



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

Shayona Land Corporation, A partnership firm,
1, Abhishek Society, Meghaninagar, Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Final Plot No. 18 Paiki 6625 sq.mtrs. of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-Sola) compromised of Survey No. 127 / 1 ad-measuring 13658 sq. mtrs. Paiki 9124 sq.mtrs. situate, lying and being at Mouje CHANDLODIYA Village, Taluka - Sabarmati, Sub District Ahmedabad - 8 (sola) in the registration District of Ahmedabad belonging to **Shayona Land 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) Originally, the land of Survey No. 127 / 1 admeasuring Acer 3-15 Guntha of Mouje - Chandlodiya was owned, occupied and possessed by Bai Rukhi Wd/o. Nagabhai Manorbhai, prior to the year 1950.



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- 2) Thereafter, the owner of the said land namely Bai Rukhi Wd/o. Nagarbhai Manorbhai died intestate on dated 10-12-1957 by executing a Will i.e. Testament on dated 28-04-1944 and declared Kankuben D/o. Nagardas Manordas & Vinubhai Atmarambhai Patel as owners of the said land by virtue of said Will and hence their names were brought on the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 653, dated 21-10-1958, which was CERTIFIED by the competent authority.
- 3) That the above said was new tenure land in revenue record and owners of the said land had paid the amount of 60 pats i.e. Rs.498.60 Paisa of assessment and hence, the concern authority passed order on 30-10-1980 and released the said land from restriction laid down by converting into old tenure land for agricultural purpose with a condition liable for premium for non-agricultural purpose subject to other conditions stipulated therein and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1502, dated 01-11-1980, which was CERTIFIED by the competent authority.
- 4) That The co-owner of said land namely Kankuben D/o. Nagarbhai Manordas W/o. Atmarambhai had died intestate on 17-10-1982 and his son namely Punjabhai Atmarambhai had died intestate on 25-04-1979 leaving behind them their lineal descendants as Ranchhoddbhai Atmarambhai, Amrutbhai Atmarambhai, Shakariben Atmarambhai, Shantaben Atmarambhai, Kamuben



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Atmarambhai, Manchhaben Wd/o. Punjabhai Atmarambhai, Chandubhai Punjabhai & Hasmukhbhai Punjabhai 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. 2149 dated 02-12-1996 which was CERTIFIED by competent authority.

5) That The co-owner of said land namely Vinubhai Atmarambhai had died intestate on 12-06-2003 leaving behind him his lineal descendants as Hansaben Vinubhai Patel, Lattaben Arvindkumar Patel & Sharmisthaben Rajeshkumar Patel, 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. 2980 dated 19-11-2007 which was CANCELLED by competent authority dated 21-01-2008 and again same entry to that effect was entered in the revenue record vide mutation entry No. 4432 dated 11-01-2013 which was CANCELLED by competent authority dated 28-03-2013 & and again more same entry to that effect was entered in the revenue record vide mutation entry No. 4566 dated 28-06-2013 which was CERTIFIED by competent authority dated 12-09-2013.

6) Thereafter, the City Mamlatdar, Ahmedabad has passed an Order No. RTS/SUDHARA HUKAM / KSHATIYADI / SR No.1879 / 08 dated 25-09-2008 to rectify the erroneous computerised record as per the manual record of the agriculture land of village Chandlodiya and entry to that effect was mutated in the revenue



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record vide Mutation Entry No. 3168 dated 01-10-2008, which was CERTIFIED by the competent authority on 12-11-2008.

- 7) That The co-owner of said land namely Dahyabhai Punjabhai Patel had died intestate on 22-01-1990 & Shakariben Dahyabhai Patel had died intestate on 10-11-2003 leaving behind them their lineal descendants as Rajnikantbhai Dahyabhai Patel, Laxmanbhai Dahyabhai Patel, Madhuben Dahyabhai Patel, Savitaben Dahyabhai Patel & Manjuben Dahyabhai Patel 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. 3638 dated 24-06-2010 which was CANCELLED by competent authority dated 09-09-2010.
- 8) Thereafter, the co-owners of the said land namely Madhuben Dahyabhai Patel & Savitaben Dahyabhai Patel & Manjuben Dahyabhai Patel have voluntarily waived and relinquished their share persisting in the said land in favour of co-owners of the said land 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. 3639 dated 24-06-2010, which was CANCELLED by competent authority dated 09-09-2010.
- 9) Thereafter the owner of said land namely Ranchhodbhai Atmaram Patel, Amrutbhai Atmaram Patel, Late Shakariben D/o.



