



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

I. D. CORPORATION, a partnership firm

Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Final Plot No. 211 admeasuring 4100 sq.mts., of T. P. Scheme No. 66 (Ranip – Chenpur – Chandlodia) comprised of Survey No. 12 paikee admeasuring 5767 sq. mts., of situate, lying and being at Mouje – Chenpur Taluka – Ghatlodiya in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat belonging to **I. D. CORPORATION, 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. It has been observed by us that, the land bearing Survey No. 12 was owned and occupied by Bai Kesar Wd/o. Madha Vira prior to the Year – 1952 meaning thereby she was the occupier of the said land within the meaning of Provision of Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly



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corroborated and evidenced by 7/12 abstract from the year 1951-52 of the said land and certified mutation entry No. 214.

- 2 It has been observed by us that, the name of Shanaji Dolaji was entered as protected 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. 264.
- 3 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.
- 4 Mutation entry No. 314 and 316 are not pertaining to the land under investigation and hence, they are not being dealt with.
- 5 It has been observed by us that, the name of Shanaji Dolaji was standing as protected tenant of the said land but competent authority passed order inter alia directing to delete the name of Shanaji Dolaji from other rights of record as is expressly corroborated and evidenced by certified mutation entry No. 364 dated 21-05-1957.
- 6 It has been observed by us that, the name of Kantilal Manilal through his natural guardian Bai Reva was entered as an ordinary





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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. 366 dated 21-05-1957.

7 It has been observed by us that, the holder of said land namely Bai Kesar Wd/o. Madha Vira had died intestate on 27-03-1956 leaving behind her her legal heir as Gabhaji Chaturji and hence, his name was brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 379 dated 26-06-1958.

8 Mutation entry No. 520 is not pertaining to the land under investigation and hence, it is not being dealt with.

9 It has been observed by us that, the tenant of the said land namely Kantilal Manilal was minor and hence, the Mamlatdar and ALT passed order in Tribunal Case No. 2546 dated 28-01-1959 and the purchase of the said land was postponed as is expressly corroborated and evidenced by certified mutation entry No. 527 dated 28-07-1966.

10 It has been observed by us that, the Mamlatdar and ALT passed order in Tenancy Case No. 2546 / 66 on 30-12-1966 and directed to delete the name of Kantilal Manilal as tenant from other rights of record by making observation that relation of tenant and landlord was not established as is expressly corroborated and evidenced by certified mutation entry No. 560 dated 03-07-1967.





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- 11 It has been observed by us that, by Sale-Deed dated 06-01-1967 executed by Gabhaji Chaturji as Vendor in his capacity as holder of the said agricultural land bearing Survey No. 12 admeasuring Acre. 1-25 Guntha in favour of (1) Shantilal Joitaram, (2) Keshavlal Harjivandas and (3) Natthubhai Bechardas registered with the Office of the Sub -Registrar of Assurance at Ahmedabad under Sr. No. 396, the agricultural land bearing Block No. 12 admeasuring Acre. 1-25 Guntha was sold to (1) Shantilal Joitaram, (2) Keshavlal Harjivandas and (3) Natthubhai Bechardas.

By virtue of aforesaid Sale Deed, the names of (1) Shantilal Joitaram, (2) Keshavlal Harjivandas and (3) Natthubhai Bechardas were entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 561 dated 03-07-1967.

- 12 It has been observed by us that, the owners of the said land namely (1) Shantilal Joitaram, (2) Keshavlal Harjivandas and (3) Natthubhai Bechardas had sold and conveyed the land bearing Survey No. 12 paikie to Shri Rajasthan Shrimali Brahmin Co. Op. Housing Society Ltd., by two separate sale deeds registered with the Office of the Sub -Registrar of Assurances at Ahmedabad under Sr. No. 3981 and 2887 dated 19-04-1971 and 26-03-1971 respectively as is expressly corroborated and evidenced by certified mutation entry No. 629 dated 04-07-1972.





