

HEMAL M. GOHIL

B.A. LL.B. (Advocate)

Address :-F-115, 3RD FLOOR, Metropolitan Court, Gheekanta, Ahmedabad-380001
Resi :-C-603, KavishaUrbania, Opp. Arohi Club Plots, South Bopal, Ahmedabad-380058
Mobile No.9825845434Email :hmlghl@gmail.com

TITLE CLEARANCE CERTIFICATE

To,

M/s. Sarvada Buildcon,

A Partnership Firm,

Having Office at: C/204,

Sudarshan Elegance,

Science City, Sola, Ahmadabad.

Reg: Investigation of Titles of Non-Agricultural land bearing Final Plot No. 208, admeasuring 5706 Sq.Mtrs. (allotted in lieu of Survey/Block No. 765, admeasuring 9510 Sq.Mtrs.) of Town Planning Scheme No. 3 (Ghuma), situate, lying and being at Mouje Ghuma, Taluka Ghatlodia within registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **M/s.Sarvada Buildcon, a Partnership Firm.**

Pursuant to oral instructions to investigate title to the said property; we have caused necessary searches of the available Revenue Records and available Record of Sub-registrar at Ahmedabad.

We have perused documents evidencing title as are submitted to us and from the clarifications rendered to us by you.

We are of the view and opinion that titles of the scheduled property belonging to **M/s. Sarvada Buildcon, a Partnership Firm** are clear and free from charge.



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We have investigated the title of the said property by perusing following title deeds produced and provided to us:

- 1.. Certified copy of Village Form No. 7, 12 & 8/A in the name of **M/s. Sarvada Buildcon, a Partnership Firm.**
- 2.. Photocopies of Mutation Entries in Village Form No. 6.
- 3.. Photocopy of NA Permission Order No. 5794/07/17/062/2022 dated 06/10/2022.
- 4.. Photocopy of Form No. F.
- 5.. Photocopy of Zoning Certificate.
- 6.. Photocopy of Sale Deed No. 810 dt. 10/01/1991 executed by Khodabhai Jethabhai, Ratibhai Khodabhai & Ambalal Jethabhai in favour of Kantibhai Joitaram.
- 7.. Photocopy of Sale Deed No. 1600 dt. 26/06/1991 executed by Kantibhai Joitaram in favour of (1) Vasibhai Haribhai (2) Gafurbhai Vasibhai (3) Jasiben Gafurbhai (4) Bhanuben Vasibhai & (5) Mithiben Vasibhai.
- 8.. Photocopy of Sale Deed No. 2984 dt. 01/03/2023 executed by (1) Vishnubhai Natvarlal Patel (2) Bipinbhai Natvarlal Patel (3) Kailashben Vishnubhai Patel (4) Jigarbhai Vishnubhai Patel (5) Tapanbhai Vishnubhai Patel (6) Kokilaben Bipinbhai Patel (7) Nirav Bipinbhai Patel & (8) Maulik Bipinbhai Patel in favour of M/s.Sarvada Buildcon, a Partnership Firm.



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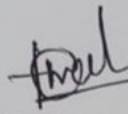
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- 9.. Photocopy of Approved Plan & Permission.
- 10.. Public Notice dated 20/03/2023 published in Daily News Paper "Gujarat Samachar".
- 11.. Photocopy of NOC dt.15-04-2023 issued by Amit V. Patel, Advocate.

Date : 08/05/2023

Place : Ahmedabad



Hemal M. Gohil, Advocate

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TITLE REPORT

To,
M/s. Sarvada Buildcon,
A Partnership Firm,
Having Office at: C/204,
Sudarshan Elegance,
Science City, Sola, Ahmedabad.

Reg: Investigation of Titles of Non-Agricultural land bearing Final Plot No. 208, admeasuring 5706 Sq.Mtrs. (allotted in lieu of Survey/Block No. 765, admeasuring 9510 Sq.Mtrs.) of Town Planning Scheme No. 3 (Ghuma), situate, lying and being at Mouje Ghuma, Taluka Ghatlodia within registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **M/s. Sarvada Buildcon, a Partnership Firm.**

Pursuant to your instructions given to investigate the title of the land mentioned hereinabove. I have taken necessary searches with the available revenue and sub-registry records for a period of last about 30 years. I have also perused the relevant papers and documents and from the information given to me and believing the same to be true and correct and genuine, I give my opinion and report on title as under:-



