



BHARATBHAI K. SUTHAR

(Advocate)

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

TITLE CERTIFICATE & REPORT

To,

Artham Infrastructure LLP, a limited

Liability partnership firm

C-503, Shukan Apartment,

Gota, Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Survey Nos. 733 / 2 admeasuring 2125 Sq.Mtrs. merged into Town Planning Scheme No. 44 (Chandkheda) and allotted Final Plot Nos. 41 admeasuring 1275 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj) belonging to **Artham Infrastructure LLP, a limited Liability partnership firm.**

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.

- (1) Originally, the land of Survey No. 733 / 2 admeasuring Acer 0 - 21 Guntha of mouje - Chandkheda was owned, occupied and possessed by Mohanbhai Kashidas, prior to the year 1934.



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.. 2 ..

- (2) Thereafter, the owner of the said land namely Mohanbai Kashidas died intestate on 04-08-1934 leaving behind him his legal heir as Manilal Mohanbai Patel and hence his name was brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2083, dated 06-10-1934, which was certified by the competent authority on dated 03-11-1935.
- (3) Abovesaid land was below 2 Acers, so the land was declared against land holding act and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3020 dated 25-04-1951, which was certified by the competent authority.
- (4) That the land in question was standing as personal inami land but the Personal Inam Abolition Act-1952 was enacted and on implementation of the said legislation, the Collector, Ahmedabad issued circular bearing No.W.T.N.4035 dtd. 28-7-1953 and in the context of the said circular, the Taluka authority passed order bearing No.W.T.N.108 dtd—/2/1955 directed to resume the said land with the gov. and accordingly, the said land was entered as “KHALSA RAIYATVARI HEAD” and the said land was entered in the name of Shankarlal Mohanlal 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 and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 3529 dtd. 26-08-1955, which was duly certified by the competent authority on 29-02-1955.





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.. 3 ..

- (5) Thereafter, the owner of the said land namely Manilal Mohanbhai Patel died intestate on 23-02-1965 leaving behind him their legal heirs as Naranbhai Manilal Patel, Virendrakumar Manilal Patel, Minor Jitendrakumar Manilal Patel, Minor Ravindrakumar Manilal Patel, Kailasben D/o. Manilal Mohanbhai Patel & Gangaben Wd/o. Manilal Mohanbhai Patel self and legal guardian & mother of minor child and hence their names were brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4215, dated 26-11-1965, which was certified by the competent authority on dated 24-03-1966.
- (6) It has been observed by us that, a charge of The Union Bank of India Limited, Vadaj Branch was created over the land bearing Survey No. 733 / 2 & others by owner of the said land by availing loan of Rs.3,500-00 in favour of The Union Bank of India Limited, Vadaj Branch and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4609, dated 30-04-1970, which was certified by the competent authority on 04-06-1970.
- (7) Thereafter, the co-owner of the said land namely Kailasben D/o. Manilal Mohanbhai Patel has voluntarily waived and relinquished her share persisting in the said land in favour of her brothers & mother and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4679 dated 01-07-1971, which was certified by the competent authority.





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.. 4 ..

(8) That, the land in question was covered within the distance of 2 miles from the limit of Ahmedabad from the Ahmedabad Municipal corporation and hence the said land was exempted from the effect of the Bombay Prevention of Fragmentation and Consolidation of holding act 1947 and hence the Collector Gandhinagar passed order bearing No. C.B / LAND / VASHI / 705 Dated : 16-06-1971 and directed to delete the mutation entry No. 3020 land and entry to that effect was mutated in the revenue record by mutation entry No. 4766 dated 14-3-1974 which was certified by the competent authority.

(9) It has been observed by us that, a charge of the The Chandkheda Service Co-Operative Mandali Ltd. was created over the land bearing Survey No. 733 / 2 and others by owners of the said land by availing loan in favour of The Chandkheda Service Co-Operative Mandali Ltd. and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4817 dated 11-4-1975, which was certified by the competent authority dated 21-06-1975.

(10) It has been observed by us that, the charge was released by The Union Bank of India Limited, Vadaj Branch, vide its No Due Certificate whereby the charge created vide mutation entry No. 4609 was released and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6341 dated 24-06-1994, which was certified by the competent authority dated 29-10-1994.





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.. 5 ..

