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Date :

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Multipurpose **Non-agricultural land** bearing Block No. 22/B (Old Revenue Survey No. 44, 45 and 46), total admeasuring about 4756 sq.mts. or thereabouts covered in T.P. Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts. Paiki **Sub Plot No. 1**, admeasuring about **1875 sq.mts.**, situate, lying and being at Mouje Village MUTHIYA, Taluka Asarwa, in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) (which is hereinafter stated as "the said land") belongs to "**Divi Construction Company**".



Dear Sir,

1. I have gone through relevant papers/documents produced before me and search report prepared by my Search Clerk [Receipt No. 2019006032052 Application No. 17126 Date 22/07/2019 sub registrar of Ahmedabad-6 (Naroda) and Receipt No. 2019314006762 Application No. 4035 Date 15/07/2019 sub registrar of Ahmedabad-14 (Daskroi) and Receipt No. 2021313005004 Application No. 2800 Date 23/08/2021 sub registrar of Ahmedabad-13 (City) and Receipt No. 2021006032291 Application No. 13344 Date 27/08/2021 sub registrar of Ahmedabad-6 (Naroda) from available revenue and registration records for last 30 years through my Search Clerk (record of the year 1994 to 2021 is computerized) [with available record of the Sub-Registrar Office] is not properly stitched from available (partly manual and partly computerized) revenue records of the Mamlatdar, Talati and Sub-Registrar of Ahmedabad and on the basis of that, I have investigated the title to the land in question and report as under:



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2. Prior to year 1963, Becharji Mangaji, Keshaji Mangaji, Gandaji Mangaji and Bhavanji Mangaji were the original owners and possessors of the new tenure agricultural land bearing Revenue Survey No. 44, 45 and 46, total admeasuring about 38648 sq.mts.
3. That thereafter, consolidation scheme was affected to the entire Muthiya Village by the Assistant Consolidation Officer and prepared amalgamation frame for entire village and by virtue of that the agricultural land bearing Revenue Survey No. 44, 45 and 46, total admeasuring about 38648 sq.mts. have jointly given Block No. 22, total admeasuring about 38648 sq.mts., and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1140 on Date 25/11/1963 which was certified by competent authority.
4. That thereafter, Bhavanji Mangaji died on Date 24/06/1967 leaving behind his legal heirs namely (1) Bai Diwali Wd/o Bhavanji Mangaji, (2) Ramaji Bhavanji, (3) Laxmiben Bhavanji, (4) Chanduji Bhavanji and (5) Jashiben Bhavanji, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1348 on Date 02/12/1972, which was certified by competent authority .
5. That thereafter, Gandaji Mangaji died on Date 05/02/1970 unmarried and without leaving any heir and also Keshaji Mangaji died on Date 30/12/1969 unmarried and without leaving any heir and their names were deleted from revenue records, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1349 on Date 02/12/1972, which was certified by competent authority.

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6. That thereafter, Becharji Mangaji died in the year 1976 leaving behind his legal heirs namely (1) Dariyaben Wd/o Becharji Mangaji, (2) Ramanji Becharji, (3) Popatji Becharji and (4) Dhuliben Becharji, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1401 on Date 26/02/1977, which was certified by competent authority.
7. That thereafter, landowners have made an application before the Prant Officer, Viramgam Prant to convert the land into old tenure hence the said authority has converted the land bearing Block No. 22, total admeasuring about 38648 sq.mts. in old tenure for agricultural purpose by their Order No. O.T./Vashi, Date 10/08/1982 subject to conditions of the order being fulfilled and premium should be payable at the time of non-agricultural use, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1517 on Date 10/09/1982 which was certified by competent authority on Date 15/10/1982.
8. That thereafter, Bai Diwali Wd/o Bhavanji Mangaji, Ramaji Bhavanji, Laxmiben Bhavanji, Chanduji Bhavanji, Jashiben Bhavanji, Bai Dariyaben Wd/o Becharji Mangaji, Ramanji Becharji, Minor Popatji Becharji and Dhuliben Becharji have sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki East side 18616 sq.mts. to (1) Ratilal Bhikhabhai, (2) Pramukhbhai Ratilal, (3) Bharatkumar Ratilal and (4) Jitendrakumar Ratilal by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad on Date 08/11/1982 under Serial No. 16181, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1526 on Date 03/12/1982 which was certified by competent authority on Date 07/04/1983.