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1. The land bearing Block/Survey No. 765 admeasuring Acre 2-14 Gunthas was originally belonging to Khodabhai Jethabhai & Ambalal Jethabhai as owners-occupants of said land prior to year 1977 (hereinafter referred to "**Said Land**").
2. Thereafter, Ambalal Jethabhai had obtained a loan from Ghuma Group Seva Sahakari Mandali Ltd. on the said land together with other lands and hence, charge had been created over the said land. Entry to that effect was recorded in the revenue records by mutation Entry No. 3134 dated 25/05/1977.
3. Thereafter, loan taken from Ghuma Group Seva Sahakari Mandali Ltd. was fully repaid by the owner-occupant of said land and as per Certificate of said Mandali, charge was released from the said land. Entry to that effect was recorded in the revenue records by mutation Entry No. 4110 dated 28/04/1989.
4. Thereafter, said Khodabhai Jethabhai, Ratibhai Khodabhai & Ambalal Jethabhai sold and conveyed the land bearing Block/Survey No. 765 admeasuring 2-14 Gunthas to Kantibhai Joitaram by Sale Deed, which was registered with the Sub-Registrar of Ahmedabad on 10/01/1991 under serial No. 810. Entry to that effect was recorded in the revenue records by mutation entry No. 4550 dated 20/02/1991.
5. Thereafter, said Kantibhai Joitaram sold and conveyed the land bearing Block/Survey No. 765 admeasuring 2-14 Gunthas to (1) Vasibhai Haribhai (2) Gafurbhai Vasibhai (3) Jasiben Gafurbhai



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- (4) Bhanuben Vasibhai & (5) Mithiben Vasibhai by Sale Deed, which was registered with the Sub-Registrar of Ahmedabad on 26/06/1991 under serial No. 1600. Entry to that effect was recorded in the revenue records by mutation entry No. 4667 dated 26/09/1991.
6. Thereafter, said (1) Vasibhai Haribhai himself and as Karta and Manager of his HUF (2) Gafurbhai Vasibhai (3) Bhanuben Vasibhai & (4) Mithiben Vasibhai sold and conveyed the land bearing Block/Survey No. 765 admeasuring 2-14 Gunthas to Shakriben Somabhai by Sale Deed, which was registered with the Sub-Registrar of Ahmedabad on 28/09/1994 under serial No. 2404. Entry to that effect was recorded in the revenue records by mutation entry No. 5342 dated 16/03/1995.
7. Thereafter, names of (1) Vishnubhai Natvarlal (2) Bipinbhai Natvarlal (3) Sarojben Natvarlal and (4) Tanumatiben Natvarlal were recorded as co owners-occupants in the revenue records of said land along with Shakriben Somabhai. Entry to that effect was recorded in the revenue records by mutation entry No. 6160 dated 07/07/1998.
8. Thereafter, investigation in the matter of Notice u/s 84(C) of The Tenancy Act has been closed because there is no breach of provisions u/s 63 of The Tenancy Act as per order of the Mamlatdar & Krushi Panch, Daskroi, Ahmedabad vide Order No. Ganot Case No. 1197/93 dated 13/10/1998. Entry to that effect



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was recorded in the revenue records by mutation entry No. 6191 dated 14/10/1998.

9. Thereafter, said Shakriben d/o Somabhai Karsanbhai & w/o Natvarbhai Sendhabhai died intestate on 03/11/2001, leaving behind her legal heirs namely: (1) Vishnubhai Natvarlal Patel (2) Bipinbhai Natvarlal Patel (3) Sarojben Natvarlal Patel and (4) Tanumatiben Natvarlal Patel and their joint names were recorded in the revenue records of said land. Entry to that effect was recorded in the revenue records by mutation entry No. 6581 dated 19/10/2003.
10. Thereafter, co owners-occupants of said land (1) Sarojben Natvarlal Patel and (2) Tanumatiben Natvarlal Patel released their rights, title, interests from the said land in favour of other (1) Vishnubhai Natvarlal Patel & (2) Bipinbhai Natvarlal Patel and hence, their names were deleted from the revenue records of said land. Entry to that effect was recorded in the revenue records by mutation entry No. 6582 dated 19/10/2003.
11. Thereafter, names of (1) Kailashben Vishnubhai Patel (2) Jigarbhai Vishnubhai Patel (3) Tapanbhai Vishnubhai Patel (4) Kokilaben Bipinbhai Patel (5) Nirav Bipinbhai Patel & (6) Maulik Bipinbhai Patel were recorded as co owners-occupants in the revenue records of said land along with (1) Vishnubhai Natvarlal Patel & (2) Bipinbhai Natvarlal. Entry to that effect was recorded in the revenue records by mutation entry No. 6583 dated 19/10/2003.

