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**BHARATBHAI K. SUTHAR**

(Advocate)

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

To,

**Vikas Infralink LLP a Parntership Firm**

805, Akruti Hights, Opp. Chandan Party Plot,  
Satellite, Ahmedabad.

**TITLE CERTIFICATE WITH REPORT**

Ref. : IN THE MATTER OF INVESTIGATION OF title report of  
non agricultural land bearing Final Plot No. 72 admeasuring  
2064 Sq. Mtrs allotted in lieu of Revenue Survey No.87  
admeasuring 3440 Sq. Mtrs, which are comprised in Town  
Planning Scheme No. 86 (Sarkhej-Okaf-Fatehvadi-  
Makarba), Situated at Mouje : Okaf, Taluka : Vejalpur, in  
the Registration District and Sub-District Ahmedabad - 4  
(Paldi).

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 above said other title documents referred. it is observed  
that prior to 1950, Parsottam Sakalchand was the owner of  
Revenue Survey no. 87 of Mouje - Okaf, Taluka – Vejalpur, District  
– Ahmedabad.



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- 2). Above said, On the basis of Barkhali Form the name of Partottamdas Sakalchand was entered in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No. 89. The said entry was certified by the concerned authority.
- 3). Above said, the name of Desaibhai Shivabhai was plough in the said land so his name was entered as an Ordinary tenant in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No. 851 on 12/09/1957. The said entry was certified by the concerned authority.
- 4). Above said, I find though Under the Bombay Tenancy Act 1947 under section 3, As per No. 5069 / 45 VII dated 07/05/1950 the land was declared as a "TUKADA ". The entry to that effect was entered in the revenue record by the mutation entry No. 853 on 02/02/1958. The said entry was certified by the concerned authority.
- 5). Above Said, As per the provision of section 32 G of Tenancy & agricultural land Act 1943, in Tenant case No. 118/75 on 04/07/1975 Which was passed by the 3<sup>rd</sup> Agri. Land Tribunal & Adi. Mamlatdar decided that Parsottamdas Sakalchand & Desaibhai Shivabhai have to pay consideration of Rs.625 to Sarkhej Roja Committee. So Names of Parsottamdas Sakalchand & Desaibhai Shivabhai were mutated as owner in revenue records by the mutation entry No. 1449 on 14/01/1976. The said entry was certified by the concerned authority.





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- 6). Above said, As per Section 6 (G) of Temple Rewards Abolition Act, Sarkhej Roja Committee was entered as an occupier in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No.83. The said entry was certified by the concerned authority.
- 7). Above said, the name of Parsottamdas Sakalchand was plough from many years in the said land so his name was entered as an Ordinary tenant in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No. 83 A. The said entry was certified by the concerned authority.
- 8). Above said, the name of Desaibhai Shivabhai was plough from many years in the said land so his name was entered as an Ordinary tenant in the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No. 83 B. The said entry was certified by the concerned authority.
- 9). Above Said, As per the provision of section 32 G of Tenancy & agricultural land Act 1943, in Tenant case No. 118/75 on 04/07/1975 Which was passed by the 3<sup>rd</sup> Agri. Land Tribunal & Adi. Mamlatdar decided that Parsottamdas Sakalchand & Desaibhai Shivabhai have to pay consideration of Rs.625 to Sarkhej Roja Committee. So Names of Parsottamdas Sakalchand & Desaibhai Shivabhai were mutated as owner in revenue records by the mutation entry No. 490 on 14/01/1976. The said entry was certified by the concerned authority.





