

ਹਾਥਿਲਮਾਂ ਥਾਡਝਨੀ ਖਰ੍ਧੇ ਕੇ ਨਾਮੀਯਨੀ
ਘਾਪੀ ਨੇ ਨਾਮੀਯਨੀ ਸਿਕਤਾ ਖਾਪੀ ਦਿਖਾ।



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

ARPAN LIFE SPACE LLP, A Limited Liability partnership firm,
FF-18, Newyork Darshan Complex, Bopal, Ahmedabad.

Ref : In the matter of investigation to the title of non-agriculture land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad - Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. situate, lying and being at Mouje - Bhadaj, Taluka - Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) belonging to **ARPAN LIFE SPACE LLP, A Limited Liability 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.

HISTORY OF BLOCK NO. 449

- 1 It has been observed by us that, the consolidation scheme of mouje - Bhadaj was sanctioned by the Settlement Commissioner and Director of Land Record, Gujarat State, Ahmedabad and



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consolidation statement was prepared by the Assistant Consolidation Officer – 2, Ahmedabad and consolidation statement was prepared and according to the said consolidation statement, the land bearing Survey No. 441/1, 441/2, 443/3, 443/4 and 443/5 was given Block No. 449 and its area was fixed to the extent of 27721 sq. mts., and allotted to Matambhai Shamantbhai (Matra Samant) as is corroborated and evidenced by certified mutation entry No. 1819 dated 01-06-1969.

- 2 Mutation entry No. 1845 is not pertaining to the land under investigation and hence, it is not being dealt with.
- 3 It has been observed by us that, the charge was released by the Bhadaj Vividh Karyakari Seva Sahakari Mandali Ltd., vide its No Due Certificate whereby the charge was released as is expressly corroborated and evidenced by certified mutation entry No. 1895 dated 13-10-1975.
- 4 It has been observed by us that, the holder of said land namely Matambhai Samantbhai had died intestate on 05-02-1974 leaving behind him his lineal descendants as (1) Viraben Matambhai, (2) Jiviben Matambhai, (3) Sodhiben Matambhai and (4) Bharabhai Matambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1896 dated 13-10-1975.





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- 5 It has been observed by us that, the joint holder of said land namely Bharabhai Matambhai had died intestate on 17-02-1981 leaving behind him his lineal descendants as (1) Maniben Wd/o. Bharabhai, (2) Rajubhai Bharabhai, (3) Bhemabhai Bharabhai, (4) Bodhabhai Bharabhai, (5) Govindbhai Bharabhai, (6) Chanchalben D/o. Bharabhai Matambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 2300 dated 20-09-1986.
- 6 It has been observed by us that, a charge of the Indian Overseas Bank was created over the land bearing Block No. 449 by holder of the said land by availing loan of Rs. 1,84,000-00 in favour of the Indian Overseas Bank as is expressly corroborated and evidenced by certified mutation entry 2653 dated 27-01-1994.
- 7 It has been observed by us that, the charge was released by the Indian Overseas Bank vide its No Due Certificate 21-07-1999 whereby the charge created vide mutation entry No. 2653 was released as is expressly corroborated and evidenced by certified mutation entry No. 3109 dated 24-07-1999.
- 8 It has been observed by us that, the joint holders of the said land namely (1) Viraben D/o. Matambhai Samabhai, (2) Jiviben D/o. Matambhai Samabhai, (3) Sodhiben D/o. Matambhai Samabhai and (4) Chanchalben D/o. Bharabhai Matambhai had voluntarily waived and relinquished their right, title, claim and



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share persisting in the land bearing Block No. 449 in favour of (1) Rajubhai Bharabhai, (2) Bhemabhai Bharabhai, (3) Bodhabhai Bharabhai and (4) Govindbhai Bharabhai and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by cancelled mutation entry No. 4114 dated 24-12-2007.

