

**TITLE
CERTIFICATE**



BHARAT K SUTHAR (Advocate)

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.. 1 ..

TITLE CERTIFICATE



File No. 4

To,
G.B. INFRA
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agricultural land bearing Final Plot No. 100 admeasuring 6736 sq.mts of Draft Town Planning Scheme No. 128 comprised of Survey No. 178/1 admeasuring 5615 sq.mts., and Survey No. 178/2 admeasuring 5615 sq.mts land situate, lying and being at Mouje - Vatva, Taluka - Vatva in the Registration District of Ahmedabad Sub District - Ahmedabad - 11 (Aslali) belonging to **G.B. INFRA**.

We refer to instructions by for above owners of said land to give an opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

History of Survey No. 178/1

1. Originally, the land of Survey No. 178/1 of Mouje Vatva was independently owned, occupied and possessed by Manibhai Jesangbhai , meaning thereby they were the occupiers of the said land as defined in Sub Section 16 of Section 3 of the Land Revenue Code prior to the Year – 1951



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2. It has been observed by us that, the holder of said land namely Manibhai Jesangbhai had died intestate and leaving behind him his lineal descendants as Bai Reva D/o Manilal Jesangbhai and hence, her name were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 2626 dated 20-03-1945 which was certified by competent authority.
3. It has been observed by us that, the owners of the said land had entered into Family partition of the land in question during survival and by virtue of the said partition, the land bearing Survey No. 178/1 came to the share of Bai Reva D/o Manilal Jesangbhai on the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2932 dated 19-09-1945 which was certified by competent authority.
4. It has been observed by us that, land under investigation was cultivated by Hirabhai Jorabhai and directing to enter his name as Ordinary tenant in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 4247 dated 22-12-1952 which was certified by competent authority.
5. It has been observed by us that, the Mamlatdar Officer, dated 31/07/1954 vide order no. R.T.S/853/54, to cancel the mutation entry which mentions the rights of Vajifdari to get 3 aani share from fruitful trees under The Bombay Vatva Vajifdari Abolition Act (Act 1962 -1950) an entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4374 dated 05-08-1954 which was certified by competent authority.



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6. It has been observed by us that, the name of Hirabhai Jorabhai is standing as Ordinary tenant in the revenue record of the said land, but the proceeding under the Tenancy Act were initiated and the Taluka Officer under his order No. G. Case No. 28 / Vatva / 32 passed on 20-02-1964 inter alia directing to delete the name of Hirabhai Jorabhai from other rights of record of 7/ 12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 5853 dated 12-08-1964 which was certified by competent authority.
7. 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. 9019 dated 04-10-1977 which was certified by competent authority.
8. It has been observed by us that, the holder of said land namely Bai Reva D/o Manilal Jesangbhai had died intestate in year 1965 leaving behind him her lineal descendants as (1) Shakrabhai Lalubhai, (2) Mangalbhai Lalubhai, (3) Babarabhai Haribhai and (4) Maniben Haribhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 10681 dated 27-03-1990 which was certified by competent authority.
9. It has been observed by us that, the joint holders of the said land namely, (1) Mangalbhai Lalubhai, (2) Babarabhai Haribhai and (3) Maniben Haribhai had voluntarily waived and relinquished their right, title, claim and share persisting in the said land in favour of Shakrabhai Lalubhai of said land and hence, their





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names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 10749 dated 28-11-1990 which was certified by competent authority.

10. It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar Officer, Daskroi, passed order bearing No. RTS / Record Promulgation / 31 / 09 on 06-12-2009 in revenue record of said land as is expressly corroborated and evidenced by certified mutation entry No. 15255 dated 21-02-2009 which was certified by competent authority.
11. It has been observed by us that, the holder of said land namely Shakrabhai Lalubhai had died intestate on 06-03-2007 and Gajaraben W/o Shakrabhai had died intestate on 02-12-1985 leaving behind both lineal descendants as Kacharabhai Shakrabhai and hence, his name were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 15662 dated 31-12-2009 which was certified by competent authority.
12. It has been observed by us that, the holders and owners of the said land namely Kacharabhai Shakrabhai had sold and conveyed old tenure agricultural land bearing Survey No. 178/1 to (1) Rameshbhai Ishwarbhai Patel, (2) Kamalkumar Nareshkumar Patel, (3) Jayeshkumar Manilal Patel, (4) Ratilal Maganlal Patel, and (5) Sanjaykumar Manilal Patel by Sale Deed



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registered in The Office of Sub-Registrar Ahmedabad – 5 (Narol) under serial No. : 1094 on 05-02-2010 and entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 15769 dated 18-02-2010 which was certified by competent authority.

