

Date: 23/12/2020

TITLE CERTIFICATE

To,

SWASTIK BUILDERS

a Partnership Firm through its Partner

(1) MR. RAKESH DALAJI VANZARA

(2) MR. GIR JAVAHAR TOLIA

Address at: 304, Scarlet Business Hub

Opp. Ankur School, Paldi, Ahmedabad



Reg: Investigation of title to the Non-Agricultural land bearing Revenue Survey/Block No: 216/2/2 admeasuring 3,330 Sq.Mtrs presently comprised in Final Plot No: 85/2/2 total admeasuring 1,998 Sq.Mtrs or thereabout of Town Planning Scheme No: 87 (Sarkhej-Okaf-Fatehwadi) situated at Mouje: OKAF, Taluka: Vejalpur within the Registration Sub District Ahmedabad 4 (Paldi) of District Ahmedabad.

At the request of you to investigate the title of the aforesaid land/property and for the purpose of the title Certificate. I have caused searches to be taken of the available Revenue Records and also available Records of the Sub Registrar of Assurances at Ahmedabad 4 (Paldi). I had issued Public Notice in local daily Newspaper "Gujarat Samachar" on 19/12/2020 for inviting claims, if any, in response to which I have not received any objection from any Person or Financial Institution till today. I have also perused the copies of papers and documents submitted by them and believing the same are true and genuine. I have to report to you as under.

(1) (1) The land bearing old Revenue Survey No: 216 admeasuring Acar 3-2 Guntha was originally belongs to (1) Tripathi Ishwarlal Devshankar & Tripathi Shantilal Manilal & (2) Shankarlal Somnath & Mahipatbhai Chelabhai & Hiralal Shivram/administrators of Sadavrat, in equal ownership right prior to year 1956, Said fact were Recorded in the Revenue Records by Mutation Entry No: 39.

(2) Then after owner-occupant of ½ share of old Revenue Survey No: 216 of Mouje: Okaf viz: (1) Tripathi Ishwarlal Devshankar & (2) Tripathi Shantilal Manilal had sold and conveyed the said land to the Purchaser viz: National Bricks Manufacturing Company through its Partner Suleman Haji Vali Mohmmad by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad on 11/07/1966 by Serial No:

6546, said fact were Recorded in Revenue Records by Mutation Entry No: 324 of dated: 13/06/1973.

(3) Then after Partner of National Bricks Manufacturing Company viz Suleman Haji Vali Mohmmad had permanently resign from said firm and also issued a Public Notice on 28/05/1971.

(4) Then after order passed by Mamlatdar of dated 23/10/1976 by its ordered no: 1048/75, Partner of National Bricks Manufacturing Company viz Kutubuddin Sarfuddin Munsil/Permanent tenant-Ganotia of said land become owner-occupant of the land subject to payment of purchased amount of Rs: 76-05 Paisa in one installment to land owner viz Sarkheji Roza Committee, said fact were recorded in the Revenue Records by Mutation Entry No: 608/32 of dated: 24/08/1977.

(5) Then after by the order of Dy. Collector (Jasu) & LTA, Ahmedabad of dated 29/04/1982 by its Ordered No: De/Case No:/Vasi/Okaf, Shankarlal Somnath & Mahipatbhai Chelabhai & Hiralal Shivram, administrators of Sadavrat name were entered as owner-occupant of 1/2 land of the said Survey Number: 216, said fact were recorded in the Revenue Records by Mutation Entry No: 1054 of dated: 03/05/1982.

(6) In the meanwhile by the order of Mamlatdar of dated 11/12/1989 in Ganot Case No: 93/87, 1/2 land of the said Survey Number: 216, was mutated in the Name of "Sri Sarkar" said fact were recorded in the Revenue Records by Mutation Entry No: 1625 of dated: 09/02/1990.

Then after by the order of Dy. Collector (TN Appeal) of dated 20/04/1990 prior order in case No: 93/87 was rejected, said fact were recorded in the Revenue Records by Mutation Entry No: 1692 of dated: 29/07/1991, then after for the said fact again mutation entry was mutated by Entry No:1756 of dated: 03/08/1992.



