



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

Saral Buildcon, A partnership firm,

Survey No. 48/1 & 48/2, B/h. Bhagwat Vidhyapith,
Village - Sola, Taluka - Ghatlodiya, District - Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural land bearing Final Plot No. 20 ad-measuring 1774 sq. mtrs. of Town Planning Scheme No. 56 (Sola - Gota - Ognaj) compromised of (a) Survey No. 48 / 1 admeasuring 2001 Paiki 831 sq.mtrs. (as per Form "F" admeasuring 831 sq.mtrs.) & (b) Survey No. 48 / 2 admeasuring 2147 sq.mtrs. (as per Form "F" admeasuring 2125 sq.mtrs.) situate, lying and being at Mouje - Sola, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) belonging to **Saral Buildcon, A partnership firm** having it's place of Business at : Survey No. 48/1 & 48/2, B/h. Bhagwat Vidhyapith, Village - Sola, Taluka - Ghatlodiya, District - Ahmedabad.

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 thirteen 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.



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HISTORY OF SURVEY NO. 48/1

1. It has been observed by us that, land bearing Survey No. 48/1 was owned and occupied by Jivabhai Prandas prior to the Year – 1955 meaning thereby he was the occupier of the said land within the meaning of Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by certified mutation entry No. 1091 dated : 03-07-1934.
2. It has been observed by us that, the owner of the said land namely Jivabhai Prandas had mortgaged the said land with Ambalal Chaturbhai as is expressly corroborated and evidenced by certified mutation entry No. 1251 dated : 07-05-1940.
3. It has been observed by us that, Jivabhai Prandas had paid mortgaged amount to Ambalal Chaturbhai and hence, the said land was released from mortgage as is expressly corroborated and evidenced by certified mutation entry No. 1650 dated 31-04-1947.
4. It has been observed by us that, the owner of the said land namely Jivabhai Prandas had obtained tagavi of Rs. 400-00 and hence, the charge of the tagavi was created in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1731 dated 15-08-1949.
5. It has been observed by us that, the land in question was declared as "FRAGMENT LAND" in accordance with provision of sections-





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5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION
AND CONSOLIDATION OF HOLDING ACT-1947" as is
corroborated and evidence by certified mutation entry No. 1783
dated : 20-06-1951.

6. It has been observed by us that, the said land was cultivated by Somabhai Haribhai from the Year – 1954-55 and hence, the name of Somabhai Haribhai was entered as an ordinary tenant in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1958.
7. It has been observed by us that, Somabhai Haribhai had not cultivated the said land for a constant period of two years and hence, the Taluka Authority passed order inter alia directing to remove the name of Somabhai Haribhai from other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 2261 dated 17-08-1956.
8. It has been observed by us that, the said land was cultivated by Atmaram Shivabhai from the Year – 1955-56 and hence, his name was entered as an ordinary tenant in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 2262 dated 17-08-1956.
9. It has been observed by us that, the Mamlatdar and ALT passed order bearing No. Case No. 3 / Sola dated 25-01-1964 and tenancy





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right of Atmarambhai Shivabhai was terminated and said land was given landlord for personal cultivation as is expressly corroborated and evidenced by certified mutation entry No. 2791 dated 12-03-1965.

10. It has been observed by us that, the holder of the said land had repaid the loan of tagavi and hence, the Taluka Authority passed order bearing No. TP / TAGAVI / 849 dated 29-12-1965 inter alia directing to release the charge of tagavi as is expressly corroborated and evidenced by certified mutation entry No. 2864 dated 04-01-1967.

11. It has been observed by us that, the owner of the said land namely Shivabhai Prandas had sold and conveyed agricultural land bearing Survey No. 48/1 admeasuring 2001 sq. mts., to Atmarambhai Shivabhai on 04-05-1966 as is expressly corroborated and evidenced by certified mutation entry No. 2867 dated 10-03-1967.

12. It has been observed by us that, a charge of the Bank of India was created over the land bearing Survey No. 48/1 by availing loan of Rs. 40,000-00 in favour of the Bank of India as is expressly corroborated and evidenced by certified mutation entry No. 3374 dated 13-02-1975.

