

V. V. Patel & Associates

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Dt : 18/07/2022

**To,
Shapers Buildcon a Partnership Firm
Sola,Ahmedabad**

TITLE CERTIFICATE WITH REPORT

**Re. : In the matter of investigation of title report of non
agricultural land bearing City Survey No.NA1895/97
(Survey No.1895/97/002 & old Consolidated Revenue
Survey No.257) admeasuring 3516 Sq.Mtrs . Situated at
Mouje : Kadi-Kasba, Taluka : Kadi in the Registration
District Mahesana and Sub-District Kadi.**

As per instructions, we have investigated the title of the above referred property and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ copies/papers etc. lying in his/its file to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the property during the period for which the record is not available which would make the



title defective, we hereby give our certificate cum report on title as under :-

Survey No. 257

- 1) From the Revenue Records and other title documents referred, it is observed that prior to 1965, Shivilal Karsan alias Karamdas was owner of Revenue Survey No. 257 of Mouje Kadi, Taluka : Kadi in the Registration District Mahesana and Sub-District Kadi.
- 2) Thereafter, on the basis of Letter no. 12 issued by Hon. Mamlatdar of Ahmedabad, effect of the variation has been given to respective Land of Village Kadi-Kasba. The entry to that effect was entered in Revenue Record by mutation entry No. 4663 on dated 5/6/1970. The said entry was certified by the concerned authority.
- 3) Thereafter, as per Order No. NASR/2/6/77 Dated 13-10-1977 Land of Survey No. 257 converted from agricultural to non Agricultural Purpose. The effect of that was entered in the revenue record vide mutation entry No. 5438 on 3/11/1977. The said entry was Certified by the concerned authority.
- 4) Thereafter, owner of the said land Patel Shivabhai Karsandas alias Karamdas sold and conveyed land admeasuring 4957 Sq. Mtrs of Revenue Survey No. 257 to Shri Krushna Rice Mill by registered sale deed which was registered before Sub-Registrar on 3/11/1977. This land admeasuring 4957 Sq. Mtrs. of Revenue Survey No. 257 was mutated in the name of Shri Krushna Rice Mill vide mutation entry No. 5439 on 4/11/1977. The said entry was certified by the concerned authority.
- 5) Thereafter, The name of Partnership firm Krushna Rice Mill was change and renamed as shri Krushna Rice Mill and oil mill. The effect of that was



entered in the revenue record vide mutation entry No. 5731 on 3/11/1979. The said entry was Certified by the concerned authority.

- 6) Thereafter, owner of the said land Shri Krushna Rice Mill and oil mill sold and conveyed land admeasuring 4957 Sq. Mtrs of Revenue Survey No. 257 to Om Infrastructure a Partnership Firm by registered sale deed which was registered before Sub-Registrar with serial no. 1512 on 9/3/2011. This land admeasuring 4957 Sq. Mtrs of Revenue Survey No. 257 was mutated in the name of Om Infrastructure a Partnership Firm vide mutation entry No. 23910 on 29/4/2011. The said entry was certified by the concerned authority.

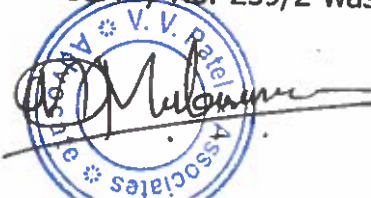
Survey No. 258/1

- 7) From the Revenue Records and other title documents referred. It is observed that prior to 1965, Vaghri Khoda Ghela & Kala Ghela were owners of Revenue Survey No. 258/1 and 1) Kalidas Somabhai Patel 2) Baldevbhai Somabhai Patel were owners of Survey no. 259/2 of Mouje Kadi, Taluka : Kadi in the Registration District Mahesana and Sub-District Kadi.
- 8) Thereafter, on the basis of Letter no. 12 issued by Hon. Mamlatdar of Ahmedabad, effect of the variation has been given as under. The entry to that effect was entered in Revenue Record by mutation entry No. 4663 on dated 5/6/1970. The said entry was certified by the concerned authority.
- 9) Thereafter, owner of the said land Vaghri Kala Ghela sold and conveyed land admeasuring 6659 Sq. Mtrs of Revenue Survey No. 258/1 to Khodabhai Ghelabhai by registered sale deed which was registered before Sub-Registrar on 7/8/1981. This land admeasuring 6659 Sq. Mtrs.



of Revenue Survey No. 258/1 was mutated in the name of Khodabhai Ghelabhai vide mutation entry No.6218 on 4/6/1982. The said entry was certified by the concerned authority.