(2) (1) Then after owner-occupant of said Survey No: 216 paiki viz Kutubuddin Sarfuddin Munsil was died intestate on 25/01/1998, leaving behind his direct legal heir namely (1) Saiduddin Kutubuddin Munsil (2) Gulamayuddin Kutubuddin Munsil (3) Rafikuddin Kutubuddin Munsil (4) Nasiruddin Kutubuddin Munsil & (5) Parvez Kutubuddin Munsil, therefore their name were entered in the Revenue Records as owner-occupant by Mutation Entry No: 2054 of dated: 01/04/1998.

(2) Then after owner-occupant of remaining 1/2 land of survey no: 216 viz Tulsibhai Vrundavanbhai had sold and conveyed to purchaser viz; Haribhai Ranchhodbhai on 08/11/2005 by Serial No:6817, said fact were recorded in the Revenue Records by Mutation Entry No: 2427 of dated: 10/11/2005.

(3) (1) Then after on basis of settlement application given by the all partners of National Bricks Manufacturing Company, the final decree passed by the Civil Judge (Ahmedabad Rural) in Civil Suit No: 658/91 of dated: 20/01/2005, and as per aid decree, the National Bricks Manufacturing Company, a partnership firm were dissolved and out of ownership of 1/2 land admeasuring 6,171 Sq.Mtr of Survey No: 216 (1) land admeasuring 5,335 Sq.Mtr was came in to ownership of Riyazuddin Samsuddin Munsii & others & (2) remaining 836 Sq,Mtrs was came in to ownership of Saiduddin Kutubuddin Munsii & others, and as per said partition and as per occupancy of measurement of land owner's entry was mutated in the Revenue Records by Mutation Entry No: 2440 of dated: 20/12/2005, said entry was rejected.

(2) Then after by the ordered of DILR Ahmedabad of dated: 14/03/2006 by its Patra Kramak: DSO/U-Patrak/Okaf/05-06 and as per Purvani Patrak No: 2, Hissa Namuna No: 12 out of the entire land of Survey No: 216 (1) land admeasuring 5,335 Sq.Mtr which was given Revenue Survey No: 216/2 and same was came in to share/name of Riyazuddin Samsuddin Munsii & others & (2) land admeasuring 836 Sq,Mtrs which was given Revenue Survey No: 216/1 and same was came in to share/name of Saiduddin Kutubuddin Munsii & others & (3) land admeasuring 6,171 Sq Mtrs which was given Revenue Survey No: 216/3 and same was came in to share/name of Tulsibhai Vrundavanbhai, Said fact was Recorded in the Revenue Records by Mutation Entry No: 2479 of dated: 15/05/2006.

(3) Then after owner-occupant of 1/2 land admeasuring 6,373 Sq.Mtrs (included 202 Sq.Mtr of pot Kharaba) of Survey No: 216 viz National Bricks Manufacturing Company, a partnership firm were dissolved by all partner therefore only name of said firm were deleted from the Revenue Records, said fact were recorded in the Revenue Records by Mutation Entry No: 2936 of dated: 03/11/2009. Said entry was Rejected.



Therefore again same entry was mutated in the Revenue Records by Mutation entry no: 3030 of dated: 02/03/2010 and by Mutation Entry No: 3351 of dated: 17/05/2011, again said both entry was rejected finally said entry was again mutated in the Revenue Records by Mutation Entry No: 3495 of dated: 04/05/2012, and said entry was certified by competent authority on 22/06/2012.

(4) Then after by the ordered of Mamlatdar & Krushipanch Ahmedabad of dated 13/01/2010 in Ganot Case No: 1048/75, prior order about payment of purchased amount of Rs: 76-05 Paisa whereby cancelled, Said fact was Recorded in the Revenue Records by Mutation Entry No: 3009 of dated: 27/01/2010.