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9. That thereafter, Ratilal Bhikhabhai has released his right, title and interest from the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki East side 18616 sq.mts. in favour of Pramukhbhai Ratilal, Bhartkumar Ratilal and Jitendrakumar Ratilal by way of a Declaration, Date 08/07/1983 and his name deleted from record of the land, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1554 on Date 01/03/1985 which was certified by competent authority on Date 23/10/1985.
10. That thereafter, Bai Diwali Wd/o Bhavanji Mangaji, Ramaji Bhavanji, Laxmiben Bhavanji, Chanduji Bhavanji, Jashiben Bhavanji, Bai Dariyaben Wd/o Becharji Mangaji, Ramanji Becharji, Popatji Becharji and Dhuliben Becharji have sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki East side 4856 sq.mts. to (1) Pramukhbhai Ratilal, (2) Bhartkumar Ratilal, (3) Jitendrakumar Ratilal and (4) Dineshkumar Ratilal by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad on Date 04/01/1986 under Serial No. 277, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1567 on Date 29/05/1986 which was certified by competent authority on Date 04/09/1986.
11. That thereafter, Bai Diwali Wd/o Bhavanji Mangaji, Ramaji Bhavanji, Laxmiben Bhavanji, Chanduji Bhavanji, Jashiben Bhavanji, Bai Dariyaben Wd/o Becharji Mangaji, Ramanji Becharji, Popatji Becharji and Dhuliben Becharji have sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki East side 7284 sq.mts. to (1) Pramukhbhai Ratilal, (2) Bhartkumar Ratilal, (3) Jitendrakumar Ratilal and (4) Dineshkumar Ratilal by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad on Date 04/01/1986 under Serial No. 281, and entry to that effect was made on the revenue records of



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said land vide Mutation Entry no. 1568 on Date 29/05/1986 which was certified by competent authority on Date 04/09/1986.

12. That thereafter, Bai Diwali Wd/o Bhavanji Mangaji, Ramaji Bhavanji, Laxmiben Bhavanji, Chanduji Bhavanji, Jashiben Bhavanji, Bai Dariyaben Wd/o Becharji Mangaji, Ramanji Becharji, Popatji Becharji and Dhuliben Becharji have sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki East side 7892 sq.mts. to Dineshkumar Ratilal Shukla by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad on Date 27/01/1997 under Serial No. 282 (Old Serial No. 4335, Date 27/12/1996), and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 1718 on Date 09/04/1997 which was certified by competent authority on Date 30/08/1997.

13. That thereafter, (1) Pramukhbhai Ratilal, (2) Bharatkumar Ratilal, (3) Jitendrakumar Ratilal and (4) Dineshkumar Ratilal have sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. to Raghubhai Jayantilal alias Jatubha Parmar by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad-6 (Naroda) on Date 10/03/2008 under Serial No. 1644, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 2127 on Date 04/03/2009 which was certified by competent authority on Date 12/05/2009.

14. That thereafter, landowner had made an application before the Deputy Collector, Ahmedabad to obtain permission for block bifurcation for the purpose to sell the land hence the said authority has granted the permission for the land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki 4756 sq.mts. by their Order No.



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ADM/Muthiya/Block Bifurcation/SR No. 169/09, Date 21/08/2009 subject to conditions of the order being fulfilled, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 2148 on Date 29/08/2009 which was certified by competent authority on Date 05/11/2009.

15. That thereafter, Raghubhai Jayantilal alias Jatubha Parmar has sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki 4756 sq.mts. to Jitendrakumar alias Jitubhai Ratilal Shukla by way of a Sale Deed, Date 06/04/2010, registered in the sub-registrar office at Ahmedabad-6 (Naroda) on Date 03/09/2010 under Serial No. 3394, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 2258 on Date 05/10/2010 which was certified by competent authority on Date 15/12/2010.