- 10) Thereafter, charge of Vaghari Nagji Devraj for Rs.800 was removed and entry to that effect was entered in Revenue Record by mutation entry No. 6269 on 1/8/1982. The said entry was certified by the concerned authority.
- 11) Thereafter, owner of the said land Khodabhai Ghelabhai sold and conveyed land admeasuring 6659 Sq. Mtrs of Revenue Survey No. 258/1 to Karsanbhai Rughnathbhai Patel by registered sale deed which was registered before Sub-Registrar on 28/9/1984. This land admeasuring 6659 Sq. Mtrs. of Revenue Survey No. 258/1 was mutated in the name of Karsanbhai Rughnathbhai vide mutation entry No. 6721 on 29/11/1985. The said entry was certified by the concerned authority.
- 12) Thereafter, owner of the said land Karsanbhai Rughnathbhai sold and conveyed land admeasuring 6659 Sq. Mtrs of Revenue Survey No. 258/1 to Shri Krushna Jining & Pressing Factory by registered sale deed which was registered before Sub-Registrar with serial No. 1877 on 7/11/1997. This land admeasuring 6659 Sq. Mtrs. of Revenue Survey No. 258/1 was mutated in the name of Shri Krushna Jining & Pressing Factory vide mutation entry No. 11768 on 7/11/1997. The said entry was certified by the concerned authority.
- 13) Thereafter, owner of the said land 1) Kalidas Somabhai Patel 2) Baldevbhai Somabhai Patel sold and conveyed land admeasuring 6302 Sq. Mtrs of Revenue Survey No. 259/2 to Shri Krushna Jining & Pressing Factory by registered sale deed which was registered before Sub-Registrar with serial No. 1878 on 7/11/1997. This land admeasuring 6302 Sq. Mtrs. of Revenue Survey No. 259/2 was mutated in the name



of Shri Krushna Jining & Pressing Factory vide mutation entry No. 11769 on 7/11/1997. The said entry was certified by the concerned authority.

- 14)** Thereafter, as per the order No. JMN/VASHI/232/08 of Hon'ble Mamlatdar of Kadi was passed for consolidation of Survey No. 258/1 admeasuring 0-66-59 Hector-are-sq. mtrs. and Survey No. 259/2 admeasuring 0-63-02 Hector-are-sq. mtrs. The new consolidated Survey No. 258/1 admeasuring 1-29-61 Hector-are-sq. mtrs. was given. The entry to that effect was entered in the revenue record vide mutation entry No. 11886 on 9/1/1998. The said entry was certified by the concerned authority.
- 15)** Thereafter, Owner borrowed loan amount from The Mahesana Urban co. Op. Bank Kadi branch. The effect of that was entered in the revenue records vide mutation entry No. 12088 on 30/6/1998. The said entry was certified by the concerned authority.
- 16)** Thereafter, Hon'ble Collector of Mehsana vide its order No. Tenant/Vashi/1003 to 1010/99 on 12/3/1999 gave permission to use Land admeasuring 6659 Sq. Mtrs of Survey No. 258/1 and admeasuring 6302 Sq. Mtrs of Survey no. 259/2 for Industrial purpose U/S 63 of Bombay Tenancy & Agriculture Lands Acts 1948. The effect of that was entered in the revenue record vide mutation entry No. 13061 on 9/8/2000. The said entry was Certified by the concerned authority.
- 17)** Thereafter, Hon'ble Collector of Mehsana vide its order No. JMN/NA/INDUSTRIAL/S.R./1/03 on 2/8/2003 gave certificate of use of the said land bearing consolidate Survey no. 258/1 for Industrial purpose. The effect of that was entered in the revenue record vide mutation entry No. 14452 on 8/8/2003. The said entry was Certified by the concerned authority.