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12. Thereafter, Kantibhai Joitram Patel filed a Dispute Application before the Deputy Collector, Viramgam Prant, Ahmedabad against the mutation entry No. 4667 dated 26/09/1991 recorded for registered Sale Deed dated 26/06/1991 and in which Deputy Collector, Viramgam Prant, Ahmedabad vide its Order No. RTS/Appeal/Case No. 275/2007 dated 29/11/2008 has granted the Dispute Application and cancelled the mutation entry No. 4667. Entry to that effect was recorded in the revenue records by mutation entry No. 8115 dated 09/12/2008, which was cancelled by concerned authority on 26/07/2009.
13. Thereafter, Kantibhai Joitram Patel filed a Revision Application before the District Collector, Ahmedabad against the order of Collector, Ahmedabad dated 23/12/2008 for cancellation of mutation entry No. 8115 dated 09/12/2008 and in which District Collector, Ahmedabad vide its Order No. LB/Revision Application No. 314/08 dated 31/12/2009 has granted the Revision Application and cancelled the Order of Deputy Collector, Viramgam Prant, Ahmedabad dated 29/11/2018 and ordered that said land not to be transferred, sale, gift etc. to anybody till the final disposal of Revision Application No. 235/08. Entry to that effect was recorded in the revenue records by mutation entry No. 8418 dated 22/01/2010.
14. Thereafter, as per Order/Resolution of Gujarat Revenue Tribunal, Ahmedabad bearing No. Revision Application No. TEN/BA/235/2008 dated 03/09/2012, Revision Application has



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granted partially and cancelled the Order of Deputy Collector, Land Reform Appeal, Ahmedabad bearing No. Ganot/Appeal/50/2007 dated 11/09/2008 and order of Mamlatdar and Agricultural Land Tribunal, Daskroi bearing No. Ganot Case No. 6/2000 dated 26/07/2007. Entry to that effect was recorded in the revenue records by mutation entry No. 9444 dated 17/04/2013.

15. Thereafter, as per Order of Mamlatdar, Daskroi dated 14/02/2018, charge of Rs. 17,684.62 for Revenue/Local Fund/Education Equipment Fund etc. was recorded in the revenue records of land bearing Block/Survey No. 765. Entry to that effect was recorded in the revenue records by mutation entry No. 10904 dated 19/03/2018.

16. Thereafter, as per Order of Assistant Amalgamation Officer-3 bearing No. A.C.O/Ghuma/523 to 525/V/438/ 2021 dated 01/07/2021, some proposed amendments were done and as per variation scheme, land of Survey No. 603/1/2 admeasuring 4654 Sq.Mtrs. has been allotted Block No. 765/B wherein names of Damodarbai Gordhanbai and Naranbai Gordhanbai were recorded in the revenue records of said land. Entry to that effect was recorded in the revenue records by mutation entry No. 12273 dated 07/07/2021.

17. Thereafter, as per Order of Assistant Amalgamation Officer-3 bearing No. A.C.O/Ghuma/523 to 525/V/510/ 2021 dated 19/08/2021, some proposed amendments were done and as per



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granted partially and cancelled the Order of Deputy Collector, Land Reform Appeal, Ahmedabad bearing No. Ganot/Appeal/50/2007 dated 11/09/2008 and order of Mamlatdar and Agricultural Land Tribunal, Daskroi bearing No. Ganot Case No. 6/2000 dated 26/07/2007. Entry to that effect was recorded in the revenue records by mutation entry No. 9444 dated 17/04/2013.

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16. Thereafter, as per Order of Assistant Amalgamation Officer-3 bearing No. A.C.O/Ghuma/523 to 525/V/438/ 2021 dated 01/07/2021, some proposed amendments were done and as per variation scheme, land of Survey No. 603/1/2 admeasuring 4654 Sq.Mtrs. has been allotted Block No. 765/B wherein names of Damodarbai Gordhanbai and Naranbai Gordhanbai were recorded in the revenue records of said land. Entry to that effect was recorded in the revenue records by mutation entry No. 12273 dated 07/07/2021.
17. Thereafter, as per Order of Assistant Amalgamation Officer-3 bearing No. A.C.O/Ghuma/523 to 525/V/510/ 2021 dated 19/08/2021, some proposed amendments were done and as per



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variation scheme, land of Survey No. 603/1/1 admeasuring 4856 Sq.Mtrs. has been allotted Block No. 765/4 wherein names of Khodabhai Jethabhai, Vishnubhai Natvarlal etc. were recorded in the revenue records of said land. Entry to that effect was recorded in the revenue records by mutation entry No. 12344 dated 21/08/2021.

18. Thereafter, as per Order of Assistant Amalgamation Officer-3 bearing No. A.C.O/Ghuma/523 to 525/V/633/ 2021 dated 26/10/2021, some proposed amendments were done and as per variation amalgamation scheme, land of Survey Nos. 603/1/1 admeasuring 4856 Sq.Mtrs. and 603/1/2 admeasuring 4654 Sq.Mtrs. has been amalgamated and allotted Block No. 765/4, admeasuring 9510 Sq.Mtrs. Entry to that effect was recorded in the revenue records by mutation entry No. 12452 dated 27/10/2021.