16. That thereafter, the land bearing Block No. 22, admeasuring 38648 sq.mts. was divided in two parts under Durasti Patrak No. 40 as per order of the DILR, Ahmedabad vide Order No. DSO/DRK/Muthiya/Durasti Patrak/11, Date 30/08/2011 and accordingly (1) Block No. 22/A, total admeasuring about 33892 sq.mts. belongs to Raghubhai Jayantilal alias Jatubhai Parmar and (2) Block No. 22/B, total admeasuring about 4756 sq.mts. belongs to Jitendrakumar alias Jitubhai Ratilal Shukla, and entry to that effect was made on the revenue records of said land vide mutation entry no. 2361 on Date 07/09/2011 which was certified by competent authority on Date 25/11/2011.

17. It is informed that Raghubhai Jayantilal alias Jatubha Parmar had agreed to sell the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. to Ravjibhai Bhanabhai Dobariya by way of Agreement For Sale, registered in the

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sub-registrar office at Ahmedabad-6 (Naroda) on Date 28/04/2009 under Serial No. 2485.

That thereafter, Raghubhai Jayantilal alias Jatubha Parmar has sold and conveyed the agricultural land bearing Block No. 22/A, total admeasuring 33892 sq.mts. to Ravjibhai Bhanabhai Dobariya by way of a Sale Deed, Date 17/03/2012, registered in the sub-registrar office at Ahmedabad-13 (City) on Date 13/09/2012 under Serial No. 1367, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 2510 on Date 14/02/2013 which was certified by competent authority on Date 28/03/2013.

It is further informed that above facts regarding (1) Agreement For Sale (Serial No. 2485, Date 28/04/2009), (2) Sale Deed (Serial No. 3394, Date 03/09/2010) for Block No. 22, total admeasuring 38648 sq.mts. Paiki 4756 sq.mts. i.e. Block No. 22/B, admeasuring 4756 sq.mts. (as per latest revenue record) in favour of Jitendrakumar alias Jitubhai Ratilal Shukla as per Mutation Entry No. 2258, Date 05/10/2010), (3) division of entire land bearing Block No. 22, total admeasuring 38648 sq.mts. in two parts as per Mutation Entry No. 2361, Date 07/09/2011) by virtue of which Block No. 22/A, total admeasuring about 33892 sq.mts. belongs to Raghubhai Jayantilal alias Jatubhai Parmar are mentioned on Page No. 11 and 12 of the above sale deed and (4) sale transaction procedure pursuant to the above Agreement For Sale (Serial No. 2485, Date 28/04/2009) was done and completed on Page No.18 and 19 of the above sale deed. Therefore final sale deed for Block No. 22/A was already executed with these clarifications mentioned above (1) and (2) of this para. It is hereby clarified that by virtue of above clarifications as well as signature of Ravjibhai Bhanabhai Dobariya in above sale deed it is shown that said Ravjibhai Bhanabhai Dobariya has given confirmation in above regards.

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18. That thereafter, Raghubhai Jayantilal alias Jatubha Parmar has sold and conveyed the agricultural land bearing Block No. 22, total admeasuring 38648 sq.mts. Paiki 4756 sq.mts. to Jitendrakumar alias Jitubhai Ratilal Shukla by way of a Sale Deed, Date 06/04/2010, registered in the sub-registrar office at Ahmedabad-6 (Naroda) on Date 03/09/2010 under Serial No. 3394, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 2258 on Date 05/10/2010 which was certified by competent authority on Date 15/12/2010.
19. That thereafter, the land bearing Block No. 22/B, total admeasuring about 4756 sq. mts. covered in Town Planning Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts.
20. Further I find that thereafter vide Order of Revenue Department, Government, Ahmedabad bearing No.PFR/102011/275/L/1 Date 17/03/2012, record of all survey numbers of Mouje : Muthiya was transferred from Daskroi Taluka to Ahmedabad City-East Taluka, Ahmedabad, and entry to that effect was made on the revenue records of said land vide mutation entry no. 2444 on Date 03/05/2011 which was certified by competent authority on Date 05/05/2011.
21. That thereafter, landowner had made an application before the District Collector, Ahmedabad to deposit premium amount for non-agricultural purpose for the land bearing Block No. 22/B, total admeasuring about 4756 sq.mts. or thereabouts covered in T.P. Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts. and the permission was granted by the authority according to which the landowner has deposited the premium amount Rs.39,97,000/- to the government authority hence the said authority has converted the land into old tenure for non-agricultural (residential & commercial) purpose by



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their Order No. 2345/07/14/025/2020, Date 19/09/2020 subject to conditions of the order being fulfilled, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 3344 on Date 19/09/2020 which was certified by competent authority on Date 21/10/2020.