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Atmarambhai Patel W/o. Dahyabhai Punjabhai Patel through her legal heirs - Rajnikant Dahyabhai Patel, Laxmanbhai Dahyabhai Patel & Shantaben Atmarambhai Patel, Kamuben Atmarambhai Patel, Chandubhai Punjabhai Patel & Hasmukhbhai Punjabhai Patel sold and conveyed agricultural land bearing Survey No. 127 / 1 admeasuring 13658 Sq.mtrs Paiki Eastern side portion admeasuring 6829 sq.mtrs. merged into Town Planning Scheme No. 18 and allotted Final Plot No. 17 admeasuring 3305 sq.mtrs. & Final Plot No. 18 admeasuring 6651 sq.mtrs. totally 9956 sq.mtrs. Paiki Eastern side portion admeasuring 4978 sq.mtrs. of Village - Chandlodiya to Sureshbhai Ranchhodbhai Patel, Kanubhai Babaldas Patel, Piyushbhai Bharatbhai Patel, Ghanshyambhai Babaldas Patel, Vipulbhai Ranchhodbhai Patel, Jagdishbhai Punjabhai Patel, Sanjaybhai Ranchhodbhai Patel & Vishnubhai Punjabhai Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad under serial No. 12403 dated 13-07-2010 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3682 dated 02-08-2010, which was CANCELLED by competent authority dated 27-10-2010 and again entry to that effect was mutated in the revenue record vide Mutation Entry No. 3836 dated 03-02-2011, which was CANCELLED by competent authority dated 09-05-2011 and again more entry to that effect was mutated in the revenue record vide Mutation Entry No. 4000 dated 10-08-2011, which was CANCELLED by competent authority dated 12-11-2011 and again more entry to that effect was mutated in the revenue record vide Mutation Entry No. 4430 dated



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09-01-2013, which was CERTIFIED by competent authority dated 08-03-2013.

- 10) That The co-owner of said land namely Shakariben Dahyabhai Patel had died intestate on 10-11-2003 leaving behind him her lineal descendants as Rajnikantbhai Dahyabhai Patel, Laxmanbhai Dahyabhai Patel, Madhuben Dahyabhai Patel, Savitaben Dahyabhai Patel & Manjuben Dahyabhai Patel 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. 3751 dated 19-10-2010 which was CERTIFIED by the competent authority on 30-12-2010.
- 11) Thereafter, the co-owners of the said land namely Madhuben D/o. Dahyabhai Punjabhai Patel W/o. Gandalai Patel & Savitaben D/o. Dahyabhai Punjabhai Patel W/o. Ishwarbhai Patel & Manjuben D/o. Dahyabhai Punjabhai Patel W/o. Baldevbhai Patel have voluntarily waived and relinquished their share persisting in the said land in favour of co-owners of the said land 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. 3798 dated 01-01-2011, which was DENIED by competent authority dated 09-05-2011 and again entry to that effect was mutated in the revenue record vide Mutation Entry No. 3999 dated 10-08-2011, which was CANCELLED by competent authority dated 12-11-2011.



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- 12) That The co-owner of said land namely Manchhaben (Manchhiben) Punjabhai Atmarambhai Patel had died intestate on 05-02-2000 leaving behind him her lineal descendants as Chandubhai Punjabhai Patel & Hasmukhbhai Punjabhai Patel 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. 3835 dated 03-02-2011 which was CANCELLED by competent authority dated : 09-05-2011.
- 13) Thereafter, the co-owner of the said land namely Manchhiben Punjabhai Atmarambhai Patel died intestate on 05-02-2000 and hence her name was deleted from the revenue record of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 3998 dated 10-08-2011 which was CANCELLED by competent authority dated : 12-11-2011 and again entry to that effect was mutated in the revenue record vide Mutation Entry No. 4429 dated 09-01-2013, which was CERTIFIED by competent authority dated 04-03-2013.
- 14) That the, Lataben Arvindbhai Patel filled Dispute application before Hon. City Deputy Collector (Paschim Prant), Ahmedabad regarding mutation entry No. 2980 and Hon. City Deputy Collector (Paschim Prant), Ahmedabad passed order on 10-05-2012 under case No. RTS / APPEAL / CASE NO. 404 / 11 (Old Case No. 155 / 09 & 40/11) to dispute application is partially granted and entry to that effect was mutated in the revenue record vide Mutation



