



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

C. N. Buildcon LLP, A Limited Liability partnership firm

601, Sindur Space, B/h. Arjun Greens,
Naranpura, Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Final Plot No. 420/1 admeasuring 729 sq. mtrs. of Town Planning Scheme No. 29 (Naranpura) compromised of (a) Revenue Survey No. 257/2/1/ Paiki 2 admeasuring 729 sq.mtrs. & (b) Revenue Survey No. 257/2/1/ Paiki 1 admeasuring 486 sq.mtrs. totally admeasuring 1215 sq. mtrs. situate, lying and being at Mouje - VADAJ Village, Taluka - Sabarmati, Sub District Ahmedabad - 2 (Vadaj) in the registration District of Ahmedabad belonging to **C. N. Buildcon LLP, A Limited Liability partnership firm** having its Registered Office at : 601, Sindur Space, B/h. Arjun Greens, Naranpura, Ahmedabad.

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) Originally above said other title documents referred. it is observed that prior to 1936-37, Chimanlal Bechardas Patel was the owner



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of Survey No. 257/2 of Mouje - Vadaj, Taluka – Sabarmati, District-
Ahmedabad.

- 2) Thereafter, the owner of the said land namely Chimanlal Bechardas Patel had sold and conveyed the agriculture land bearing Survey No. 257/2 of mouje - Vadaj to Ragnathbhai Chhaganlal Patel dated 22-11-1937 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1245 dated 10-02-1938, which was certified by the competent authority.
- 3) Thereafter, the owner of the said land namely Ragnathbhai Chhaganlal Patel had sold and conveyed the agriculture land bearing Survey No. 257/2 of mouje - Vadaj to Becharbhai Rayjibhai Patel by sale deed registered in the office of the Sub-Registrar of Assurances dated 04-06-1938 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1285 dated 23-07-1938, which was certified by the competent authority.
- 4) Thereafter, the owner of the said land namely Becharbhai Rayjibhai Patel had sold & conveyed the agriculture land bearing Survey No. 257/2 of mouje - Vadaj to Khubchand Bhogilal Shah by virtue of mortgage with possession dated 30-04-1940 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1439 dated 07-09-1940, which was certified by the competent authority.
- 5) Thereafter, owner of said land namely Khubchand Bhogilal Shah had died intestate in the year of 1946 leaving behind him her





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lineal descendants as Shantilal Khubchand Shah, Sumatilal Khubchand Shah, Ajitbhai Khubchand Shah & Arvindbhai Khubchand Shah 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. 2764 dated 20-02-1948 which was certified by competent authority.

- 6) Thereafter name of Chimanlal Bechardas Patel was entered as protected tenant of the land and order for the same was passed by Hon. Mamlatdar on 14th May, 1948 under his order No. LND / 1760 and entry to that effect was entered in the revenue record vide mutation entry No. 2940 dated 25-11-1948 which was certified by competent authority.
- 7) That, Taluka authority passed an order bearing No. RTS / SRI - 183, dated : 23-01-1953 and removed names of Shantilal Khubchand shah & others as an occupire and entered name of Chimanlal Bechardas Patel as an occupire in the revenue record of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 3275 dated 31-01-1953 which was certified by competent authority.
- 8) It transpires from the record that the land in question was declared as "FRAGMENT LAND" in accordance with the Provision of Sections- 5 & 6 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947. and entry to that effect was mutated in the revenue record of the said land vide mutation





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entry No. 3297 dated: 12.04.1953. which was certified by the competent authority.

- 9) That, the land in question was declared as "FRAGMENT LAND" vide mutation entry No. 3297 but said land is situated within the distance of two miles from the limit of Ahmedabad Municipal Corporation and hence in accordance with the provision of section-3 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act-1947, the land in question was released from the restriction of said Act vide resolution of Bombay Government bearing No. EN/ 1054-A, dated: 29.12.1956. and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 4635 dated : 25-10-1958. which was certified by the competent authority on 19-11-1958.
- 10) Thereafter Revenue Record of Village - Vadaj was destroyed due to Movement of Nav Nirman and Hon. Collector passed order dated : 08-08-1974 under his order No. C.B. / ADM Number 2987 to prepared a fresh revenue record and at that time Chimanlal Bechardas Patel is owner of the said land and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 10001. which was certified by the competent authority.
- 11) Thereafter, owner of said land namely Chimanlal Bechardas Patel had died intestate on 01-01-1968 leaving behind him her lineal descendants as Dhanlaxmiben D/o. Chimanlal Bechardas Patel & Late Ishwarbhai Chimanlal patel through his natural heirs -