13. It has been observed by us that, the charge was released by the Bank of India vide its No Due Certificate dated 08-09-1980





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whereby the charge created vide mutation entry No. 3374 was released as is expressly evidenced by certified mutation entry No. 3888 dated 09-09-1980.

14. It has been observed by us that, the holder of the said land namely Atmaram Shivabhai had died intestate on 22-12-1986 leaving behind him his lineal descendants as (1) Vadilal Atmaram, (2) Jayantibhai Atmaram, (3) Hiraben Atmaram and (4) Savitaben Atmaram and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4583 dated 27-02-1987.
15. It has been observed by us that, the joint holders of the said land namely (1) Hiraben Atmaram and (2) Savitaben Atmaram had voluntarily waived relinquished their right, title, claim share persisting in the land bearing Survey No. 48/1 in favour of rest of the joint holders and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4584 dated 27-02-1987.
16. It has been observed by us that, the holders and owners of the said land had entered into inter se family partition of the land in question together with land of other survey numbers and by virtue of said family partition, the land bearing Survey No. 48/1 came to the share of Jayantibhai Atmarambhai as is expressly corroborated and evidenced by certified mutation entry No. 6502 dated 08-09-1997.





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17. It has been observed by us that, the land in question was held by Jayantibhai Atmarambhai in the revenue record and he submitted an application to the revenue authority to enter the names of his lineal descendants namely (1) Kamlaben Jayantibhai, (2) Shaileshkumar Jayantibhai, (3) Ramilaben Jayantibhai, (4) Gitaben Jayantibhai, (5) Shilpaben Jayantibhai and (6) Vaishaliben Jayantibhai as joint holders of the said land during survival and hence, their names were entered as joint holders as defined in Sub Section 25 of Section 3 of Land Revenue Code as is expressly corroborated and evidenced by certified mutation entry No. 6504 dated 08-09-1997.
18. It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Sola Village was covered within the Taluka Boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 12588 dated 03-05-2012.
19. It has been observed by us that, vide circular of the Revenue Department, Sachivalay Gandhinagar the Taluka Ahmedabad City(East) and Taluka Ahmedabad City(West) in Revenue district Ahmedabad were reorganized and new Taluka were formed and accordingly land of Revenue village-Sola is now made part of Taluka Ghatlodiya.





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20. It has been observed by us that, the joint holder of the said land namely Jayantibhai Atmaram Patel had died intestate on 26-08-2014 leaving behind him his lineal descendants as (1) Kamlaben Jayantibhai Patel, (2) Shaileshkumar Jayantibhai Patel, (3) Ramilaben Jayantibhai Patel, (4) Gitaben Jayantibhai Patel, (5) Shilpaben Jayantibhai Patel and (6) Vaishaliben Jayantibhai Patel and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 15873 dated 17-10-2016.
21. It has been observed by us that, the joint holders of the said land namely (1) Kamlaben Jayantibhai, (2) Ramilaben Jayantibhai, (3) Gitaben Jayantibhai, (4) Shilpaben Jayantibhai and (5) Vaishaliben Jayantibhai had voluntarily waived relinquished their right, title, claim share persisting in the land bearing Survey No. 48/1 in favour of Shaileshbhai Jayantibhai Patel by executing Deed of Release registered in the Office of Sub-Registrar of Assurances at Ahmedabad-13 (City) under Sr. No. 232 dated 01-02-2018 as is expressly corroborated and evidenced by certified mutation entry No. 16638 dated 02-02-2018.
22. It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 48/1 paikiee admeasuring 1210 sq.mts., by merging into Draft Town Planning Scheme No. 221(Ognaj- Sola – Bhadaj) is given Final Plot No.