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- 13 It has been observed by us that, as per the order dated 25-12-1961 passed by the Superintendent Land Record bearing No. KJP S.R. - 96 and as per the order dated 15-04-1964 passed by the Mamlatdar, Dascroi and according to the Durasti Patrak No. 7 issued by the District Inspector Land Record, Ahmedabad, land bearing Survey No. 12 paikee admeasuring 809 sq. mts., was acquired for the purpose of Western Railway as is expressly corroborated and evidenced by certified mutation entry No. 692 dated 29-06-1980.
- 14 It has been observed by us that, the Taluka Development Officer, Taluka Panchayat, Dascroi had granted non agricultural use permission to the land bearing Survey No. 12 paikee admeasuring 5766.78 sq. mts., vide order bearing No. T.P.JMN.G.S.R. dated 21-05-1974.
- 15 It has been observed by us that, thereafter, the Taluka Development Officer, Taluka Panchayat, Dascroi passed order bearing No. T. P. JMN.G.S.R. 53 dated 21-05-1974 and issued shanad and granted construction permission for residential purpose.
- 16 It has been observed by that, thereafter, said Shri Rajasthan Shrimali Brahmin Co. Op. Housing Society Ltd., sub divided the said land bearing Survey No. 12 paikee admeasuring 5767 sq. mts., into eleven residential sub plots and allotted to its members which is as under.





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Sr. No.	Name of the Member and Sub - Plot No. and its area	Share Certificate No. & Serial No.
1.	Gaurang Ishvarbhai Patel 12/1 admeasuring 2306.92 sq. mts.	5, Dist. 21 to 25
2.	Mahendrakumar Prabhudas Patel 12/2, admeasuring 865.2 sq.mts.	4, Dist. No.16 to 20
3.	Rakeshbhai Jamnabhai Patel 12/11, admeasuring 288.34 sq. mts.	12,Dist. No. 51 to 55
4.	Bipinbhai Baldevbhai Patel 12/8, admeasuring 288.34 sq.mts.,	8, Dist. No. 36 to 40
5.	Ketankumar Mathurbhai Patel 12/3, admeasuring 288.34 sq. mts.	1, Dist. No. 1 to 5
6.	Kanaiyalal alias Kanubhai Dahyabhai Patel 12/9, admeasuring 288.34 sq. mts.	9, Dist. No. 41 to 45
7.	Shaileshbhai Nathalal Patel 12/4, admeasuring 288.34 sq. mts.	2, Dist. No. 6 to 10
8.	Mukeshbhai Gandabhai Patel 12/6, admeasuring 288.34 sq.mts.	6, Dist. No. 26 to 30
9.	Maheshbhai Dahyabhai Patel 12/5, admeasuring 288.34 sq.mts.	3, Dist. No. 11 to 15
10.	Pravinbhai Madhavlal Patel 12/10, admeasuring 288.34 sq.mts.	10, Dist. No.46 to 50
11.	Ambalal Dahyabhai Patel 12/7, admeasuring 288.34 sq. mts.	7, Dist. No. 31 to 35
17	It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon	





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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 Daskroi passed order bearing No. RTS / Record Promulgation / 08 dated 19-07-2008 for rectification the errors and directed to delete "Western Railway" from 7/12 abstract of the land bearing Survey No. 12 as is expressly corroborated and evidenced by certified mutation entry No. 1251 dated 26-07-2008.

- 18 It has been observed by us 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, Chenpur Village was covered within the Taluka boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 1603 dated 03-05-2012
- 19 It has been observed by us that, vide circular of the Revenue Department, Sachivalay Gandhinagar the Taluka Ahmedabad City(East) and Taluka Ahmedabad City(West) in Revenue district Ahmedabad were reorganized and new Taluka were formed and accordingly land of Revenue village-Chenpur is now made part of Taluka Ghatlodiya.

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20 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. 12 admeasuring 5767 sq.mts., by merging into Draft Town Planning Scheme No. 66 (Ranip - Chenpur - Chandlodia) is given Final Plot No. 211 and its area is fixed to the extent of 4100 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.