(4) Then after said Survey Number: 216/2 admeasuring 5335 Sq.Mtrs was comprised in Draft Town Planning Scheme No: 87 (Sarkhej-Okaf-Fatehwadi) and allotted Final Plot No: 85/2 admeasuring 3201 Sq.Mtrs (as per Form: "F" admeasuring 2,999 Sq.Mtr).

(5) Then after Non-Agricultural permission for Commercial use has been given by District Collector Ahmedabad by ordered No: CB/Land-1/N.A.S.R-600/2010 on dated: 08/02/2011 said fact were Recorded in the Revenue Records by Mutation Entry No: 3302 of dated: 22/02/2011.

(6) (1) Then after owner-occupant of N.A land bearing Survey No: 216/2 viz; Riyazuddin Samsuddin Munsu, Mazruddin Samsuddin Munsu, Sarifuddin Samsuddin Munsu & Gazala Samsuddin Munsu had made a Partnership Firm namely " Pam Venture " said fact were Recorded in the Revenue Records by Mutation Entry No: 3577 of dated: 29/10/2012.



(2) Then after owner-occupant of N.A land bearing Survey No: 216/2 viz; Riyazuddin Samsuddin Munsu, Mazruddin Samsuddin Munsu, Sarifuddin Samsuddin Munsu & Gazala Samsuddin Munsu had dissolved the said Partnership firm namely " Pam Venture " therefore Name of Partnership firm were deleted from the Revenue Records, said fact were Recorded in the Revenue Records by Mutation Entry No: 3749 of dated: 03/06/2014, Said entry was rejected.

(3) Then after by the ordered of Dy. Collector (Western Prant), Ahmedabad of dated 04/12/2015 in RTS/Appeal/Caseno:240/14 Said entry no: 3749 was certified, said fact were recorded in the Revenue Records by Mutation Entry No: 3828 of dated: 26/02/2015.

- (4) Then after by the ordered of The Collector, Ahmedabad of dated 12/09/2016 In LB/RAno: 775/2015 prior order of Dy. Collector (Western Prant), Ahmedabad of dated 04/12/2015 In RTS/Appeal/Caseno:240/14 was Rejected, said fact were recorded In the Revenue Records by Mutation Entry No: 4004 of dated: 20/10/2016.
- (5) Then after by the ordered of SSRD Ahmedabad of dated 20/01/2017 in MVV/Hakhap/Amd/345/2016 Interim Injection application was rejected, said fact were recorded In the Revenue Records by Mutation Entry No: 4021 of dated: 30/01/2017 and then after on basis of Hon'ble Gujarat High Court direction Final order passed by SSRD Ahmedabad on 13/03/2018 said fact were recorded In the Revenue Records by Mutation Entry No: 4146 of dated: 15/03/2018.
- (6) Then after by the ordered of Hon'ble Gujarat High Court of dated 23/10/2018 in Special Civil Application No: 5669 of 2018, order of SSRD Ahmedabad of dated: 13/03/2018 and ordered of The Collector, Ahmedabad of dated 12/09/2016 in LB/R A No: 775/2015 was quashed and set aside and certified the entry no: 3749, said fact were recorded in the Revenue Records by Mutation Entry No: 4241 of dated: 06/12/2018.
- (7) Then after owner-occupant of the Non-Agricultural land bearing Revenue Survey/Block No: 216/2 total admeasuring 5335 Sq.Mtrs comprised in Final Plot No: 85/2 total admeasuring 3201 Sq.Mtrs of Town Planning Scheme No: 87 (Sarkhej-Okaf-Fatehwadi) situated at Mouje: Okaf viz; (1) Riyazuddin Samsuddin Munsu (2) Mazruddin Samsuddin Munsu (3) Sarifuddin Samsuddin Munsu & (4) Gazala Samsuddin Munsu had sold and conveyed the N.A land admeasuring 3330 Sq.Mtr of Survey No: 216/2 and admeasuring 1998 Sq.Mtrs of Final Plot No: 85/2 to you viz: SWASTIK BUILDERS, a Partnership Firm through its Partner (1) MR. RAKESH DALAJI VANZARA (2) MR. GIR JAVAHAR TOLIA by Sale-Deed, which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 13/04/2018 by Serial No: 4729, said fact were recorded in the Revenue Records by Mutation Entry No: 4243 of dated: 06/12/2018.
- (8) Then after by the ordered passed by DILR Ahmedabad of dated: 22/10/2019 by its ordered No: DSO/DRK/Sr No: 686/18-19 and as per Purvani Patrak No: 39, the said Revenue Survey Number 216/2 admeasuring 5,335 were bifurcated as per occupancy of measurement of



