



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

Atharva Infrastructure, A partnership firm,

Office No. 3, First Floor, Block - A, Ganesh

Parisar, Chenpur-Jagatpur Road, Jagatpur,

Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Survey No. 149 / 1 admeasuring 3794 sq.mtrs. merged into Town Planning Scheme No. 65 (Tragad - Chandkheda - Jagatpur - Chenpur - Ranip) and allotted Final Plot No. 331/1 admeasuring 2276 sq.mtrs. situate, lying and being at Mouje CHENPUR, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) belonging to **Atharva Infrastructure, 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) On close of scrutiny of revenue record of the instant case, it expressly transpires that, Mangalbhai Kakubhai was Owner of the said land prior to the year – 1957.



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- 2) It has been observed by us that, the land in question was declared as " FRAGMENT LAND " in accordance with provision of sections- 5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is corroborated and evidenced by certified mutation entry No. 290 dated 04-09-1951.
- 3) Thereafter, the owner of the said land namely Mangalbai Kakubhai died intestate on 21-12-1958 leaving behind him his legal heirs as Manilal Mangalbai, Dahyabhai Mangalbai, Bai Pali Wd/o. Mangalbai Kakubhai, Sitaben D/o. Mangalbai Kakubhai, Hiraben D/o. Mangalbai Kakubhai & Shantiben D/o. Mangalbai Kakubhai and accordingly, they have become the co-owners of the said land upon hereditary rights. However, said Bai Pali Wd/o. Mangalbai Kakubhai, Sitaben D/o. Mangalbai Kakubhai, Hiraben D/o. Mangalbai Kakubhai & Shantiben D/o. Mangalbai Kakubhai have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the said property in favour of Manilal Mangalbai & Dahyabhai Mangalbai and hence the said land was transferred in the names of Manilal Mangalbai & Dahyabhai Mangalbai in the record of the said land and entry to that effect was entered in the revenue record dated : 13-01-1959 vide mutation entry No. 384, which was certified by competent authority.
- 4) Thereafter, the owner of the said land namely Manilal Mangalbai & Dahyabhai Mangalbai have filed an application to enter the





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names of Naranbhai Lallubhai in the said land and hence his name has been entered in the revenue record as co-owner of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 550 dated 29-07-1966, which was certified by the competent authority.

- 5) Thereafter, the co-owner of said land namely Manibhai Mangaldas had died intestate on 23-05-1984 leaving behind him his lineal descendants as Kailasben D/o. Manilal Mangaldas, Sushilaben D/o. Manilal Mangaldas, Vimlaben D/o. Manilal Mangaldas, Kapilaben D/o. Manilal Mangaldas, Kankuben Wd/o. Manilal Mangaldas & Minor Dilipbhai Manilal & Minor Amrutlal Manilal Patel through their legal guardian Kankuben Manilal and hence their 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. 736 dated 20-06-1984 which was certified by competent authority dated : 30-10-1985.
- 6) Thereafter, the co-owner of said land namely Naranbhai Lallubhai Patel had died intestate on 20-07-2000 leaving behind him his lineal descendants as Ramanbhai Naranbhai, Mahipatbhai Naranbhai & Purushotambhai Naranbhai and hence their 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. 898 dated 05-08-2000 which was certified by competent authority.



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- 7) Thereafter, the co-owner of the said land namely Kankuben Wd/o. Manilal Mangaldas died intestate on 27-09-1999. At the time of her death the names of her legal heirs were already in revenue record so the name of Kankuben Wd/o. Manilal Mangaldas was deleted from revenue record and entry to that effect was entered in the revenue record vide mutation entry No. 971 dated 27-12-2002 which was certified by competent authority.
- 8) Thereafter, the co-owners of the said land namely Kailasben D/o. Manilal Mangaldas, Sushilaben D/o. Manilal Mangaldas, Vimlaben D/o. Manilal Mangaldas, Kapilaben D/o. Manilal Mangaldas have voluntarily waived and relinquished their share persisting in the said land in favour of Dilipbhai Manilal & Amrutlal Manilal and hence their names have been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 976 dated 01-02-2003, which was certified by the competent authority on 01-04-2003.
- 9) Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR/102011/275/L/1 dated 17-3-2012, two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Chenpur Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record by Mutation Entry No. 1603 dated 03-05-2012, which was certified by the competent authority on dated 05-05-2012.