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- 10). Above said, land was below 2 Acers, so the land was declared as a " TUKADA ". The entry to that effect was entered in the revenue record by the mutation entry No. 1167 on 20/06/1983. The said entry was certified by the concerned authority.
- 11). Above said, owner Desaibhai Shivabhai died on 24/01/1986 and names of his legal heirs 1) Hirabhai Desaibhai, 2) Manjulaben Desaibhai, 3) Ramilaben Desaibhai, 4) Indiraben Desaibhai, 5) Bhagvatiben Desaibhai, 6) Kusumben Desaibhai & 7) Shardaben Wd/o Desaibhai Shivabhai were entered in the revenue records vide mutation entry No. 1345 on 07/03/1986. The said entry was certified by the concerned authority.
- 12). Above said, owners of the said land 1) Manjulaben Desaibhai, 2) Ramilaben Desaibhai, 3) Indiraben Desaibhai, 4) Bhagvatiben Desaibhai, 5) Kusumben Desaibhai relinquished & released their right, interest in the said land in favour of hirabhai Desaibhai and their names were removed from the revenue records vide mutation entry No. 2205 on 29/08/2002. The said entry was certified by the concerned authority.
- 13). Above said, owners of the said land Shardaben Wd/o Desaibhai Shivabhai relinquished & released her right, interest in the said land in favour of her son Hirabhai Desaibhai and her name was removed from the revenue records vide mutation entry No. 2315 on 21/05/2004. The said entry was certified by the concerned authority.



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- 14). Above said, Bhagvatiben D/o Desaibhai Shivabhai & others were filed Civil Suit against Hirabhai Desaibhai vide Civil Suit No. 486/2005 before the Ahmedabad Rural Civil Judge. passed order on 27/02/2007 that said Both the parties have been ordered to maintain the status quo regarding the claimed land till the final disposal of the claim after the application of the plaintiff has been partially granted. The entry to that effect was entered in the revenue records vide mutation entry No. 2595 on 26/07/2007. The said entry was certified by concerned authority.
- 15). Thereafter, As per the order of Hon'ble Mamlatdar of City Taluka Ahmedabad vide order No. RTS / RECTIFICATION ORDER / MISTAKE LIST / SRNO. 1444 / 08 on 08/05/2008. Rectification has been made by concerned authority. The entry to that effect was entered in the revenue records vide mutation entry No. 2754 on 15/10/2008. The said entry was certified by the concerned authority.
- 16). Above said, owner Parsottamdas Sakalchand died on 11/10/1976 and name of his legal heir Damodarabhai Parottamdas was entered in the revenue records vide mutation entry No. 3230 on 09/11/2010. The said entry was certified by the concerned authority.
- 17). Above said, Bhagvatiben D/o Desaibhai Shivabhai & others were filed Civil Suit against Hirabhai Desaibhai vide Civil Suit No. 486 / 2005 before the Ahmedabad Rural Civil Judge. Passed order



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on 27/02/2007 that said Both the parties have been ordered to maintain the status quo regarding the claimed land till the final disposal of the claim after the application of the plaintiff has been partially granted. But on the basis of the order of the court of Ahmedabad Rural Civil Judge on 16/02/2008 concluding a settlement between the plaintiff and the defendant on 08/02/2008 regarding the above land, the restraining order is quashed. The entry to that effect was entered in the revenue records vide mutation entry No. 3389 on 13/07/2011. The said entry was certified by concerned authority.

- 18). Above said, owner Damodarbai Parottamdas died on 12/09/2011 and his wife Pushpaben also died on 24/12/2011 and name of his legal heirs 1) Maheshkumar Damodarbai 2) Pragnesh Damodarbai 3) Manishaben Damodarbai were entered in the revenue records vide mutation entry No. 3496 on 07/05/2012. The said entry was certified by the concerned authority.
- 19). Above Said, As per the provision of section 32 G of Tenancy & agricultural land Act 1943, in Tenant case no. 118/75 on 04/07/1975 Which was passed by the 3<sup>rd</sup> Agri. Land Tribunal & Adi. Mamlatdar decided that Parsottamdas Sakalchand & Desaibhai Shivabhai have to pay consideration of Rs.625 to Sarkhej Roja Committee. Thereafter, Form No. 9 (Certificate of purchase) issued in the name of Parsottamdas Sakalchand & Desaibhai Shivabhai and there was mutated as owner in revenue records by the mutation entry No. 3661 on 30/07/2013. The said entry was certified by the concerned authority.