22. That thereafter, the Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the land bearing Block No. 22/B, total admeasuring about 4756 sq.mts. or thereabouts covered in T.P. Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts. for multipurpose by their Order No. 2381/07/14/025/2020, Date 28/09/2020 subject to conditions of the order being fulfilled, and entry to that effect was made on the revenue records of said land vide Mutation Entry no. 3345 on Date 28/09/2020 which was certified by competent authority on Date 10/11/2020.

23. That thereafter, the Ahmedabad Municipal Corporation has sanctioned division plans for multipurpose non-agricultural land bearing Final Plot No. 18/2, total admeasuring about 2855 sq.mts. by its Commencement Letter (Rajachitthi) under Case No. LTS/NZ/251120/CGDCRV/A4300/M1 and Rajachitthi No. 04162/251120/A4300/M1, Date 26/11/2020 subject to conditions of the rajachitthi being fulfilled and accordingly land bearing Final Plot No. 18/2, total admeasuring about 2855 sq.mts. divided in two parts i.e. (1) Sub Plot No.1, admeasuring about 1875 sq.mts. (undivided land of 3125 sq.mts. as per block number land) of Final Plot No.18/2 and (2) Sub Plot No.2, admeasuring about 980 sq.mts. of Final Plot No.18/2 (undivided land of 1631 sq.mts. as per block number land).

24. That thereafter, Jitendrakumar alias Jitubhai Ratilal Shukla has sold and conveyed the multipurpose non-agricultural land bearing Block No. 22/B (Old Revenue



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Survey No. 44, 45 and 46), total admeasuring about 4756 sq.mts. or thereabouts covered in T.P. Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts. Paiki **Sub Plot No. 1**, admeasuring about **1875 sq.mts.** (undivided land of 3125 sq.mts. as per block number land) to a partnership firm "**Divi Construction Company**" by way of a Sale Deed, registered in the sub-registrar office at Ahmedabad-6(Naroda) on Date 11/12/2020 under Serial No. 17525, and entry to that effect was made on the revenue records of said land vide mutation entry no. 3376 on Date 28/12/2020 which was certified by competent authority on Date 03/04/2021.

25. That thereafter, the Ahmedabad Municipal Corporation has sanctioned building plans and also issued Commencement Letter (Rajachitthi) for residential units construction on the said land under Case No. BLNTS/NZ/170221/CGDCRV/A4593/R0/M1 and Rajachitthi No. 05007/170221/A4593/R0/M1, Date 20/07/2021 subject to conditions of the rajachitthi being fulfilled.

26. As a part of my investigation of title I have published a public notice appeared in daily newspaper "**GUJARAT SAMACHAR**" on Date **11/07/2019** inviting claims, objections, encumbrances or charges, if any upon said land, respect of this public notice I have not received any objection from anybody.

27. I have been informed by the previous owner of said land that it/they has/have not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor said land has been

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declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to said land subject to below opinion.

In the view of what is stated above, I hereby opine that titles of the above said Multipurpose **Non-agricultural land** bearing Block No. 22/B (Old Revenue Survey No. 44, 45 and 46), total admeasuring about 4756 sq.mts. or thereabouts covered in T.P. Scheme No. 70 (Muthiya) and allotted Final Plot No. 18/2, total admeasuring about 2855 sq.mts. Paiki **Sub Plot No. 1**, admeasuring about **1875 sq.mts.**, situate, lying and being at Mouje Village MUTHIYA, Taluka Asarwa, in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) belongs to "**Divi Construction Company**" are clear and free from any charges encumbrances and all reasonable doubts **Subject To:** (1) Fulfillment of conditions laid down in the N.A. Order and Construction Permission, (2) Provisions of the Municipal Corporation Act and use as per zone of AMC and provisions of Town Planning Scheme No. 70 (Muthiya), and (3) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

- Note:-**(1) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record of immediate past 2-3 months is also not possible due to procedural delay in the revenue department.
- (2) This Title Certificate issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein.
- (3) All original deeds/documents/file papers are being verified.

DATED OF THIS 8th September, 2021 AT-AHMEDABAD.



Saurin R. Shah
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ADVOCATE

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