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Entry No. 4239 dated 06-06-2012, which was certified by the competent authority on 07-08-2012.

- 15) That the, Ranchhodbhai Atmarambhai Patel, Amrutbhai Atmarambhai Patel, Late Shakariben Atmaram Patel W/o. Dahyabhai Patel through her legal heirs - Rajnikant Dahyabhai Patel, Laxmanbhai Dahyabhai, Shantaben Dahyabhai, Kamuben Dahyabhai, Manchhaben Punjabhai Atmaram Patel, Chandubhai Punjabhai Patel & Hasmukhbhai Punjabhai Patel all their power of attorney holder Vishnubhai Punjabhai Patel filled Dispute application before Hon. City Deputy Collector (Paschim Prant), Ahmedabad regarding mutation entry No. 3798 and Hon. City Deputy Collector (Paschim Prant), Ahmedabad passed order on 13-07-2012 under case No. RTS / APPEAL / CASE NO. 627 / 11 (Old Case No. 463/11) to dispute application is granted and entry No. 3798 was certified and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4265 dated 18-07-2012, which was CERTIFIED by the competent authority on 15-10-2012.
- 16) Thereafter the owners of the said land namely Hansaben Wd/o. Vinubhai Atmarambhai Patel had sold and conveyed agricultural land bearing Survey No. 127 / 1 admeasuring 13658 sq.mtrs. Paiki 6829 sq.mtrs. Eastern side allotted land of Final Plot No. 17 admeasuring 3305 sq.mtrs. & Final Plot No. 18 admeasuring 6651 sq.mtrs. totally 9956 sq.mtrs. Paiki 4978 sq.mtrs. of Western side of Twon Planning Scheme No. 18 of Mouje - Chandlodiya to



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Sureshbhai Ranchhodbhai Patel, Kanubhai Babaldas Patel, Piyushbhai Bharatbhai Patel, Ghanshyambhai Babaldas Patel, Vipulbhai Ranchhodbhai Patel, Jagdishbhai Punjabhai Patel, Sanjaybhai Ranchhodbhai Patel & Vishnubhai Punjabhai Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad under serial No. 12401 dated 13-07-2010 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4433 dated 11-01-2013, which was CANCELLED by competent authority dated 28-03-2013 and again same entry to that effect was entered in the revenue record vide mutation entry No. 4572 dated 02-07-2013 which was CERTIFIED by competent authority on 30-11-2013.

- 17) Thereafter, the co-owner of the said land namely Sharmisthaben D/o. Vinubhai Atmaram Patel W/o. Pradipbhai has filed an application to enter the names of her family members Khushbu Pradipbhai Patel, Roshan Pradipbhai Patel & Laukin Pradipbhai Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4622 dated 27-09-2013, which was CANCELLED by the competent authority on 04-12-2013.
- 18) Thereafter, Above said land bearing Survey No. 127 / 1 admeasuring 13658 sq.mts., by merging into Draft Town Planning Scheme No. 18 and land bearing Survey No. 127 / 1 is given Final Plot No. 17 admeasuring 3305 sq.mtrs. & Final Plot No. 18



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admeasuring 6651 sq.mtrs. totally 9956 sq.mtrs. and therefore standard deduction of the land admeasuring 3702 sq.mtrs. and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4692, dated : 09-01-2014, which was certified by the competent authority on 11-03-2014.