9 It has been observed by us that, the joint holder of the said land namely Sodhiben D/o. Matambhai Samabhai had voluntarily waived and relinquished her right, title, claim and share persisting in the land bearing Block No. 449 in favour of (1) Maniben Bharabhai, (2) Rajubhai Bharabhai, (3) Bhemabhai Bharabhai, (4) Bodhabhai Bharabhai, (5) Govindbhai Bharabhai and (6) Chanchalben Bharabhai and hence, her name was deleted from the revenue record as is expressly corroborated and evidenced by cancelled mutation entry No. 4228 dated 24-06-2008.

10 It has been observed by us that, the joint holder of said land namely Jiviben Matambhai had died intestate prior to about nine years leaving behind her her lineal descendants as (1) Kukabhai Matambhai, (2) Somiben Matambhai, (3) Bababhai Matambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4229 dated 24-06-2008.

11 It has been observed by us that, the joint holder of said land namely Viraben Matambhai had died intestate on 10-11-1982 leaving behind her her lineal descendants as (1) Jaguben





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Matambhai, (2) Rajiben Matambhai, (3) Navghanbhai Matambhai and (4) Naranbhai Matambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4230 dated 24-06-2008.

- 12 It has been observed by us that, the joint holders of the said land namely (1) Somiben Haribhai, (2) Kukabhai Haribhai, (3) Bababhai Haribhai had voluntarily waived and relinquished their right, title, claim and share persisting in the land bearing Block No. 449 in favour of (1) Maniben Bharabhai, (2) Rajubhai Bharabhai, (3) Bhemabhai Bharabhai, (4) Bodhabhai Bharabhai, (5) Govindbhai Bharabhai and (6) Chanchalben Bharabhai and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4242 dated 16-07-2008.

- 13 It has been observed by us that, the joint holders of the said land namely (1) Navghanbhai Bharabhai, (2) Jaguben Bharabhai, (3) Rajiben Bharabhai and (4) Naranbhai Bharabhai had voluntarily waived and relinquished their right, title, claim and share persisting in the land bearing Block No. 449 in favour of (1) Maniben Bharabhai, (2) Rajubhai Bharabhai, (3) Bhemabhai Bharabhai, (4) Bodhabhai Bharabhai, (5) Govindbhai Bharabhai and (6) Chanchalben Bharabhai and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4243 dated 16-07-2008.



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- 14 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 Dascroi passed order bearing No. RTS / Record Promulgation / 45 / 08 dated 22-09-2008 for rectification the errors and directed to mentioned three mangoes trees and well in column of endorsement of 7/12 abstract of Block No. 449 as is expressly corroborated and evidenced by certified mutation entry No. 4295 dated 06-10-2008.
- 15 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, Bhadaj Village was covered within the Taluka boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 5191 dated 03-05-2012.
- 16 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-Bhadaj is now made part of Taluka Ghatlodiya.





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- 17 It has been observed by us that, the joint holder of the said land namely Maniben Bharabhai had died intestate on 01-03-2013 and hence, her name was removed from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 5306 dated 11-03-2013.
- 18 It has been observed by us that, the joint holder of the said land namely Bharvad Chanchalben Bharabhai had voluntarily waived and relinquished her right, title, claim and share persisting in the land bearing Block No. 449 in favour of (1) Bharvad Rajubhai Bharabhai, (2) Bharvad Bhemabhai Bharabhai, (3) Bharvad Bodhabhai Bharabhai, (4) Bharvad Govindbhai Bharabhai (All are karta and manager of their respectively HUF) by executing Deed of Release registered in the Office of the Sub Registrar of Assurances at Ahmedabad-13 (City) under Sr. No. 652 dated 30-03-2015 as is expressly corroborated and evidenced by certified mutation entry No. 5618 dated 01-04-2015.
- 19 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. 99 vide their order bearing No. DSO / DRK / KJP / S.R. No. 63 / 14-15 dated 13-09-2015 and land bearing Block No. 449 admeasuring 27721 sq. mts., was divided into five sub divisions in accordance with the Provision of Section 117 (A) of Land Revenue Code and accordingly land admeasuring 6930 sq.mts., was given Block No. 449/A, land admeasuring 6930 sq.mts, was given Block No. 449/B, land admeasuring 6930 sq.mts, was given Block No. 449/





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C land admeasuring 3465 sq.mts, was given Block No. 449/D which is standing in the names of (1) Bodhabhai Bharabhai and (2) Govindbhai Bharabhai and land admeasuring 3466 sq. mts., was given Block No. 449/E as is expressly corroborated and evidenced by certified mutation entry No. 5698 dated 03-09-2015.

