TITLE CERTIFICATE

MOUJE : HANSPURA

Revenue Survey No. 78/B/4

T.P. Scheme No. 121, F. P. No. 116/2/1

Sub Plot No. 4/2

DINESH B. PATEL
ADVOCATE

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TITLE CERTIFICATE

To,

SHREENATH DEVELOPERS,

A Partnership Firm,

Having its office at : 1, Crystal Bunglows,

Near Gangotri Circle, Nikol, Ahmedabad.

SUBJECT : **IN THE MATTER OF INVESTIGATION OF TITLE TO THE NON AGRICULTURAL LAND** for Multipurpose Use bearing Revenue Survey/ Block No. 78/B/4 admeasuring 23119 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 paiki land admeasuring 13871.38 square meters (Net land admeasuring 12957.72 square meters and Internal Road admeasuring 913.66 square meters) out of which Sub Plot No. 4 land admeasuring 12957.72 square meter out of which Sub Plot No. 4/2

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land admeasuring 5993.66 square meters together with Internal Road admeasuring 455.08 square meters containing by total land admeasuring 6448.74 square meter as per plan approved by AMC, situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda).

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Non Agricultural Land for Multipurpose Use bearing Revenue Survey/ Block No. 78/B/4 admeasuring 23119 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 paiki land admeasuring 13871.38 square meters (Net land admeasuring 12957.72 square meters and Internal Road admeasuring 913.66 square meters) out of which Sub Plot No. 4 land admeasuring 12957.72 square meter out of which Sub Plot No. 4/2 land admeasuring 5993.66 square meters

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together with Internal Road admeasuring 455.08 square meters containing by total land admeasuring 6448.74 square meter as per plan approved by AMC, situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda)., (Herein after referred as said land) is belonging to **SHREENATH DEVELOPERS, A Partnership Firm.**

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR", on 16TH February, 2023, declaring that, if any person have any kind of objection, interest, interruption, rights, titles, charges, claim-suit, lien, maintenance of livelihood about the above said land, thereafter title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

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I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office of the Sub Registrar (I) Ahmedabad-01 (City), (II) Ahmedabad-06 (Naroda), (III) Ahmedabad-13 (Kheti) and (IV) Ahmedabad-14 (Dascroi) I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 21.02.2023 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records of the said land referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.

Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

It has been observed by us that, land under investigation had already been converted into non-agricultural land in accordance with provisions of Section 65 of the Land Revenue Code and it is well settle legal position laid down by Hon'ble High Court of Gujarat in the case of Vijaychand Manekchand Sheth V. State of Gujarat 2006 (2) GLR 1567 that the laws related to agricultural land are not applied to non-agricultural land, Moreover the government of Gujarat issued

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

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circular dated 03.01.1968 and circular dated 03.02.2005 and instructed that Section 63 and Section 84 (C) of the Tenancy Act, 1948 are not applicable to non–agricultural land.

From the available revenue records, I found that at present **SHREENATH DEVELOPERS**, **A Partnership Firm,** has an absolute owner and possession holder of the Non Agricultural Land for Multipurpose Use bearing Revenue Survey/Block No. 78/B/4 admeasuring 23119 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 paiki land admeasuring 13871.38 square meters (Net land admeasuring 12957.72 square meters and Internal Road admeasuring 913.66 square meters) out of which Sub Plot No. 4 land admeasuring 12957.72 square meter out of which Sub Plot No. 4/2 land admeasuring 5993.66 square meters together with Internal Road admeasuring 455.08 square meters containing by total land admeasuring 6448.74 square meter as per plan approved by AMC, situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda).

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

The said Title Certificate opinion is prepared on the basis of available revenue records and the said sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on oath by the aforesaid land Owners which was duly attested by Notary Public., I hereby opinion that the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.

DINESH B. PATEL G/1220/2003 AHMEDABAD ADVOCATE

3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the aforesaid subject land.

4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.

5. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.

6. Provision of The Gujarat Town Planning and Urban Development Act with Rules.

7. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.

8. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and/or legal necessity.

9. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.

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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Freehold Non Agricultural Land for Multipurpose Use bearing Revenue Survey/Block No. 78/B/4 admeasuring 23119 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 116/2/1 paiki land admeasuring 13871.38 square meters (Net land admeasuring 12957.72 square meters and Internal Road admeasuring 913.66 square meters) out of which Sub Plot No. 4 land admeasuring 12957.72 square meter out of which Sub Plot No. 4/2 land admeasuring 5993.66 square meters together with Internal Road admeasuring 455.08 square meters containing by total land admeasuring 6448.74 square meter as per plan approved by AMC, situate, lying and being at Mouje Hanspura of Asarwa Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad – 06 (Naroda) and bounded as per the Revenue Records.

DATED THIS 03RD MARCH OF 2023, AHMEDABAD.

DINESH B. PATEL
G/1220/2003
AHMEDABAD
ADVOCATE

DINESH B. PATEL

ADVOCATE

REMARKS AND DISCLAIMER:

1. The registration records of the some years of Sub Registrar's office is destroyed/torn out/not present and also it's search is not available through my search clerk, while computerized search of so many years is not well maintained/prepared by the State Government Agency and hence may be some error therein and according to the report of the computerized search, I have issued present opinion on title clearance certificate along with report.
2. The records are not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the Revenue authority. These entries covering transfer, inheritance, and other diverse, interest created on the land.
3. This is to inform that the search of registration record of immediate past about is not available. Further it is clarify that the registration records of some year of Sub Registrar's office and Revenue authority torn or destroyed out hence it can not be inspected and its search is not available.
4. I do not find any other charge or encumbrances subsisting as on date in the revenue records or the records of the Sub Registrar save and except the variation in the entries or records right and any other law, Rules applicable from time to time and further I am not verified original documents. I make every efforts to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This Title Certificate and Report opinion does not certify against any potential but unrecorded liens, charge or any state of facts.