

TITLE CERTIFICATE

MOUJE : HANSPURA

Revenue Survey No. 69/1 & 69/2

T. P. Scheme No. 121, F. P. No. 110

Sub Plot No. 3

**DINESH B. PATEL
ADVOCATE**

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TITLE CERTIFICATE

To,
SHREE GIGEV DEVELOPERS ,
A Partnership Firm,
Having its office at : 318,319 Gold Cost Complex
Madav Farm Cross Road, Vastral, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non-Agricultural Land situate, lying and being
at Mouje Hanspura, Taluka Asarwa, District Ahmedabad
bearing Revenue Survey/Block No. 69/1 total land
admeasuring 16497 square meters and Revenue Survey/
Block No. 69/2 total land admeasuring about 15672 square
meters, which was comprised into Town Planning Scheme
No. 121 and allotted Final Plot No. 110 admeasuring 19301
square meters out of which sub plot no. 3 admeasuring
10159 square meters, as per Sub Plot division approved by
the AMC (Survey No. 69/1 total admeasuring 16497 square
meters out of which admeasuring 1260 square meters and
Survey No. 69/2 total admeasuring 15672 square meters),
in the Registration District Ahmedabad and Sub District of
Ahmedabad-6 (Naroda).



THIS IS TO CERTIFY AND OPINION THAT,

I have investigated title to the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 69/1 total land admeasuring 16497 square meters and Revenue Survey/ Block No. 69/2 total land admeasuring about 15672 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 110 admeasuring 19301 square meters out of which sub plot no. 3 admeasuring 10159 square meters, as per Sub Plot division approved by the AMC (Survey No. 69/1 total admeasuring 16497 square meters out of which admeasuring 1260 square meters and Survey No. 69/2 total admeasuring 15672 square meters), in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda). (Herein after referred as said land) is belonging to **SHREE GIGEV 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 "DIVYA BHASKAR" on 07th October, 2022, declaring that, if any person have any kind of objection, interruption, rights,



titles, interest, charges, lien about the above said land, thereafter opinion of the 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. Thereafter I have received an objection from Legal heirs of Shakriben d/o Punjaji Balaji and wife of Somaji Hiraji namely Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangadbhai and others dated 12/10/2022 without any certified copy of the documentary evidence along with objection on basis of civil suit before Hon'ble Third Additional Senior Civil Judge, Ahmedabad (Rural) vide Special Civil Suit No. 159/2021 and said civil suit was disposed by the Hon'ble court dated 14.07.2021 under order 7 rule 11 of C.P.C. and thereafter against said order Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangadbhai and others had filed First Appeal before Hon'ble Gujarat High Court vide R/First Appeal No. 2214 of 2021 and which is still pending before Hon'ble Gujarat High Court. That, so-called objection doesn't have any right, title and interest on said subject land and therefore I have given a detail replay of the said so-called objection to Legal heirs of Shakriben d/o Punjaji Balaji and wife of Somaji Hiraji namely Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangadbhai and others.



Kindly note that, earlier Legal heirs of Shakriben D/o Punjaji Balaji and W/o. Somaji Hiraji namely Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangalbhai and others have filed a RTS appeal before the City Mamlatdar Asarwa, Ahmedabad and as per the order of the City Mamlatdar Asarwa, Ahmedabad, vide its order no. RTS / HANSPURA / VECHAN NONDH NO. 3174 / CASE NO. 24/2019 dated 15.10.2019 to reject the aforesaid RTS appeal and confirmed the mutation entry vide Mutation Entry No. 3174.

Kindly note that, Legal heirs of Shakriben D/o Punjaji Balaji and wife of Somaji Hiraji namely Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangalbhai and others had filed a civil suit before Hon'ble Third Additional Senior Civil Judge, Ahmedabad (Rural) vide Special Civil Suit No. 159/2021 which was disposed by the Hon'ble court dated 14.07.2021 under order 7 rule 11 of C.P.C. Thereafter, being aggrieved by the aforesaid order dated 14.07.2008, Lakhiben alias Laxmiben D/o. Somaji Hiraji and W/o. Ramabhai Mangadbhai and others had filed First Appeal before Hon'ble Gujarat High Court vide R/First Appeal No.2214 of 2021 which is still pending before Hon'ble Gujarat High Court.



The said Title Certificate opinion is prepared on the basis of available revenue records being maintained by the Revenue Authorities concerned and offices the Sub Registrar, (I) Ahmedabad - 1 (City), (II) Ahmedabad - 6 (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 11.10.2022 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.



3. Final order of R/First Appeal No. 2214 of 2021 which is still pending before Hon'ble Gujarat High Court will be bounded.
4. 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 above referred subject land.
5. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
6. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.
7. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
8. Terms and condition of Plan approved and Construction Permission granted by Ahmedabad Municipal Corporation is to be complied.
9. 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.
10. 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.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Non-Agricultural Land situate, lying and being at Mouje Hanspura, Taluka Asarwa, District Ahmedabad bearing Revenue Survey/Block No. 69/1 total land admeasuring 16497 square meters and Revenue Survey/Block No. 69/2 total land admeasuring about 15672 square meters, which was comprised into Town Planning Scheme No. 121 and allotted Final Plot No. 110 admeasuring 19301 square meters out of which sub plot no. 3 admeasuring 10159 square meters, as per Sub Plot division approved by the AMC (Survey No. 69/1 total admeasuring 16497 square meters out of which admeasuring 1260 square meters and Survey No. 69/2 total admeasuring 15672 square meters), in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and bounded as per the Revenue Records.

DATED THIS 20TH OCTOBER OF 2022, AHMEDABAD.



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.