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845 and its area is fixed to the extent of 1000 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

23. It has been observed by us that, the holder of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. 1666 / 07 / 17 / 58 / 2020 dated 27-07-2020 and granted non-agricultural use permission to the said land bearing Survey No. 48/1 admeasuring 2001 sq. mts., paikie admeasuring 1499 sq. mts., 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 as is expressly corroborated and evidenced by certified mutation entry No. 18369 dated 27-07-2020.

HISTORY OF SURVEY NO. 48/2

24. It has been observed by us that, land bearing Survey No. 48/2 was owned and occupied by Jivabhai Prandas prior to the Year - 1955 meaning thereby he was the occupier of the said land within the meaning of Sub Section 16 of Section 3 of the Land Revenue Code as is expressly corroborated and evidenced by certified mutation entry No. 1232 dated 27-04-1940.





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25. It has been observed by us that, the owner of the said land namely Jivabhai Prandas had mortgaged the said land with Ambalal Chaturbhai as is expressly corroborated and evidenced by certified mutation entry No. 1251 dated 07-05-1940.
26. It has been observed by us that, Jivabhai Prandas had paid mortgaged amount to Ambalal Chaturbhai and hence, release the said land was mortgaged as is expressly corroborated and evidenced by certified mutation entry No. 1650 dated 30-04-1947.
27. It has been observed by us that, the owner of the said land namely Jivabhai Prandas had obtained tagavi of Rs. 400-00 and hence, the charge of the tagavi was created in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1731 dated 15-08-1949.
28. It has been observed by us that, the land in question was declared as "FRAGMENT LAND" in accordance with provision of sections- 5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is corroborated and evidence by certified mutation entry No. 1783 dated-20-06-1951.
29. It has been observed by us that, the said land was cultivated by Somabhai Haribhai from the Year – 1954-55 and hence, the name of Somabhai Haribhai was entered as an ordinary tenant in other





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rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 1958.

30. It has been observed by us that, Somabhai Haribhai had not cultivated of the said land for a constant period of two years and hence, the Taluka Authority passed order inter alia directing to remove the name of Somabhai Haribhai from other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 2261 dated 17-08-1956.

31. It has been observed by us that, the said land was cultivated by Atmaram Shivabhai from the Year – 1955-56 and hence, his name was entered as an ordinary tenant in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 2262 dated 17-08-1956.

32. It has been observed by us that, the Mamlatdar and ALT passed order bearing No. Case No. 3 / Sola dated 25-01-1964 and tenancy right of Atmarambhai Shivabhai was terminated and said land was given landlord for personal cultivation as is expressly corroborated and evidenced by certified mutation entry No. 2791 dated 12-03-1965.

33. It has been observed by us that, the holder of the said land had repaid the loan of tagavi and hence, the Taluka Authority passed order bearing No. TP / Tagavi / 849 dated 29-12-1965 inter alia



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directing to release the charge of tagavi as is expressly corroborated and evidenced by certified mutation entry No.2864 dated 04-01-1967.

34. It has been observed by us that, the owner of the said land namely Shivabhai Prandas had sold and conveyed agricultural land bearing Survey No. 48/2 admeasuring 2147 sq. mts., to Atmarambhai Shivabhai on 04-05-1966 as is expressly corroborated and evidenced by certified mutation entry No.2959 dated 07-12-1967.

35. It has been observed by us that, a charge of the Bank of India was created over the land bearing Survey No. 48/2 by availing loan of Rs. 40,000-00 in favour of the Bank of India as is expressly corroborated and evidenced by certified mutation entry No. 3374 dated 13-02-1975.

36. It has been observed by us that, the charge was released by the Bank of India vide its No Due Certificate dated 08-09-1980 whereby the charge created vide mutation entry No. 3374 was released as is expressly evidenced by certified mutation entry No. 3888 dated 09-09-1980.

37. It has been observed by us that, the holder of the said land namely Atmaram Shivabhai had died intestate on 22-12-1986 leaving behind him his lineal descendants as (1) Vadilal Atmaram, (2) Jayantibhai Atmaram, (3) Hiraben Atmaram and (4) Savitaben





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Atmaram and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4583 dated 27-02-1987.