19. Thereafter, amount of pending revenue and Local Fund/Education Equipment Fund etc. was fully paid to Bopal-Ghuma Nagar Palika and as per Order of Mamlatdar, Daskroi bearing No. Jamin/Ghuma/J.M.Bojo/Kami/S.R.86/ 2022 dated 13/04/2022, charge of pending dues was removed from the land bearing Block/Survey No. 765. Entry to that effect was recorded in the revenue records by mutation entry No. 12709 dated 28/04/2022.



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20. Thereafter, said land bearing Block/Survey No. 765 admeasuring 9510 Sq.Mtrs. was comprised in the draft Town Planning Scheme No. 3 (Ghuma) and allotted Final Plot No. 208 and its area has been fixed as admeasuring 5706 Sq.Mtrs.
21. Thereafter, Collector, Ahmedabad has granted Non-Agricultural Use Permission to the land bearing Final Plot No. 208, admeasuring 5706 Sq.Mtrs. (allotted in lieu of Survey/Block No. 765, admeasuring 9510 Sq.Mtrs.) of Town Planning Scheme No. 3 (Ghuma) for multipurpose use vide its Order No. 5794/07/17/062/2022 dated 06/10/2022 with certain terms and conditions mentioned therein. Entry to that effect was recorded in the revenue records by mutation entry No. 12983 dated 06/10/2022.
22. Thereafter, said (1) Vishnubhai Natvarlal Patel (2) Bipinbhai Natvarlal Patel (3) Kailashben Vishnubhai Patel (4) Jigarbhai Vishnubhai Patel (5) Tapanbhai Vishnubhai Patel (6) Kokilaben Bipinbhai Patel (7) Nirav Bipinbhai Patel & (8) Maulik Bipinbhai Patel sold and conveyed the Non-Agricultural land bearing Final Plot No. 208, admeasuring 5706 Sq.Mtrs. (allotted in lieu of Survey/Block No. 765, admeasuring 9510 Sq.Mtrs.) of Town Planning Scheme No. 3 (Ghuma) to Sarvada Buildcon, a Partnership Firm by Sale Deed, which is registered with the Sub-Registrar of Ahmedabad-9 (Bopal) on 01/03/2023 under serial No. 2984. Entry to that effect is recorded in the revenue records by mutation entry No. 13196 dated 04/03/2023.



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23. Thereafter, the Ahmedabad Municipal Corporation has sanctioned plans for residential cum commercial construction on the non-agriculture land bearing Final Plot No. 208 (allotted in lieu of Survey/Block No. 765,) of Town Planning Scheme No. 3 (Ghuma) and subsequently issued Rajachitthi as per the details mentioned hereunder.

Block No.	Case Number	Rajachitthi No.	Date
A+B	BHNTI/SWZ/291222/ CGDCRV/A6811/RO/M1	07747/291222/ A6811/RO/M1	31/03/2023
C	BHNTS/SWZ/140223/ CGDCRV/A6937/RO/M1	07748/140223/ A6937/RO/M1	31/03/2023

24. As a part of investigation, I have published a Public Notice in daily newspaper namely "**Gujarat Samachar**" on 22/03/2023 through Amit V. Patel, Advocate for inviting objections, claims, interest or rights from the public with regard to aforesaid land and I have not received any objection till date with regard to the same.

25. Said Amit V. Patel, Advocate has given No Objection Certificate 15/04/2023 in response to Public Notice published on 22/03/2023 for not receiving any objections, claims, interest or rights in respect of the said land.



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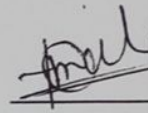
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26. Thus, after referring documents and after due sub-registrar search and from that information provided to me and relevant papers/ documents given to me and believing same to be true, correct and genuine, in my opinion said Non-Agricultural land bearing Final Plot No. 208, admeasuring 5706 Sq.Mtrs. (allotted in lieu of Survey/Block No. 765, admeasuring 9510 Sq.Mtrs.) of Town Planning Scheme No. 3 (Ghuma), situate, lying and being at Mouje Ghuma, Taluka Ghatlodia within registration District Ahmedabad and Sub District of Ahmedabad-9 (Bopal) is in the name of Sarvada Buildcon, a Partnership Firm, and same is found to be clear, marketable & free from reasonable doubts and encumbrances subject to:

1. Provisions of N. A. Permission and passed plan are fulfilled.
2. Original documents to be verified.

Date : 08/05/2023

Place : Ahmedabad




Hemal M. Gohil, Advocate