- 18) Thereafter, Owner borrowed loan amount from The Mahesana Urban co. Op. Bank Kadi branch. The effect of that was entered in the revenue records vide mutation entry No. 14453 on 8/8/2003. The said entry was certified by the concerned authority.
- 19) Thereafter, owner of the said land Shri Krushna Jining & Pressing Factory sold and conveyed land admeasuring 12961 Sq. Mtrs of Revenue Survey No. 258/1 to Om Infrastructure a Partnership Firm by registered sale deed which was registered before Sub-Registrar with serial No. 1517 on 20/4/2011. This land admeasuring 12961 Sq. Mtrs. of Revenue Survey No. 258/1 was mutated in the name of Om Infrastructure a Partnership Firm vide mutation entry No. 23911 on 29/4/2011. The said entry was certified by the concerned authority.

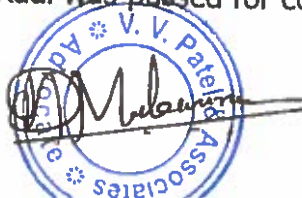
Survey No. 259/1 paiki

- 20) From the Revenue Records and other title documents referred. It is observed that prior to 1965, Ramabhai Punjabhai and Chandubhai Punjabhai was owner of Revenue Survey No. 259/1 paiki of Mouje Kadi, Taluka : Kadi in the Registration District Mahesana and Sub-District Kadi.
- 21) Thereafter, on the basis of Letter no. 12 issued by Hon. Mamlatdar of Ahmedabad, effect of the variation has been given as under. The entry to that effect was entered in Revenue Record by mutation entry No. 4663 on dated 5/6/1970. The said entry was certified by the concerned authority.
- 22) Thereafter, owner of the said land Ramabhai Punjabhai and Chandubhai Punjabhai sold and conveyed land bearing Revenue Survey No. 259/1 paiki to Kehavilal Nathhudass by registered sale deed which was registered before Sub-Registrar on 2/11/1981. This land bearing



Revenue Survey No. 259/1 paiki was mutated in the name of Kehavilal Nathhudas vide mutation entry No. 6043 on 10/11/1981. The said entry was certified by the concerned authority.

- 23) Thereafter, Hon'ble District Development Officer Mahesana vide its order No. MAHESUL.A./N.A.S.R/231/83 dated 11/7/1983 gave permission to convert Land of Survey No. 259/1 paiki from agricultural to non Agricultural for Industrial Purpose. The effect of that was entered in the revenue record vide mutation entry No. 6431 on 2/9/1983. The said entry was Certified by the concerned authority.
- 24) Thereafter, owner of the said land Keshavlal Nathhudas sold and conveyed land admeasuring 346.62 Sq. Mtrs out of 6184 Sq. Mtrs of Revenue Survey No. 259/1 paiki to Shri Krushna Rice & oil Mill by registered sale deed which was registered before Sub-Registrar with serial No. 2071 on 15/12/1997. This land admeasuring 346.62 (347) Sq. Mtrs out of 6184 Sq. Mtrs of Revenue Survey No. 259/1 paiki was mutated in the name of Shri Krushna Rice & oil Mill vide mutation entry No. 22300 on 21/5/2010. The said entry was certified by the concerned authority.
- 25) Thereafter, owner of the said land Shri Krushna Rice Mill sold and conveyed land admeasuring 347 Sq. Mtrs of Revenue Survey no. 259/1 paiki to Om Infrastructure a Partnership Firm by registered sale deed which was registered before Sub-Registrar with serial no. 1512 on 9/3/2011. This land admeasuring 347 Sq. Mtrs of Revenue Survey no. 259/1 paiki was mutated in the name of Om Infrastructure a Partnership Firm vide mutation entry No. 23910 on 29/4/2011. The said entry was certified by the concerned authority.
- 26) Thereafter, As per the order No. JMN/VASHI/3163/2011 on 8/4/2011 of Hon'ble Mamlatdar of Kadi was passed for consolidation of 1) Survey No.