38. It has been observed by us that, the joint holders of the said land namely (1) Hiraben Atmaram and (2) Savitaben Atmaram had voluntarily waived relinquished their right, title, claim share persisting in the land bearing Survey No. 48/2 in favour of rest of the joint holders and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4584 dated 27-02-1987.

39. It has been observed by us that, the holders and owners of the said land had entered into inter se family partition of the land in question together with land of other survey numbers and by virtue of said family partition, the land bearing Survey No. 48/2 came to the share of Jayantibhai Atmarambhai as is expressly corroborated and evidenced by certified mutation entry No. 6502 dated 08-09-1997.

40. It has been observed by us that, the land in question was held by Jayantibhai Atmarambhai in the revenue record and he submitted an application to the revenue authority to enter the names of his lineal descendants namely (1) Kamlaben Jayantibhai, (2) Shaileshkumar Jayantibhai, (3) Ramilaben Jayantibhai, (4) Gitaben Jayantibhai, (5) Shilpaben Jayantibhai and (6) Vaishaliben Jayantibhai as joint holders of the said land





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(Advocate)

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during survival and hence, their names were entered as joint holders as defined in Sub Section 25 of Section 3 of Land Revenue Code as is expressly corroborated and evidenced by certified mutation entry No. 6504 dated 08-09-1997.

41. It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Dascroi passed order bearing No. RTS / Record Promulgation / 8 / 09 dated 15-01-2009 for rectification the errors and directed to delete the mutation entry No. 1251 from other rights of record by mentioning mutation entry No. 1783 as is expressly corroborated and evidenced by certified mutation entry No. 10636 dated 12-06-2009.

42. It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different Taluka of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Sola Village was covered within the Taluka Boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 12588 dated 03-05-2012.

43. It has been observed by us that, vide circular of the Revenue Department, Sachivalay Gandhinagar the Taluka Ahmedabad





BHARATBHAI K. SUTHAR

(Advocate)

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City(East) and Taluka Ahmedabad City(West) in Revenue district Ahmedabad were reorganized and new Taluka were formed and accordingly land of Revenue village-Sola is now made part of Taluka Ghatlodiya.

44. It has been observed by us that, the joint holder of the said land namely Jayantibhai Atmaram Patel had died intestate on 26-08-2014 leaving behind him his lineal descendants as (1) Kamlaben Jayantibhai Patel, (2) Shaileshkumar Jayantibhai Patel, (3) Ramilaben Jayantibhai Patel, (4) Gitaben Jayantibhai Patel, (5) Shilpaben Jayantibhai Patel and (6) Vaishaliben Jayantibhai Patel and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 15873 dated 17-10-2016.
45. It has been observed by us that, the joint holders of the said land namely (1) Kamlaben Jayantibhai Patel, (2) Ramilaben Jayantibhai Patel, (3) Gitaben Jayantibhai Patel, (4) Shilpaben Jayantibhai Patel and (5) Vaishaliben Jayantibhai Patel had voluntarily waived relinquished their right, title, claim share persisting in the land bearing Survey No. 48/2 in favour of Shaileshbhai Jayantibhai Patel by executing Deed of Release registered in the Office of Sub-Registrar of Assurances at Ahmedabad-13 (City) under Sr. No. 232 dated 01-02-2018 as is expressly corroborated and evidenced by certified mutation entry No. 16638 dated 02-02-2018.





BHARATBHAI K. SUTHAR

(Advocate)

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

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46. It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 48/1 paikiee admeasuring 831 sq.mts., and Survey No. 48/2 admeasuring 2125 sq.mts., total admeasuring 2956 sq.mts., by merging into Draft Town Planning Scheme No. 56(Sola – Gota - Ognaj) is given Final Plot No.20 and its area is fixed to the extent of 1774 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

47. It has been observed by us that, the holder of said land had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. 1667 / 07 / 17 / 058 / 2020 dated 27-07-2020 and granted non-agricultural use permission to the said land bearing Survey No. 48/2 admeasuring 2147 sq. mts., paikiee admeasuring 1275 sq. mts., for the multipurpose 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 as is expressly corroborated and evidenced by certified mutation entry No. 18370 dated 27-07-2020.

