agricultural use permission to the said land bearing Final Plot No. 18 of T. P. Scheme No. 42 admeasuring 10886 sq.mts., comprised of Survey No. 135+139+140 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 and entry to that effect was entered in the revenue record vide mutation entry No. 14886 dated 02-02-2018.

- 21) Thereafter, above said land bearing Final Plot No. 18 has been sub-divided into two Sub-Plots, i.e. Sub-Plot No. 1 admeasuring 1985.53 sq.mtrs. & Sub-Plot No. 2 admeasuring 8848.47 sq.mtrs. Sub-Division plan is approved by Ahmedabad Municipal Corporation as per Commencement Letter No. LTS / NWZ / 111117 / CGDCR / A0002 / M1 (Rajachitthi No. 00006 / 111117 / A0002 / M1, dated : 22-11-2017 on the conditions state therein.
- 22) That, by Sale-Deed dated 01-06-2018 executed by (1) Jivaji alias Jivanji Laxmanji, (2) Ganeshbhai Laxmanji, (3) Prabhatji Laxmanji and (4) Manubhai Laxmanji as Vendors in their capacity as holders of the non – agricultural land bearing Final Plot No. 18 admeasuring 10866 sq.mts., paikee Sub Plot No. 1 of T. P. Scheme No. 42 (Final Plot No. 18/1) admeasuring 1985.53 sq.mts., (As per Survey No. admeasuring 3309.22 sq.mts.) in favour of



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.. 9 ..

Shivanta Developers, a partnership firm registered with the Office of the Sub –Registrar of Assurance at Ahmedabad under Sr. No. 6076, the non – agricultural land bearing Final Plot No. 18 admeasuring 10866 sq.mts., paikie Sub Plot No. 1 of T. P. Scheme No. 42 (Final Plot No. 18/1) admeasuring 1985.53 sq.mts., (As per Survey No. admeasuring 3309.22 sq.mts.) was sold to Shivanta Developers, a partnership firm and (1) Jadiben W/o. Jivaji alias Jivanji Laxmanji Thakor, (2) Naresh Jivaji alias Jivanji Laxmanji Thakor, (3) Rohit Jivaji alias Jivanji Laxmanji Thakor, (4) Shardaben alias Saridaben W/o. Ganeshji Laxmanji Thakor, (5) Vinodbhai Ganeshji Thakor, (6) Maheshji Ganeshji Thakor, (7) Gauriben D/o. Ganeshji Laxmanji Thakor, (8) Jashiben W/o. Prabhatji Laxmanji, (9) Mehulbhai Prabhatji Thakor, (10) Arjunji Prabhatji Thakor, (11) Ranjanben W/o. Manuji Laxmanji Thakor, (12) Mayankbhai Manuji Thakor and (13) Falguniben Manuji Thakor confirmed the said Sale Deed.

By virtue of aforesaid Sale Deed, the name of Shivanta Developers, a partnership firm was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 15026 dated 04-06-2018.

- 23) Mutation entry No. 15044, 15246, 15883 & 16248 are not pertaining to the land for which title clearance certificate is being issued and hence, it is not dealt with.
- 24) That thereafter the said Shivanta Developers, a partnership firm floated a Residential scheme known as **“SHAGUN INFINITY”**



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.. 10 ..

and obtained (I) Commencement Letter (Rajachitthi) Case No. BHNTS / NWZ / 260722 / CGDCRV / A6311 / R0 / M1 and Rajachitthi No. 07823 / 260722 / A6311 / R0 / M1, dated - 06-04-2023 by Ahmedabad Municipal Corporation.

- 25) 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.
- 26) The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant 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.
- 27) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 28) 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.
- 29) 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



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.. 11 ..

proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRCUMSTANCES, We hereby certify that in respect to Non Agriculture land bearing Revenue consolidated Survey No. 135+139+140 admeasuring about 18110 Sq. Mtrs. having Final Plot No. 18 admeasuring about 10866 Sq. Mtrs. paiki Sub Plot No. 1 (Final Plot No. 18/1) admeasuring about 1985.53 Sq. Mtrs. in Town Planning Scheme No. 42 (Sola - Thaltej) situated at Mouje - Thaltej, Taluka - Ghatlodia District - Ahmedabad & Registration Sub-District of Ahmedabad-9 (Bopal) is belonging to **Shivanta Developers, 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 : 26 APR 2023

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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