21 It has been observed by us that, the owner of the said non agricultural land (1) Rajashtan Shrimali Brahmin Co. Op. Housing Society Ltd., through its Chairman Gaurangbhai Ishvarbhai Patel and Secretary Mahendrakumar Prabhudas, Patel, (2) Guarangbhai Ishvarbhai Patel (The owner of Sub Plot No. 12/1, admeasuring 2306.92 sq.mts. land) (3) Mahendrakumar Prabhudas Patel (The owner of Sub Plot No. 12/2, admeasuring 865.2 sq. mts., (4) Ketankumar Mathurbhai Patel (The owner of Sub Plot No. 12/3, admeasuring 288.34 sq. mts.), (5) Shaileshbhai Nathalal Patel (The owner of Sub Plot No. 12/4, admeasuring 288.34 sq. mts.), (6) Mahesbhai Dahyabhai Patel (The owner of Sub Plot No. 12/5, admeasuring 288.34 sq. mts.), (7) Mukeshbhai Gandabhai Patel (The owner of Sub Plot No. 12/6, admeasuring 288.34 sq. mts.), (8) Ambalal Dahyabhai Patel (The owner of Sub Plot No. 12/7, admeasuring 288.34 sq. mts.), (9) Bipinbhai Baldevbhai Patel (The owner of Sub Plot No. 12/8, admeasuring 288.34 sq. mts.), (10) Kanaiyalal alias Kanubhai Dahyabhai Patel (The owner of Sub Plot No. 12/9, admeasuring 288.34 sq. mts.),





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(11) Pravinbhai Madhavbhai Patel (The owner of Sub Plot No. 12/10, admeasuring 288.34 sq. mts.) and (12) Rakeshbhai Jamnabhai Patel (The owner of Sub Plot No. 12/11, admeasuring 288.34 sq. mts.) had sold and conveyed the said non agricultural land bearing Survey No. 12 paikee admeasuring 5767 sq. mts., to I.D. Corporation, a partnership firm by different sale deeds registered in the Office of the Sub Registrar of Assurances at Ahmedabad - 8 (Sola) under Sr. No. 1237, dated 24-01-2020, 1235, dated 24-01-2020, 478, dated 18-01-2020, 486, dated 18-01-2020, 491, dated 18-01-2020, 1234, dated 24-01-2020, 493, dated 18-01-2020, 496, dated 18-01-2020, 498, dated 18-01-2020, 500, dated 18-01-2020 and 501, dated 18-01-2020 respectively as is expressly corroborated and evidenced by certified mutation entry No. 2377 dated 06-02-2020.

- 22 It has been observed by us that, City Mamlatdar, Ghatlodiya passed order bearing No. City / Ghatlodiya / E-dhara / Sudhara Hukam / S. R. 85 / 2019 dated 06-06-2020 and directed to delete the name of Western Railway for the purpose the land admeasuring 809 sq. mts., as is expressly corroborated and evidenced by rejected mutation entry No. 2397 dated 06-06-2020.
- 23 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.



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24. Ahmedabad Municipal Corporation has sanctioned plans for construction under following Rajachittis.

Block No. Case No.

A + B	BLNTS / WZ / 060820 / CGDCRV / A3736 / R0 / M1 (Rajachitthi No. 04431 / 060820 / A3736 / R0 M1)
C + D + E	BLNTS / WZ / 060820 / CGDCRV / A3737 / R0 / M1 (Rajachitthi No. 04432 / 060820 / A3737 / R0 M1)
F + G + CLUB HOUSE	BLNTS / WZ / 060820 / CGDCRV / A3738 / R0 / M1 (Rajachitthi No. 04433 / 060820 / A3738 / R0 M1)

25. 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.
26. This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
27. 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.



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28. 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 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 Final Plot No. 211 admeasuring 4100 sq.mts., of T. P. Scheme No. 66 (Ranip – Chenpur – Chandlodia) comprised of Survey No. 12 paikie admeasuring 5767 sq. mts., of situate, lying and being at Mouje – Chenpur Taluka – Ghatlodiya in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) in the State of Gujarat is belonging to **I. D. CORPORATION, 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 : July 06, 2021.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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