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- 10) It has been observed by us that, the process of KJP Durasti was conducted by the District Inspector Land Record, Ahmedabad and issued Durasti Patrak No. 31 vide their order bearing No. DSO / DRK / DURASATI / VASHI / 2012-13, dated 03-07-2013 and land bearing Survey No. 149 admeasuring 7588 sq. mtrs. was divided into two sub divisions in accordance with the Provision of Section 117 of Land Revenue Code and accordingly (A) land admeasuring 3794 sq.mts., was given Survey No. 149/1 which is standing in the names of Dahyabhai Mangalbhai, Amrutbhai Manilal & Dilipbhai Manilal and (B) land admeasuring 3794 sq.mts., was given Survey No. 149/2 which is standing in the names of Ramanbhai Naranbhai, Mahipatbhai Naranbhai & Purushotambhai Naranbhai and entry to that effect was entered in the revenue record vide mutation entry No. 1730 dated 10-07-2013 which was certified by competent authority dated : 04-10-2013.
- 11) That THE PROVISIONS OF THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 were made applicable to the land bearing Survey No. 149/1 admeasuring 3794 sq.mtrs by merging into Draft town planning scheme No. 65 (Tragad - Chandkheda - Jagatpur - Chenpur - Ranip) and the land bearing Survey No. 149 / 1 was given Final Plot No. 331/1 and its area is fixed to the extent of 2276 sq.mtrs and from-F is issued in accordance with the provision of Rules 21 & 35 of the Gujarat town planning Act and urban Development Rules-1979 enacted under the said act.



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- 12) Thereafter, the co-owner of the said land namely Dahyabhai Mangaldas Patel has bequeathed by way of gift his 50 percent share persisting in the said land bearing Final Plot No. 331/1 admeasuring 2276 sq.mtrs. of Town Planning Scheme No. 65 allotted in lieu of Revenue Survey No. 149/1 admeasuring 3794 sq.mtrs. of Mouje - Chenpur to his son namely Popatbhai Dahyabhai Patel, which Gift Deed was registered in the office of the Sub-Registrar of Assurances at Kalol under Serial No. 1112 dated : 15-07-2017 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 2112 dated 28-07-2017, which was certified by the competent authority dated 25-10-2017.
- 13) It has been observed by us that, the Madhuben D/o. Dahyabhai Mangaldas Patel and others had executed of Deed of Confirmation in favour of Popatbhai Dahyabhai Patel registered with the Office of the Sub -Registrar of Assurance at Ahmedabad- 8 (Sola) under Sr. No. 21153 dated 28-11-2019 whereby Gift Deed No. 1112 dated 15-07-2017 was confirmed.
- 14) Thereafter, the owners of the said land of Final Plot No. 331/1 admeasuring 2276 sq.mtrs. of Village - Chenpur have filed an application for conversion of the said land into non-agriculture land and hence the Collector, Ahmedabad has granted non-agriculture use permission of the said land vide his Order No. CB / NA / AHMEDABAD / CHENPUR / 149/1 / 994987 / 2018 dated : 26-11-2018 subject to the terms and conditions stipulated therein and entry to that effect was mutated in the revenue record

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vide Mutation Entry No. 2286 dated 01-02-2019, which was certified by the competent authority dated 14-03-2019.

- 15) Thereafter the owners of the said land namely Amrutlal Manilal Patel, Dilipbhai Manilal Patel & Popatbhai Dahyabhai Patel had sold and conveyed non-agricultural land bearing Final Plot No. 331/1 admeasuring 2276 sq.mtrs. of Town Planning Scheme No. 65 allotted in lieu of Revenue Survey No. 149/1 admeasuring 3794 sq.mtrs. of Mouje - Chenpur to Atharva Infrastructure, a partnership firm by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 8 (Sola) under serial No. 9528 dated 22-05-2019 and entry to that effect was mutated in the revenue record by Mutation Entry No. 2609 dated 02-03-2022, which was certified by the competent authority on dated 02-05-2022.
- 16) That above said Amrutlal Manilal Patel, Dilipbhai Manilal Patel & Popatbhai Dahyabhai Patel executed an Indemnity Bond in favour of Atharva Infrastructure, a partnership firm in furtherance of the sale deed executed between them and registered at Serial No. 9528 on 22-05-2019 in respect of the land bearing Final Plot No. 331/1 of Town Planning Scheme No. 65 allotted in lieu of Revenue Survey No. 149/1. The said indemnity Bond is registered at Serial No. 9530 on 22-05-2019.
- 17) It has been observed by us that, the Gitaben W/o. Amrutlal Manilal Patel and others had executed of Deed of Confirmation in favour of Atharva Infrastructure, a partnership firm registered with the



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Office of the Sub -Registrar of Assurance at Ahmedabad - 8
(Sola) under Sr. No. 9531 dated 22-05-2019 whereby Sale Deed
No. 9528 dated 22-05-2019 was confirmed.

- 18) 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.
- 19) 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.
- 20) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 21) 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.
- 22) 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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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- agricultural land bearing Survey No. 149 / 1 admeasuring 3794 sq.mtrs. merged into Town Planning Scheme No. 65 (Tragad - Chandkheda - Jagatpur - Chenpur - Ranip) and allotted Final Plot No. 331/1 admeasuring 2276 sq.mtrs. situate, lying and being at Mouje CHENPUR, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) is belonging to **Atharva Infrastructure, 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 : June 29, 2022.

Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)

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