13. It has been observed by us that, upon 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, Vatva Village was covered within the Taluka boundaries of Ahmedabad City (East) as is expressly corroborated and evidenced by certified mutation entry No. 17312 dated 03-05-2012 which was certified by competent authority.
14. It has been observed by us that, the holder of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. 1968 / 07 / 16 / 034 / 2020 dated 21-08-2020 and granted non-agricultural use permission to the said land bearing Final Plot No. 100 paikee admeasuring 3369 sq.mts., of T. P. Scheme No. 128, comprised of Survey No. 178/1 for residential purpose 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 as is expressly corroborated and evidenced by certified mutation entry No. 21467 dated 21-08-2020 which was certified by competent authority.





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15. It has been observed by us that, the holders and owners of the said land namely (1) Rameshbhai Ishwarbhai Patel, (2) Kamalkumar Nareshkumar Patel, (3) Jayeshkumar Manilal Patel, (4) Ratilal Maganlal Patel, and (5) Sanjaykumar Manilal Patel had sold and conveyed the Non agricultural land bearing Final Plot No. 100 paikie admeasuring 3369 sq.mts of Draft Town Planning Scheme No. 128 comprised of Survey No. 178/1 admeasuring 5615 sq.mts., to G.B. INFRA by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedabad -11 (Aslali) under serial No.9094 dated 16-06-2021 and entry to that effect was mutated in the revenue record by certified mutation entry No. 21859 dated 25-06-2021. which was certified by competent authority.



History of Survey No. 178/2

16. Originally, the land of Survey No. 178/2 of Mouje Vatva was independently owned, occupied and possessed by Lalubhai Jesangbhai , meaning thereby they were the occupiers of the said land as defined in Sub Section 16 of Section 3 of the Land Revenue Code prior to the Year – 1951
17. It has been observed by us that, the owners of the said land had entered into Family partition of the land in question during survival and by virtue of the said partition, the land bearing Survey No. 178/2 came to the share of Lalubhai Jorabhai on the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2932 dated 19-09-1945 which was certified by competent authority.
18. It has been observed by us that, the land in question was declared as "Fragment Land" in accordance with provision of sections-5



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and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is corroborated and evidenced by certified mutation entry No. 4927 dated 16-10-1951 which was certified by competent authority.

19. It has been observed by us that, the Mamlatdar Officer, dated 31/07/1954 vide order no. R.T.S/853/54, to cancel the mutation entry which mentions the rights of Vajifdari to get 3 aani share from fruitful trees under The Bombay Vatva Vajifdari Abolition Act (Act 1962 -1950). An entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4374 dated 05-08-1954 which was certified by competent authority.
20. It has been observed by us that, the holder of said land namely Lalubhai Jorabhai had died intestate on 15-10-1968 leaving behind him his lineal descendants as (1) Mangaji Lalubhai, and (2) Shakrabhai Lalubhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 6820 dated 03-05-1969 which was certified by competent authority.
21. It has been observed by us that, a charge of The Vatva Grup Seva Sahakari Mandali was created over the said land by holder of the said land namely Shakrabhai Lalubhai in favour of The Vatva Grup Seva Sahakari Mandali as is expressly corroborated and evidenced by certified mutation entry 9450 dated 29-12-1980 which was certified by competent authority.
22. It has been observed by us that, the charge was released by the The Vatva Grup Seva Sahakari Mandali. vide its No Due





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Certificate issued whereby the charge created by The Vatva Grup Seva Sahakari Mandali was released as is expressly evidenced by certified mutation entry No. 9919 dated 24-06-1984 which was certified by competent authority.

23. It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar Officer, Daskroi, passed order bearing No. RTS / Record Promulgation / 31 / 09 on 06-12-2009 in revenue record of said land as is expressly corroborated and evidenced by certified mutation entry No. 15255 dated 21-02-2009 which was certified by competent authority.
24. It has been observed by us that, the holder of said land namely Shakrabhai Lalubhai had died intestate on 06-03-2007 and Gajaraben W/o Shakrabhai had died intestate on 02-12-1985 leaving behind both lineal descendants as Kacharabhai Shakrabhai and hence, his name were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 15662 dated 31-12-2009 which was certified by competent authority.
25. It has been observed by us that, the holders and owners of the said land namely Kacharabhai Shakrabhai had sold and conveyed 1/2 portion of old tenure agricultural land bearing Survey No. 178/2 to (1) Rameshbhai Ishwarbhai Patel, (2) Kamalkumar Nareshkumar Patel, (3) Jayeshkumar Manilal Patel, (4) Ratilal





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Maganlal Patel, and (5) Sanjaykumar Manilal Patel by Sale Deed registered in The Office of Sub-Registrar Ahmedabad – 5 (Narol) under serial No. : 1095 on 05-02-2010 and entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 15768 dated 18-02-2010 which was certified by competent authority.