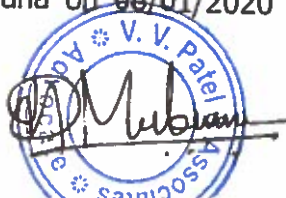


257 admeasuring 0-49-57 Hector- are-sq. mtrs. i.e. 4957 sq. mtrs. 2) Survey No. 258/1 admeasuring 1- 29-61 Hector-are-sq. mtrs. i.e. 12961 sq.mtrs and 3) Survey No. 259/1 paiki admeasuring 0-03-47 Hector-are-sq. mtrs. i.e. 347 sq.mtrs. The new consolidated Survey No. 257 admeasuring 1-82-65 Hector-are-sq. mtrs was given. The entry to that effect was entered in the revenue record vide mutation entry No. 24736 on 12/8/2011. The said entry was certified by the concerned authority.

- 27) Thereafter, As per the order No. JMN/VASHI/931/2013 on 22/3/2013 of Honorable Mamlatdar of Kadi was cancelled order dated 2/7/2011 for consolidation of Survey No. 257, Survey No. 258/1 & Survey No. 259/1. The entry to that effect was entered in the revenue record vide mutation entry No. 27615 on 22/5/2013. The said entry was certified by the concerned authority.
- 28) Thereafter, As per the order No. JMN/VASHI/1366/2015 on 17/6/2015 of Honorable Mamlatdar of Kadi was passed for consolidation of 1) Survey No. 257 admeasuring 0-49-57 Hector-are-sq. mtrs. 2) Survey No. 258/1 admeasuring 1-03-52 Hector-are-sq. mtrs. and 3) Survey No. 259/1 paiki admeasuring 0-03-47 Hector-are-sq. mtrs. The new consolidated Survey No. 257 admeasuring 1-56-56 Hector-are-sq. mtrs was given. The entry to that effect was entered in the revenue record vide mutation entry No. 31009 on 31/8/2015. The said entry was certified by the concerned authority.
- 29) Thereafter, Owners of the said land repaid loan amount to The Mahesana Urban Co. Op. Bank Ltd. Which was availed on the said land and said Bank issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 32589 on 19/7/2016. The said entry was certified by the concerned authority.



- 30) Thereafter, Hon'ble Collector Mahesana vide its Revised N.A order No.LND/NAP/RIVI/SR/10/2015-16 on 3/8/2016 gave permission to convert Land admeasuring 12140 Sq. Mtrs out of 15656 Sq.Mtrs of Survey No. 257 from agricultural to non Agricultural for Residential and Commercial Purpose. The effect of that was entered in the revenue record vide mutation entry No. 32918 on 15/10/2016. The said entry was Certified by the concerned authority.
- 31) Thereafter, on the basis of order No. No-RTS/RE-SURVEY/PRAMOLGATION/KADI-KASBA/2017 issued by Hon. Deputy Collector of Kadi on 17/07/2017. The effect of the variation has been given as under. The entry to that effect was entered in the revenue records vide mutation entry No.33675 on 17/07/2017. The said entry was certified by the concerned authority.
- 32) Thereafter, on the basis of Letter No.V.H.T/ RE-SURVEY/ Kadi/Kadi/S.R-5621/2019 issued by Hon. D.I.L.R. of Mahesana on 07/02/2019 land admeasuring 15657 sq. mtrs Survey No.257 instend New Survey No.1895/97. The entry to that effect was entered in the revenue records vide mutation entry No. 35075 on 24/07/2019. The said entry was certified by the concerned authority.
- 33) Thereafter, Hon'ble Collector Mahesana vide its N.A order No.674/04/09/120/2019 on 11/11/2019 gave permission to convert Land admeasuring 15657 Sq. Mtrs Paiki 3516 Sq.Mtrs of Survey/Block No. 1895/97 from agricultural to non Agricultural Purpose. The effect of that was entered in the revenue record vide mutation entry No. 35167 on 11/11/2019. The said entry was Certified by the concerned authority.
- 34) Thereafter, on the basis of Letter No. K.J.P/S.R/198/2020-21 issued by Hon. D.I.L.R. of Mahsana on 06/01/2020 land admeasuring 12141 sq.



mtrs. given of block no. 1895/97/001 and land admeasuring 3516 Sq. Mtrs given Block No.1895/7/002 in name of Om Infrastructure a Partnership Firm. The entry to that effect was entered in the revenue records vide mutation entry No.35251 on 06/01/2020. The said entry was certified by the concerned authority.