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Sitaben Wd/o. Ishwarbhai Chimanlal Patel, Indiraben D/o. Ishwarbhai Chimanlal Patel, Ajitbhai Ishwarbhai Patel, Harishbhai Ishwarbhai Patel & Chandrikaben D/o. Ishwarlal Chimanlal Patel 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. 10457 dated 24-1-1974 which was certified by competent authority.

- 12) Thereafter, the co-owner of the said land namely Dhanlaxmiben D/o. Chimanlal Bechardas Patel had voluntarily waived and relinquished her share persisting in the said land in favour of Sitaben Wd/o. Ishwarbhai Chimanlal Patel, Indiraben D/o. Ishwarbhai Chimanlal Patel, Ajitbhai Ishwarbhai Patel, Harishbhai Ishwarbhai Patel & Chandrikaben D/o. Ishwarlal Chimanlal Patel 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. 10967 dated 24-12-1975, which was certified by the competent authority on 27-07-1976.
- 13) Thereafter, owners of the said land entered into the family partition of the land in question by executing Deed of Partition registered in the office of Sub-Registrar of Assurances at Ahmedabad under Serial No. 1054 dated 19-01-1976 and by virtue of the said family partition, the land bearing a) Survey No. 257/2 Paiki admeasuring 872 sq.mtrs. came to the share of Harishbhai Ishwarbhai, b) Survey No. 257/2 Paiki admeasuring 872 sq.mtrs. came to the share of Indiraben D/o. Ishwarbhai Chimanlal Patel, c) Survey





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No. 257/2 Paiki admeasuring 872 sq.mtrs. came to the share of Ajitbhai Ishwarbhai Patel, d) Survey No. 257/2 Paiki admeasuring 872 sq.mtrs. came to the share of Chandrikaben D/o. Ishwarlal Patel & e) Survey No. 257/2 Paiki admeasuring 872 sq.mtrs. came to the share of Sitaben Wd/o. Ishwarbhai Chimanlal Patel and entry to that effect was entered in the revenue record of the said land vide Mutation entry No. 11057, dated : 21-01-1976. Which was certified by the competent authority on 27-07-1976.

- 14) That, the land bearing Survey No. 257/2 paiki admeasuring 1513 sq. Mtrs. together with land of other survey numbers was acquired for the purpose of The Gujarat Housing Board and hence the Special Land Acquisition Officer passed order bearing No. L.A.Q.1940 C.D.E.F. Statement No. 913, dated : 23-04-1973 and issued direction to hand over the possession of the said acquired land dated : 07-02-1972 and entry to that effect was mutated in the revenue record by mutation entry No. 12030 dated : 21-06-1977. which was certified by the competent authority on 26-08-1977.
- 15) Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 29 & Hon. District Inspector of land record, Ahmedabad passed an order bearing No. K.J.P.S.R. 57 / 78 - 79, dated : 03-11-1978 and allotted final land after the deduction of Town Planning Scheme and entry to that effect was mutated in



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the revenue record by mutation entry No. 13204 dated :
12-02-1980. which was certified by the competent authority on
23-02-1980.

- 16) Thereafter co-owner of said land namely Chandrikaben D/o. Ishwarlal Chimanlal Patel had died intestate on 19-04-1980 unmarried leaving behind him her nearest lineal descendants as a) Ajitbhai Ishwarbhai Patel, b) Harishbhai Ishwarbhai Patel & Indiraben D/o. Ishwarbhai Chimanlal Patel 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. 13336 dated 25-05-1980 which was certified by competent authority dated 01-07-1980.
- 17) Thereafter co-owner of said land namely Sitaben Wd/o. Ishwarlal Chimanlal Patel had died intestate on 22-06-1993 leaving behind him her lineal descendants as Ajitbhai Ishwarbhai Patel, Harishbhai Ishwarbhai Patel & Indiraben D/o. Ishwarbhai Chimanlal Patel 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. 17842 dated 10-01-1997 which was certified by competent authority dated 19-02-1997.
- 18) As, there were mistakes in computerized 7/12 abstract of the land in question, The City Mamlatdar, Ahmedabad passed order bearing No. RTS / SUDHARO / KSHTIYADI / SR No. 1648 / 08,



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dated: 19-09-2008 and directed to make rectification in that regard and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 20852 dated: 30-09-2008. which was certified by the competent authority on 12-11-2008.