- (11) It has been observed by us that, the charge was released by The Chandkheda Service Co-Operative Mandali Ltd., vide its No Due Certificate dated 26-03-1994 whereby the charge created vide mutation entry No. 4817 was released and entry to that effect was mutated in the revenue record vide Mutation Entry No. 6347 dated 02-07-1994, which was certified by the competent authority dated 2910-1994.
- (12) Thereafter, the owners of the said land had entered into family partition of the land in question together with land of other survey numbers during survival and by virtue of the said family partition, the land in question came to the share of Naranbhai Manilal Patel and entry to that effect was entered in the revenue record by mutation entry No. 7618 dated 16-05-2003 which was duly certified by the competent authority on 09-07-2003.
- (13) The owners of the land namely Naranbhai Manilal Patel have sold and conveyed the land of Survey No. 733 / 2 of Mouje - Chandkheda to Jayeshbhai Pravinchandra Shah & Rajeshbhai Pravinchandra Shah by Sale Deed registered in the office of the Sub-Registrar of assurances at Gandhinagar under Serial No. 7099 dated 10-11-2003 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 7778, dated 13-11-2003, which was certified by the competent authority on 24-12-2003.
- (14) It has been observed by us that, the Joint Secretary to the State of Gujarat in the Revenue Department, Sachivalay, Gandhinagar



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.. 6 ..

passed order bearing No. G.H.M./ 2008 / 2M / PFR . 392008 - 35
- L1 dated 17-01-2008 inter alia directing to transfer all survey numbers and revenue record of Village Chandkheda in Daskroi Taluka of District Ahmedabad and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8821, dated : 08-02-2008, which was certified by the competent authority.

(15) That, the Revenue area of Chandkheda Municipality was included in Ahmedabad district by the District Collector Ahmedabad vide order bearing No. C.B. / L.N.D. - 2 / C - 4019 / 08 Dated : 30-1-2008 and hence all the survey numbers of village Motera was included in Daskroi taluka and entry to that effect was entered in the revenue record of the said land vide mutation entry No. 8822 dtd. 8-2-2008, which was duly certified by the competent authority on 8-2-2008.

(16) 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, Chandkheda Village was covered within the Taluka Boundaries of Ahmedabad City (West) as is expressly corroborated and evidenced by certified mutation entry No. 10761 dated 03-05-2012.

(17) That THE PROVISIONS OF THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976 were made applicable



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.. 7 ..

to the land bearing Survey No.733 / 2 admeasuring 2125 sq.mtrs by merging into Town Planning Scheme No. 44 (Chandkheda) and the land bearing Survey No.733 / 2 was given Final Plot No. 41 and its area is fixed to the extent of 1275 sq.mtrs and from-F is issued in accordance with the provision of Rules 21 & 35 of the Gujarat town planning Act and urban Development Rules-1979 enacted under the said act.

(18) Thereafter the owners of said land namely Jayeshbhai Pravinchandra Shah & Rajeshbhai Pravinchandra Shah had submitted an application to District Collector Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector Ahmedabad passed order bearing No. CB / JAMIN - 2 / N.A. / S.R. 233 / 16 dated : 03-06-2017 and granted non-agricultural use permission to the said land for 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 entry to that effect was entered in the revenue record vide mutation entry No. 12800 dated 21-07-2017 which was certified by competent authority on 07-09-2017.

(19) Thereafter the owners of the said land namely Jayeshbhai Pravinchandra Shah & Rajeshbhai Pravinchandra Shah had sold and conveyed non agricultural land bearing Survey No. 733 / 2





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.. 8 ..

admeasuring 2125 sq.mtrs. now given Final Plot No. 41
admeasuring 1275 sq.mtrs. in Draft Town Planing Scheme No.
44 (Chandkheda) to **Artham Infrastructure LLP, a limited
Liability partnership firm** by sale deed registered in the office
in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj)
under serial No. 18407 dated 18-10-2021 and PENCIL entry to
that effect was mutated in the revenue record of the said land
vide Mutation Entry No. 14564 dated 30-10-2021, which is yet to
be certified by the competent authority.



- (20) 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.
- (21) 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 for details, facts and particulars, relevant documents, papers, writings and records to be referred.
- (22) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
- (23) 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



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.. 9 ..

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.

(24) 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-agriculture land bearing Survey Nos. 733 / 2 admeasuring 2125 Sq.Mtrs. merged into Town Planning Scheme No. 44 (Chandkheda) and allotted Final Plot Nos. 41 admeasuring 1275 Sq.Mtrs. situate, lying and being at Mouje - Chandkheda, Taluka - Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 2 (Vadaj) is belonging to **Artham Infrastructure LLP, a limited Liability 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 & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.



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.. 10 ..

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 : 13/11/2021,



Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.



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