- 19) That the, Sharmisthaben D/o. Vinubhai Atmaram Patel filled Dispute application before Hon. City Deputy Collector, Ahmedabad regarding mutation entry No. 430 and Hon. City Deputy Collector (West Prant) Ahmedabad passed order on 17-10-2014 under case No. RTS / APPEAL / CASE NO. 266 / 13 to application for dispute has been denied and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4851 dated 01-11-2014, which was certified by the competent authority on 19-12-2014.
- 20) That the, Sharmisthaben D/o. Vinubhai Atmaram Patel filled Revision application before Hon. District Collector, Ahmedabad regarding mutation entry and Hon. District Collector, Ahmedabad passed order on 16-03-2016 under case No. L.B. / RI. A. NO. 110 / 2015 to application for dispute has been denied & continue order of Hon. City Deputy Collector, Ahmedabad passed on 17-10-2014 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5125 dated 28-04-2016, which was certified by the competent authority on 19-07-2016.



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- 21) That The land in question was restricted tenure land under "THE PROVISION OF SECTION-43 OF TENANCY ACT - 1948" and hence the owner of said land had submitted an application to the District Collector, Ahmedabad for converting the said land into old tenure land for non-agricultural purpose and on consideration of said application the District Collector, Ahmedabad passed order bearing No. CB / NA.SHA. / PREMIUM / CHANDLODIYA / S.No. / Block - 127/1 / S.R. No.-908-909 / 2016 dated 16-07-2018 and converted said land in to old tenure land for non agricultural purpose subject to obtained N.A use permission under Section - 65 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 5614 dated 31-07-2018 which was certified by competent authority on 11-10-2018.
- 22) Thereafter The owner of said land namely Sureshbhai Ranchhodbhai Patel and others had submitted an application to District Collector Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector Ahmedabad passed order bearing No. CB / NA.SHA. / TATKAL / N.A. / SR - 1360 / 2018 dated : 27-11-2018 and granted non-agricultural use permission to the said land bearing Final Plot No. 18 admeasuring 6651 sq.mtrs. of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-Sola) of Mouje - Chandlodiya for 3000 sq.mtrs. commercial purpose & 3651 sq.mtrs. residential purpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE-1879 AND THE



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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. 5713 dated 23-01-2019 which was certified by competent authority on 25-03-2019.

- 23) Thereafter The owner of said land namely Sureshbhai Ranchhodbhai Patel and others had submitted an application to District Collector Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector Ahmedabad passed order bearing No. CB / NA.SHA. / TATKAL / N.A. / SR - 1361 / 2018 dated : 27-11-2018 and granted non-agricultural use permission to the said land bearing Final Plot No. 17 admeasuring 3035 sq.mtrs. of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-Sola) of Mouje - Chandlodiya for commercial & educational 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 entry to that effect was entered in the revenue record vide mutation entry No. 5714 dated 24-01-2019 which was certified by competent authority on 25-03-2019.
- 24) The the said land bearing Final Plot No. 17 ad-measuring 3305 sq. mtrs. & Final Plot No. 18 ad-measuring 6651 sq. mtrs. totally 9956 sq.mtrs. of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-Sola) compromised of Survey No. 127 / 1 ad-



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measuring 13658 sq. mtrs. was owned and possessed by Shayona Land Corporation and Hence, it was an agricultural land it was purchased on the name of partners of said firm. Thereafter by Declaration Registration No. 11648, dated : 14-10-2020 at Sub - Registrar of Ahmedabad - 8 (Sola) executed by partners of said firm. Said land was transferred on the name of said firm and entry to that effect was entered in the revenue record vide mutation entry No. 6042 dated 05-11-2020 which was certified by competent authority on 02-01-2021.

- 25) 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.
- 26) 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.
- 27) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- 28) 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



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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.

- 29) 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 CIRUMSTANCES, We hereby certify that in
respect to non- agricultural land bearing Final Plot No. 18 Paiki 6625
sq.mtrs. of Town Planning Scheme No. 18 (Ghatlodiya-Chandlodiya-
Sola) compromised of Survey No. 127 / 1 ad-measuring 13658 sq.
mtrs. Paiki 9124 sq.mtrs. situate, lying and being at Mouje
CHANDLODIYA Village, Taluka - Sabarmati, Sub District Ahmedabad -
8 (sola) in the registration District of Ahmedabad is belonging to
Shayona Land 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.



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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 : August 20, 2021.



Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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