

Date: 13/12/2021

**TITLE CERTIFICATE**

To,

**SWASTIK INFRACON**

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: 339 admeasuring 5,160 Sq.Mtrs presently comprised in Final Plot No: 38/2 total admeasuring 3,096 Sq.Mtrs or thereabout of Town Planning Scheme No: 89 (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 24/11/2021 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) I find that the entire land bearing Revenue Survey No: 339 admeasuring Acar 1-11 Guntha (including pot kharaba admeasuring 1 guntha) of Mouje Okaf was mutated in the name of Bhagabhai Hajabhai as Simple tenant/ ganotia, said fact was Recorded in the Revenue Records by Mutation Entry No: 23/A.
- (2) Subsequently on basis of order passed by Mamlatdar City (Krushipanch) of dated 11/04/1975 by its ordered no: 84/75, Bhagabhai Hajabhai/tenant-ganotia of said land become owner-occupant of the land subject to payment of purchased amount of Rs: 1286-25 Paisa to land owner viz Sarkhej Roza Committee, said fact were recorded in the Revenue Records by Mutation Entry No: 354 of dated: 16/07/1975.
- (3) Thereafter the tenant-ganotia of the Survey No: 339 viz: Bhagabhai Hajabhai had paid the purchased amount with interest to the land owner

viz Sarkhej Roza Committee, therefore under the Purchase Certificate Form: 9, Ganotia Bhagabhai Hajabhai become absolute owner of the said land, said fact were recorded in the Revenue Records by Mutation Entry No: 1045 of dated: 03/04/1982.

- (4) Thereafter by the ordered of Competent Authority of dated 03/03/1980 in Case no: 87/79, said land was purchase by Bhagabhai Hajabhai as Ganotia therefore Bhagabhai Hajabhai's plea was rejected to declare of occupied the said land under the provision of Devsthan Inami, said fact were recorded in the Revenue Records by Mutation Entry No: 787 of dated: 14/08/1980.
- (5) Thereafter owner-occupant of the said land viz; Bhagabhai Hajabhai was died intestate on 18/01/1978, leaving behind his direct legal heirs namely (1) Kalubhai Bhagabhai (2) Arjanbhai Bhagabhai (3) Kamsibhai Bhagabhai (4) Bhikhabhai Bhagabhai (5) Gafurbhai Bhagabhai (6) Paniben Bhagabhai & (7) Hasiben wd/o Bhagabhai Hajabhai, therefore their name were entered in the Revenue Records as owner-occupant by Mutation Entry No: 1047 of dated: 03/04/1982, said entry was certified by competent authority on 08/06/1982.
- (6) Thereafter owner-occupant of the said land viz; Kalubhai Bhagabhai was died intestate on 02/03/1988, leaving behind his direct legal heirs namely (1) Samuben wd/o Kalubhai Bhagabhai (2) Bharatkumar Kalubhai (3) Madhuben Kalubhai & (4) Jayantibhai Kalubhai, therefore their name were entered in the Revenue Records as owner-occupant by Mutation Entry No: 1539 of dated: 11/07/1988, said entry was certified by competent authority on 17/01/1989.
- (7) Thereafter owner-occupant of the said land viz; Arjanbhai Bhagabhai was died intestate on 24/12/2011, and his wife Ajiben Arjanbhai also died intestate on 12/12/2010 leaving behind their direct legal heirs namely (1) Amrutbhai Arjanbhai Bharwad (2) Karsanbhai Arjanbhai Bharwad (3) Jashiben Arjanbhai Bharwad (4) Gitaben Arjanbhai Bharwad (5) Dineshbhai Arjanbhai Bharwad (6) Kanubhai Arjanbhai Bharwad & (7) Govindbhai Arjanbhai Bharwad, therefore their name were entered in the Revenue Records as owner-occupant by Mutation Entry No: 3480 of dated: 30/03/2012, said entry was certified by competent authority on 27/07/2012.