- 19) Mutation entry No. 22056, 22415 & 22828 are not pertaining to the land under investigation and hence they were being dealt with.
- 20) That, the process of KJP Durasti was conducted by the District Inspector Land Record, Ahmedabad passed order bearing No. DSO / DRK / PU.Pa.64 / 13-14 dated 13-09-2013 and land bearing Survey No. 257/2 admeasuring 3646 sq. mtrs. was divided into three sub divisions in accordance with the Provision of Section 117 of Land Revenue Code and accordingly (A) land admeasuring 1215 sq.mts., was given Survey No. 257/2/1 which is standing in the names of Indiraben D/o. Ishwarlal Chimanlal, (b) land admeasuring 1215 sq.mts., was given Survey No. 257/2/2 which is standing in the names of Shailaben Wd/o. Ajitbhai Ishwarbhai, Bhargav Ajitbhai, Hiren Ajitbhai, Shreya Ajitbhai & (c) land admeasuring 1216 sq.mts., was given Survey No. 257/2/3 which is standing in the names of Gordhanbhai Shambhubhai, Rajendrakumar Gordhanbhai, Kanubhai Girdharbhai, Ketul Bharatbhai & Yoginaben D/o. Kanubhai Patel W/o. Dipakkumar Kirtikumar and entry to that effect was entered in the revenue record vide mutation entry No. 23324 dated 24-09-2013 which was certified by competent authority dated 27-12-2013.





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- 21) Thereafter The Owner of said land namely Indiraben Amrutlal Patel had submitted an online application dated 29-03-2022 to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector, Ahmedabad passed order bearing No. 2747 / 07 / 18 / 021 / 2022 dated : 17-05-2022 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. 26503 dated 17-05-2022 which was certified by competent authority on 27-06-2022. Thereafter said Survey No. 257/2/1 divided into two number i.e. (a) Revenue Survey No. 257/2/1/ Paiki 2 admeasuring 729 sq.mtrs. & (b) Revenue Survey No. 257/2/1/ Paiki 1 admeasuring 486 sq.mtrs. totally admeasuring 1215 sq. mtrs.
- 22) Thereafter the owner of the said land namely Indiraben D/o. Ishwarlal Chimanlal W/o. Amrutlal had sold and conveyed non agricultural land bearing Survey No. 257/2/1 admeasuring 1215 sq.mtrs. now given Final Plot No. 420/1 admeasuring 729 sq.mtrs. in Town Planing Scheme No. 29 (Naranpura) to C. N. Buildcon LLP, A Limited Liability partnership firm by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under Serial No. 3989 dated 22-02-2023 and PENCIL entry to that effect was mutated in the revenue record of the



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said land vide Mutation Entry No. 26773 dated 03-03-2023, which is yet to be certified by the competent authority.

- 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.
- 24) 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.
- 25) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 26) 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.
- 27) 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



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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- agricultural land bearing Final Plot No. 420/1 admeasuring 729 sq. mtrs. of Town Planning Scheme No. 29 (Naranpura) compromised of (a) Revenue Survey No. 257/2/1/ Paiki 2 admeasuring 729 sq.mtrs. & (b) Revenue Survey No. 257/2/1/ Paiki 1 admeasuring 486 sq.mtrs. totally admeasuring 1215 sq. mtrs. situate, lying and being at Mouje - VADAJ Village, Taluka - Sabarmati, Sub District Ahmedabad - 2 (Vadaj) is belonging to **C. N. Buildcon 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 : March 21, 2023.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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B. Cert. 14/3/1994
F/101, Shrinath Avenue,
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Nr. Vishwas Chh. Chow S.G. P.
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