20 It has been observed by us that, the effect of mutation entry No. 2300 was given in 7/12 abstract and hence, the City Mamlatdar, Ghatlodia passed order bearing No. CT / Ghatlodia E-dhara / Sudhara Hukam / S. R. 73 / 2016 dated 13-05-2016 for giving effect to mutation entry No. 2300 as is expressly corroborated and evidenced by certified mutation entry No. 5782 dated 13-05-2016.

21 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 Block No. 449 admeasuring 27721sq.mts., by merging into Draft Town Planning Scheme No. 301 (Bhadaj – Hebatpur - Shilaj) (Science Park) and land bearing Block No. 449 is given Final Plot No. 84 and its area is fixed to the extent of 13861 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

22 Thereafter The Owner of said land namely Bodhabhai Bharabhai and others had submitted an online application dated 20-03-2021 to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District





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Collector, Ahmedabad passed order bearing No. KRAMANK. 1369 / 07 / 17 / 059 / 2021 dated : 08-06-2021 and granted non-agricultural use permission to the said land 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. 7050 dated 08-06-2021 which was certified by competent authority on 22-07-2021.

- 23 Thereafter, the owners of the said land namely 1) Boghabhai Bharabhai & 2) Govindbhai Bharabhai had sold and conveyed the Non - agricultural land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad - Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. of Mouje - Bhadaaj to **ARPAN LIFE SPACE LLP, A Limited Liability partnership firm** by sale deed registered in the office of Sub-Registrar of Assurances, At. Ahmedabad - 8 (Sola) under serial No. 18073, dated : 16-09-2021 and PENCIL entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 7127 dated 20-09-2021, which is yet to be certified by the competent authority.
24. 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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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.
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 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-agriculture land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad -



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Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. situate, lying and being at Mouje - Bhadaaj, Taluka - Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) belonging to **ARPAN LIFE SPACE LLP, A Limited Liability partnership firm** and the title is clear and marketable and free from all encumbrances and attachements 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 : 27-10-2021

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-agriculture land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad - Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. situate, lying and being at Mouje - Bhadaj, Taluka - Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) belonging to **ARPAN LIFE SPACE LLP, A Limited Liability 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-agriculture land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad - Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. situate, lying and being at Mouje - Bhadaj, Taluka - Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) and belonging to **ARPAN LIFE SPACE LLP, A Limited Liability 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 & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : 27-10-2021



Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.

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NON - ENCUMBRANCE CERTIFICATE

ARPAN LIFE SPACE LLP, A Limited Liability partnership firm,
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This is to certify that the scheme of Residencial units known as " **STATUS 55** " situated non-agriculture land bearing Block No. 449 / D admeasuring 3465 sq.mtrs. merged into Town Planning Scheme No. 301 (Bhadad - Hebatpur - Shilaj)(Science Park) and allotted Final Plot No. 84 / 4 Paiki admeasuring 1733 sq.mtrs. situate, lying and being at Mouje - Bhadaj, Taluka - Ghatlodiya in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) in the State of Gujarat and further it is developed by **ARPAN LIFE SPACE LLP, A Limited Liability partnership firm.**

Pursuant of scrutiny of records of said land we have not found of any charge created on said land by **ARPAN LIFE SPACE LLP, A Limited Liability 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 : 27-10-2021

Bharatbhai K. Suthar, Advocate

Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report obtained from Sub - Registrar Office and This Certificate does not contains units sold or agreed to sell by above said firm and bankers of the such allottee members.

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