land owner's, viz (1) land admeasuring 3,330 Sq.Mtr which was given Revenue Survey No: 216/2/2 in the name of SWASTIK BUILDERS, & (2) land admeasuring 1,669 Sq,Mtrs which was given Revenue Survey No: 216/2/1 in the name of (1) Riyazuddin Samsuddin Munsli (2) Mazruddin Samsuddin Munsli (3) Sarifuddin Samsuddin Munsli & (4) Gazala Samsuddin Munsli & (3) land admeasuring 336 Sq Mtrs which was given Revenue Survey No: 216/2/3 in to Sanand-Sarkhej Road, Said fact was Recorded in the Revenue Records by Mutation Entry No: 4276 of dated: 23/02/2019. Then after Town Planning office, Ahmedabad had revised the Final Plot numbers by its letter No: Naryo no 87 (Sarkhej-Okaf-Fatehwadi) case No: 89/23001 of dated: 16/10/2019 to the respective owners therefore land admeasuring 3330 Sq.Mtr of Revenue Survey No: 216/2/2 of Swastik Builders has been given New Final Plot No: 85/2/2 admeasuring 1998 Sq.Mtrs.

- (9) (a) Then after documents as furnished to me and information provided to me during the course of part verification of title prior to completion of Sale-Deed to the aforesaid land/property by the said all original owner-occupant, I gave Public Notice appeared in the daily newspaper "Divya Bhasker" of dated 29/08/2017 & in "Gujarat Samachar" of dated: 27/08/2017, inviting claims, if any in upon or to the entire land/property above referred to. I have not received any claim, objection from any person or Financial Institution in response thereto.
- (b) For the purpose of the verification of title by taking necessary searches with the Revenue Records and Sub Registrar Records, I have caused necessary searches to be taken in the office of the Sub Registrar at Ahmedabad 1(City) & 4 (Paldi) fom 1967, subject to availability of records (subject to torn pages and as per the availability of records) and documents as furnished to me and information provided to me during the course of part verification of title, I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of records.
- (c) Unless specifically stated herein the investigation of Title certificate necessarily depends upon the documents and information provided to me and also declared by the way of declaration being made by all prior owner assuming being true, complete and accurate, I have not verified



the enforceability of the contractual arrangement comprised in the documents and or the information provided to me.

(10) I have been informed by you that neither you nor your erstwhile property owner's that said land/property has not been given in security nor entered upon any transaction of transfer nor created any charge or encumbrance of any nature, whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or Government office or any authority are operating against the said land/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.

(11) I have not found any mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken.

CERTIFICATE

Subject to Whatever is stated hereinabove, **I am of the opinion and certified that title to the Non-Agricultural land bearing Survey/Block No: 216/2/2, admeasuring 3,330 Sq.Mtrs presently comprised in Final Plot No: 85/2/2, admeasuring 1,998 Sq.Mtrs of Town Planning Scheme No: 87, Situated at Mouje: OKAF as such is clear, marketable and free from encumbrance or charge and reasonable doubt.** Subject to :- (1) Declaration of no encumbrance and devolution of title being made by you (2) Laws applicable in force at the relevant time to effect legally and properly sale, transfer or other transaction with respect to the said land & (3) Any other Laws & Rules as applicable.

For V. D. Desai & Co.



Nimish V. Desai
Advocate