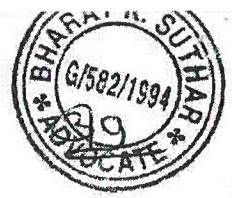
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- 20). Above said, owner Hirabhai Desaibhai got entered names of 1) Kailasben Hirabhai, 2) Gopalbhai Hirabhai, 3) Hiteshbhai Hirabhai, 4) Falguniben Hirabhai & 5) Giraben Hirabhai were entered as a Co-owner in the revenue records vide mutation entry No. 3834 on 22/04/2015. The said entry was certified by the concerned authority.
- 21). Above said, Hon, Collector of Ahmedabad (Tenant) vide its order No. ACB / TNC-2 / PREMIUM / OKAF / S.R.- 608 / 2016 on 06/12/2016 gave permission to convert user of the said land into old tenure from new tenure by imposing condition to Eligible premiums for Non-Agriculture land. The entry to that effect was entered in the revenue records vide mutation entry No. 4012 on 17/12/2016. The said entry was certified by the concerned authority.
- 22). Above said, Hon'ble Collector of Ahmedabad vide its order No. ACB / TNC / N.A / TATKAL / K-65 / S.R.73 / 2016 on 20/02/2017 gave permission to convert user of land bearing Survey No. 87 admeasuring 3440 Sq. Mtrs from agricultural to Non Agricultural 2000 Sq. Mtrs of Residential Purpose & 64 Sq. Mtrs of Commercial purpose and gave it Final Plot No. 72 admeasuring 2064 Sq. Mtrs in T.P Scheme No.86 (Sarkhej-Okaf-Fatehvadi-Makarba). The entry to that effect was entered in the revenue records vide mutation entry No. 4026 on 21/02/2017. The said entry was certified by the concerned authority.



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- 23). Above said, owners of the said land namely 1) Hirabhai Desaibhai, 2) Nayak Maheshkumar Damodarbai, 3) Nayak Pragnesh Damodarbai, 4) Nayak Manishaben Damodarbai, 5) Patel Kailasben Hirabhai, 6) Patel Gopalbai Hirabhai, 7) Patel Hiteshbhai Hirabhai, 8) Patel Falguniben Hirabhai & 9) Patel Giraben Hirabhai sold and conveyed non agricultural land bearing Final Plot No. 72 admeasuring 2064 Sq. Mtrs allotted in lieu of Revenue Survey No.87 admeasuring 3440 Sq. Mtrs, which are comprised in T. P Scheme No. 86 to Vikas Infralink LLP a Partnership Firm by a registered sale deed which was registered before Sub-Registrar with serial No. 3098 on 21/04/2017. This non agricultural land bearing Final Plot No. 72 admeasuring 2064 Sq. Mtrs allotted in lieu of Revenue Survey No.87 admeasuring 3440 Sq. Mtrs, which are comprised in Town Planning Scheme No. 86 was mutated in the name of Vikas Infralink LLP a Partnership Firm vide mutation entry No. 4047 on 20/05/2017. But the said entry was uncertified by the concerned authority.
- 24). Above said, Vikas Infralink LLP a Partnership Firm was filed a Dispute Application against Circle Officer shri Serkhej, Taluka - Vejalpur, District - Ahmedabad before Court of City Deputy Collector (West) Ahmedabad vide its No. 447/17 on 09/07/2018, they passed order the disputed application of the plaintiff is granted and the decision of the Circle Officer denying the dated 02/08/2017 is revoked and the order Mutation Entry No. 4047 is certified. The entry to that effect was entered in the revenue records vide mutation entry No. 4182 on 19/07/2018. The said entry was certified by the concerned authority.