COMMON HISTORY

48. It has been observed by us that, by Sale-Deed dated 24-12-2020 executed by Shaileshkumar Jayantibhai Patel as Vendor in



BHARATBHAI K. SUTHAR

(Advocate)

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his capacity as holder of the non agricultural land bearing Final Plot No.20 admeasuring 1774 sq.mts., comprised of Survey No. 48/1 admeasuring 2001 sq. mts., paikee admeasuring 831 sq. mts., and Survey No. 48/2 admeasuring 2125 sq. mts., total admeasuring 2956 sq. mts., in favour of Saral Buildcon, a partnership Firm registered with the Office of the Sub –Registrar of Assurances at Ahmedabad-8 (Sola) under Sr.No. 16301, the non agricultural land bearing Final Plot No.20 admeasuring 1774 sq.mts., comprised of Survey No. 48/1 admeasuring 2001 sq. mts., paikee admeasuring 831 sq. mts., and Survey No. 48/2 admeasuring 2125 sq. mts., total admeasuring 2956 sq. mts., was sold to Saral Buildcon, a partnership Firm.

By virtue of aforesaid Sale Deed, the name of Saral Buildcon, a partnership Firm was entered as occupiers as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 18708 dated 25-02-2021.

49. 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.

50. 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



BHARATBHAI K. SUTHAR

(Advocate)

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for details, facts and particulars, relevant documents, papers, writings and records to be referred.

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

52 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 in court and / or before government of Semi-Government officer. Also for the negligence of lackness in the word of searches, the undersigned shall not be a held responsible in any case.

53 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 CIRCUMSTANCES, We hereby certify that in respect to non- agricultural land bearing Final Plot No. 20 ad-measuring 1774 sq. mtrs. of Town Planning Scheme No. 56 (Sola - Gota - Ognaj) compromised of **(a)** Survey No. 48 / 1 admeasuring 2001 Paiki 831 sq.mtrs. (as per Form "F" admeasuring 831 sq.mtrs.) & **(b)** Survey No. 48 / 2 admeasuring 2147 sq.mtrs. (as per Form "F" admeasuring 2125 sq.mtrs.) situate, lying and being at Mouje - Sola, Taluka - Ghatlodia in



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the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) is belonging to **Saral Buildcon, 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 & fulfilment of the conditions laid down in N. A. Order and revisions made thereof, if any.
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 : 28 JUL 2021

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.



BHARAT K. SUTHAR..
B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodoya Road, Gota, A'bad



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TITLE CERTIFICATE

Ref : Title Clearance Certificate of non-agricultural land bearing Final Plot No. 20 ad-measuring 1774 sq. mtrs. of Town Planning Scheme No. 56 (Sola - Gota - Ognaj) compromised of (a) Survey No. 48 / 1 admeasuring 2001 Paiki 831 sq.mtrs. (as per Form "F" admeasuring 831 sq.mtrs.) & (b) Survey No. 48 / 2 admeasuring 2147 sq.mtrs. (as per Form "F" admeasuring 2125 sq.mtrs.) situate, lying and being at Mouje - Sola, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) belonging to **Saral Buildcon, A partnership firm.**



Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non-agricultural land bearing Final Plot No.20 ad-measuring 1774 sq. mtrs. of Town Planning Scheme No. 56 (Sola - Gota - Ognaj) compromised of (a) Survey No. 48 / 1 admeasuring 2001 Paiki 831 sq.mtrs. (as per Form "F" admeasuring 831 sq.mtrs.) & (b) Survey No. 48 / 2 admeasuring 2147 sq.mtrs. (as per Form "F" admeasuring 2125 sq.mtrs.) situate, lying and being at Mouje - Sola, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) and belonging to **Saral Buildcon, A partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts 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.

Place : Ahmedabad.

Date : **28 JUL 2021**

Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.

L. JARAT K. SUTHAR
B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodoya Road, Gota, A'bad