26. It has been observed by us that, the holders and owners of the said land namely Mangaji Lalubhai had sold and conveyed ½ portion of old tenure agricultural land bearing Survey No. 178/2 to (1) Ranjanben Rameshbhai Patel, (2) Karshanbhai Ishwarbhai Patel, (3) Prahaladbhai Babaldas Patel, (4) Narendrasinh Mavubha Zala, and (5) Kamalkumar Nareshkumar Patel by Sale Deed registered in The Office of Sub-Registrar Ahmedabad – 5 (Narol) under serial No. : 4422 on 26-04-2010 and entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 15914 dated 18-05-2010 which was certified by competent authority.



27. It has been observed by us that, upon 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, Vatva Village was covered within the Taluka boundaries of Ahmedabad City (East) as is expressly corroborated and evidenced by certified mutation entry No. 17312 dated 03-05-2012 which was certified by competent authority.
28. It has been observed by us that City Deputy Collector Shri (East), Ahmedabad's passed an order no. RTS / Appeal / Case



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No. 18/2017 (Old Case No. 714/10, 360/11, 918/11) dated 1909-2013 to reject the disputed application dated 14-12-2010 as is expressly corroborated and evidenced by certified mutation entry No. 18200 dated 18-10-2013 which was certified by competent authority.

29. It has been observed by us that, the holder of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. 1748 / 07 / 16 / 034 / 2020 dated 30-07-2020 and granted non-agricultural use permission to the said land bearing Final Plot No. 100 paikee admeasuring 3369 sq.mts., of T. P. Scheme No. 128, comprised of Survey No. 178/2 for residential purpose 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 as is expressly corroborated and evidenced by certified mutation entry No. 21451 dated 24-07-2020 which was certified by competent authority.

30. It has been observed by us that, the holders and owners of the said land namely (1) Rameshbhai Ishwarbhai Patel, (2) Kamalkumar Nareshkumar Patel, (3) Jayeshkumar Manilal Patel, (4) Ratilal Maganlal Patel, (5) Sanjaykumar Manilal Patel, (6) Ranjanben Rameshbhai Patel, (7) Karshanbhai Ishwarbhai Patel, (8) Prahaladbhai Babaldas Patel, (9) Narendrasinh Mavubha Zala, and (10) Kamalkumar Nareshkumar Patel had sold and conveyed the Non agricultural land bearing Final Plot No. 100 paikee admeasuring 3369 sq.mts of Draft Town Planning Scheme



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No. 128 comprised of Survey No. 178/2 admeasuring 5615 sq.mts., to G.B. INFRA by sale deed registered in the Office of Sub-Registrar of Assurances at Ahmedabad -11 (Aslali) under serial No. 9097 dated 16-06-2021 and entry to that effect was mutated in the revenue record by certified mutation entry No. 21860 dated 25-06-2021. which was certified by competent authority.

31. It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 178/1 admeasuring 5615 sq.mts., and Survey No. 178/2 admeasuring 5615 sq.mts., by merging into Draft Town Planning Scheme No. 128 and it is given Final Plot No. 100 and its area is fixed to the extent of 6736 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.
32. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**Gujarat Samachar**" **dated : 09-01-2021** From Bharat K Suthar for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto. Today I show consent title report on behalf of Mr. Bharat K. Suthar.

In view of what is stated above from that and from the information given to us that except what is stated herein above, 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



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any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging G.B. INFRA - a partnership firm, is to be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by G.B. INFRA - a partnership firm.
2. Fulfillment of the Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land and terms and conditions laid down by N. A. Order and fulfillment of Provisions of Town Planning and Urban Development Act, 1976 and Rules made there under.

SCHEDULE

ALL THAT piece or parcel of non-agricultural land bearing Final Plot No. 100 admeasuring 6736 sq.mts of Draft Town Planning Scheme No. 128 comprised of Survey No. 178/1 admeasuring 5615 sq.mts., and Survey No. 178/2 admeasuring 5615 sq.mts land situate, lying and being at Mouje - Vatva, Taluka - Vatva in the Registration District of Ahmedabad Sub District - Ahmedabad - 11 (Aslali) Which is bounded as under.



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Details of Boundary of Final Plot No. 100 paikee

In the East : 12 Mtrs T P Road
In the West : Final Plot No. 88
In the North : Final Plot No. 89
In the South : Final Plot No. 407

Date : 02-02-2022

Place : Ahmedabad.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandematram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodaya Road, Gota, A'bad


Bharat K. Suthar, Advocate
Enrolment No. G / 582 / 1994

Note of caution and disclaimer :-

- * This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- * Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land/property and there are no pending litigations or injunction status quo granted therein in respect of the said land/property.