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- 25). Above said, as per letter No. ESTATE / T.D.O SOUTH-WEST Zone, Reference No. NOC / 23 / 09 / 2019 / 100014217 issued by Deputy Town Development Officer dated 07/10/2019, the land admeasuring 1376 Sq. Mtrs out of 3440 Sq. Mtrs has been handed over to Ahmedabad Municipal Corporation by the land owner and in the second right of 7/12, to enter the name of Ahmedabad Municipal Corporation in 1376 Sq. Mtrs of land. The entry to that effect was entered in the revenue records vide mutation entry No. 4365 on 15/11/2019. The said entry was certified by the concerned authority.
- 26). Ahmedabad Municipal Corporation had sanctioned plans for construction for residential & commercial project known as " SHUBH WEST SIDE " on 07<sup>th</sup> September, 2020 under their Rajachitthi No. 03683 / 101219 / A3091 / R0 / M1.
- 27). 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.
- 28). 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.
- 29). This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.



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30). 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 negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.

31). 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 prodeedings, nor any order, decree, attachement or any order of any court or authority is operating against the said land adversely affecting the titles.

32)

**UNDER THE CIRUMSTANCES, We hereby certify that** in respect to non agricultural land bearing Final Plot No. 72 admeasuring 2064 Sq. Mtrs allotted in lieu of Revenue Survey No.87 admeasuring 3440 Sq. Mtrs, which are comprised in Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatehvadi-Makarba), Situated at Mouje : Okaf, Taluka : Vejalpur, in the Registration District and Sub-District Ahmedabad - 4 (Paldi) in the State of Gujarat is belonging to Vikas Infralink LLP a Parntership Firm and the title is clear and marketable and free from all encumbrances and attachements 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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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 : September 11, 2020.

**Bharat Kantilal Suthar, Advocate**

**Enrolment No. G / 582 / 1994.**

**BHARAT K. SUTHAR**

B.Com, LL.B., (Advocate)

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



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(Advocate)

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**TITLE CLEARANCE CERTIFICATE**

Date : 11-09-2020.

Ref. : IN THE MATTER OF INVESTIGATION OF TITLE to  
the non agricultural land bearing Final Plot No. 72  
admeasuring 2064 Sq. Mtrs allotted in lieu of  
Revenue Survey No.87 admeasuring 3440 Sq. Mtrs,  
which are comprised in Town Planning Scheme No.  
86 (Sarkhej - Okaf - Fatehvadi - Makarba), Situated  
at Mouje : Okaf, Taluka : Vejalpur, in the Registration  
District and Sub-District Ahmedabad - 4 (Paldi)  
belonging to Vikas Infralink LLP a Parntership Firm  
having its office at : 805, Akruti Heights, Opp.  
Chandan Party Plot, Satellite, Ahmedabad - 380015.

This is to certify that we have caused necessary searches to be  
taken with the available Revenue records and Sub - Registry records  
for a period of last about thirty years and perusal and verification of  
documents of title deeds produced to us by the aforesaid party, and we  
have investigated the title to the said land belonging to aforesaid party  
and we have found that the said land is clear, marketable & free from  
all encumbrance.



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**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece or parcel of non agricultural land bearing Final Plot No. 72 admeasuring 2064 Sq. Mtrs allotted in lieu of Revenue Survey No.87 admeasuring 3440 Sq. Mtrs, which are comprised in Town Planning Scheme No. 86 (Sarkhej-Okaf-Fatehvadi-Makarba), Situated at Mouje : Okaf, Taluka : Vejalpur, in the Registration District and Sub-District Ahmedabad - 4 (Paldi).

Place : Ahmedabad.

**Bharat Kantilal Suthar, Advocate**

**Enrolment No. G / 582 / 1994.**

Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.

**BHARAT K. SUTHAR**

B.Com, LL.B., (Advocate)

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Nr. Vishwas City, New S.G. Road,  
Chandlodaya Road, Gota, A'bad