- 35)** Thereafter, on the basis of Letter No. E-Dhara/Suomotoa order/ S.R/387/2020 issued by Hon. Mamlatdar of Kadi on 26/08/2020 land record correction admeasuring 3516 sq. mtrs of Survey No.1895/97/002 instend of Survey/Block No.1895/97/001. The entry to that effect was entered in the revenue records vide mutation entry No. 35589 on 09/09/2020. The said entry was certified by the concerned authority.
- 36)** Thereafter vide Gujarat Mehsul Department Gandhinagar order CTS/132018-221-H dated 20/01/2020 it is stated that the Revenue Record of Mouje Kadi-Kasba were transferred to the City Survey Records maintained by DILR Kadi and the said land bearing Survey No.1895/97/002 was Comprised in City Survey Record and City Survey No.NA1895/97 respectively was given in lieu thereof and the entry to that effect was also entered in the revenue records of vide mutation entry No. 1 on 15/02/2022. The said entry was certified by the concerned authority.
- 37)** Thereafter, owner Om Infrastructure a partnership Firm sold and conveyed Land admeasuring 3516 Sq. Mtrs of City Survey No. NA1895/97 to Shephard Buildcon a Partnership Firm by registered sale deed which was registered before Sub-Registrar on 06/01/2022 with Serial No.417. This Land admeasuring 3516 Sq. Mtrs of City Survey No.NA1895/97 was mutated in the name of Shephard Buildcon a Partnership Firm vide mutation entry No. 884 on 16/02/2022. The said entry was certified by the concerned authority.



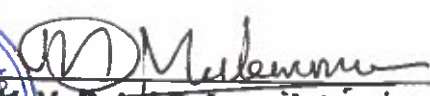
38) The Town Planer of Kadi Area Development Authority has sanctioned plan & issued Commencement Letter for the construction of 77 residential units and 10 commercial units and granted permission for vide Development Permission No. 1031BP22230004 dated 25/05/2022 Thereafter Kadi Area Development Authority has also issued Form No.D for the same On dated 09-06-2022.

I have issued a public notice in daily newspaper "Divya Bhaskar" on dated 26/06/2022 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.

I am of the opinion and hereby certify that the title to non agricultural land bearing City Survey No.NA1895/97 (Survey No.1895/97/002 & old Consolidated Revenue Survey No.257) admeasuring 3516 Sq.Mtrs . Situated at Mouje : Kadi-Kasba, Taluka : Kadi in the Registration District Mahesana and Sub-District Kadi belongs to Shapers Buildcon a Partnership Firm is clear, marketable & free from encumbrance.

Subject to :-

- 1) Usual declaration submits before me by property holder.
- 2) Any other Laws, Acts and Rules if applicable.
- 3) And various order which was passed by the different apex authority.

 
For V. V. Patel & Associates
Deepak H. Makwana
(Advocate)
G/175/2002

Note :

- 1) Please note that the registration records of most of the years form 1984 to 1994 of sub-registrar`s office is destroyed/torn out. Hence, it can`t be inspected and its search is not available. That the computerized record is not well prepared/maintained by state government agency and hence may be erroneous, resulting into our error.

- 2) This is to inform that we are not responsible for computerized print of Search of registration record from office of Sub-Registrar, We are not responsible for any unregistered document executed by related parties of the said property and opinion is given on the basis of photocopies of documents as furnished by you
- 3) Please Provided Declaration cum Indemnity bond on oath by you for your clear and marketable title over the said land
- 4) That I had not informed by you for any legal matters pending before any judicial court quasi-judicial authorities, tribunal etc. as well as i had not inquire in any concerned court.