- (8) Thereafter by the ordered of The City Dy. Collector, Western Prant, Ahmedabad of dated 30/05/2014 in RTS/Case no: 501/12, appeal of Samuben wd/o Kalubhai Bhagabhai was Rejected and confirmed the prior entry No: 3480, said fact were recorded in the Revenue Records by Mutation Entry No: 3757 of dated: 19/06/2014.
- (9) Thereafter by the ordered of Dy. Collector, (Jashu Appeal) Ahmedabad of dated 11/07/2014 in Ganot/Appeal/Case no: 60/2003 appeal of Samuben wd/o Kalubhai Bhagabhai was Rejected and confirmed the prior order of Mamlatdar & Krushipunch, Ahmedabad in Te.Da.No/84/75/32-G/De.E/Okaf, said fact were recorded in the Revenue Records by Mutation Entry No: 3778 of dated: 31/07/2014.
- (10) Thereafter owner-occupant of the said land viz; Gafurbhai Bhagabhai Bharwad was died intestate on 30/09/2017, leaving behind his direct legal heirs namely (1) Bhartiben wd/o Gafurbhai Bhagabhai Bharwad (2) Pankajbhai Gafurbhai Bharwad & (3) Tejendrabhai Gafurbhai Bharwad, therefore their name were entered in the Revenue Records as owner-occupant by Mutation Entry No: 4087 of dated: 17/07/2017, said entry was certified by competent authority on 12/01/2018.
- (11) Thereafter owner-occupant of the said land viz; Hasiben wd/o Bhagabhai Hajabhai Bharwad was died intestate on 12/01/2006, and her direct legal heirs name was already mutated therefore her name were deleted from the Revenue Records, said fact were recorded in the Revenue Records by Mutation Entry No: 4317, of dated: 04/06/2019, said entry was certified by competent authority on 08/08/2019.
- (12) Thereafter said Survey/Block Number: 339 admeasuring 5,160 Sq.Mtrs was comprised in Draft Town Planning Scheme No: 89 (Sarkhej-Okaf-Fatehwadi) and allotted Final Plot No: 38/2 admeasuring 3,096 Sq.Mtrs.
- (13) Thereafter said Survey No: 339, land admeasuring 5,160 Sq.Mtrs paiki Final Plot land admeasuring 3,096 Sq.Mtr was converted from restricted tenure in to agricultural old tenure after payment of premium amount and subject to other terms and condition mentioned therein by the order passed by The District Collector, Ahmedabad by its ordered No: 1387/07/19/032/2019 of dated: 05/10/2019, Said fact was Recorded in the Revenue Records by Mutation Entry No: 4355, of dated: 05/10/2019.



(14) Thereafter Non-Agricultural Permission for Multipurpose use for the land bearing Survey/Block No: 339, Town Planning Scheme No: 89 Final plot No: 38/2, land admeasuring 3,096 Sq.Mtrs has been given by the District Collector Ahmedabad on 06/02/2020 by its ordered no: 295/07/19/032/2020, said fact were recorded in the Revenue Records by Mutation Entry No: 4393 of dated: 06/02/2020, said entry was certified by Competent Authority on 20/03/2020.

(15) Thereafter owner-occupant of the land bearing Revenue Survey/Block No: 339 admeasuring 5,160 Sq. Mtrs or thereabout (as per Revenue Records) comprised in Town Planning Scheme No: 89 (Sarkhej-Okaf-Fatehwadi) and allotted Final Plot No: 38/2 admeasuring 3,096 Sq.Mtrs Situated lying and being at Village/Mouje: Okaf viz: (1) Kamsibhai Bhagabhai Bharwad (2) Bhikhabhai Bhagabhai Bharwad (3) Paniben @ Paviben d/o Bhagabhai Hajabhai & w/o Ramanbhai Bharwad (4) Jayantibhai Kalubhai Bharwad (5) Samuben wd/o Kalubhai Bhagabhai Bharwad (6) Bharatkumar Kalubhai Bharwad (7) Madhuben Kalubhai Bharwad (8) Amrutbhai @ Amratbhai Arjanbhai Bharwad (9) Karsanbhai Arjanbhai Bharwad (10) Jashiben d/o Arjanbhai Bharwad & w/o Govindbhai Mudhva (11) Gitaben d/o Arjanbhai Bharwad & w/o Rameshbhai Bharwad (12) Dineshbhai Arjanbhai Bharwad (13) Kanubhai Arjanbhai Bharwad (14) Govindbhai Arjanbhai Bharwad (15) Bhartiben wd/o Gafurbhai Bhagabhai Bharwad (16) Pankajbhai Gafurbhai Bharwad & (17) Tejendrabhai Gafurbhai Bharwad had sold and conveyed the said entire land to you viz: Swastik Infracon, a Partnership firm through its Authorized Partners (1) Rakesh Dalaji Vanzara (2) Gir Javahar Tolia by Sale-Deed (Conveyance-Deed) which was Registered with Sub-Registrar of Assurances at Ahmedabad 4 (Paldi) on 29/09/2020 which was finally Registered on 09/10/2020 by Serial No: 8370, said fact were recorded in the Revenue Records by Mutation Entry No: 4473 of dated: 17/10/2020, said entry was certified by Competent Authority on 02/12/2020.



(16) (a) Thereafter as per request of original owners and documents as furnished to me and information provided to me during the course of part verification of title prior to completion of Sale-Deed in favour of you of the aforesaid land/property by the said all original owner-occupant, I gave Public Notice appeared in the daily newspaper

"Gujarat Samachar" of dated 07/06/2019, 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 part 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 office of Ahmedabad, subject to availability of records (subject to torn pages and as per the availability of records) 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 property owner assuming 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.
- (17) 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.
- (18) I have not found any other mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken.



**CERTIFICATE**

**Whatever is stated hereinabove, I am of the opinion and hereby certify that title of said Non-Agricultural land bearing Revenue Survey/Block No: 339 admeasuring 5,160 Sq.Mtrs presently comprised in Final Plot No: 38/2 total admeasuring 3,096 Sq.Mtrs or thereabout of Town Planning Scheme No: 89 (Sarkhej-Okaf-Fatehwadi) situated at Mouje: OKAF, Taluka Vejalpur of Dist: Ahmedabad, is as such 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 entry & transaction with respect to the said land & (3) Any other Revenue Laws & Rules under the Bombay Land Revenue Code as applicable.

For **V. D. Desai & Co.**



*N. Desai*

**Nimish V Desai  
Advocate**