



**F. M. JARADI**(Advocate)

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**TITLE CERTIFICATE & REPORT**

To,

**SHIVAM BUILDCON, A Partnership firm**

Survey No. 25, T.P.S. No. 26, Final Plot No. 23,  
Opp. Megh Malhaar, KH Road, Vasna Hadmatiya,  
Gandhinagar - 382422.

Ref : IN THE MATTER OF INVESTIGATION to the title of non-agriculture land bearing a) Block No. 25/ paiki 1 admeasuring 3885 sq.mtrs. (Final Plot area) & b) Block No. 25 admeasuring 2590 sq.mtrs. (deducted land under town planning scheme) total admeasuring 6475 sq.mtrs. of Original Block No. 25 merged into Town Planning Scheme No. 26 (Vasna Hadmatiya - Uvarsad - Vavol) and allotted Final Plot No. 23 admeasuring 3885 sq.mtrs. which is include in city survey record & allotted City Survey No. NA25/p1 admeasuring 3885 sq.mtrs. of City Survey Ward - Vasna Hadmatiya (Binkheti) situate, lying and being at Mouje Vasna Hadmatiya, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar Zone-1 belonging to **SHIVAM BUILDCON, A Partnership firm** having its Registered Office at : Survey No. 25, T.P.S. No. 26, Final Plot No. 23, Opp. Megh Malhaar, KH Road, Vasna Hadmatiya, Gandhinagar - 382422.

We refer to your instructions to investigate the titles of the captioned property and give opinion thereof by taking necessary searches from the revenue and Sub-Registry records for a period of







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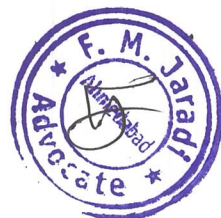
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last about thirteen years. We have caused necessary searches to be taken accordingly through our search clerk and also taken the root of title commencing from last about thirteen years from now. Our report on title and opinion thereof is as stated hereafter for his/her/their personal use. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

- 1) That, the provisions of the Bombay Prevention of Fragmentation and Consolidation of holding Act - 1947 were made applicable to the Village - Vasna Hadmatiya and Consolidation scheme of Revenue Village - Vasna Hadmatiya and Consolidation Statement was prepared by the Assistant Consolidation officer and according the said statement, the land bearing Survey No. 23/1 Acre 1-23 Guntha was given Block No. 25 and its area was fixed to the extent of 6475 Sq.Mtrs and allotted to Kavajibhai Jijibhai Patel and entry to that effect was mutated in the revenue record vide Mutation Entry No. 46, which was certified by the competent authority.
- 2) Thereafter, the owner of the said land namely Kavajibhai Jijibhai Patel had obtained loan from The Uvarsad Seva Sahkari Mandali Limited and hence, the charge of the said society was created in other rights of records of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 121 dated 09-06-1978, Which was certified by the competent authority.







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- 3) Thereafter, the owner of the said land namely Kavajibhai Jijibhai had died intestate on 02-12-1984 leaving behind him his legal heirs as Ambalal Kavajibhai, Babubhai Kavajibhai, Kapilaben Kavajibhai & Shantaben Wd/o. Kavajibhai Jijibhai and hence, their names were brought on the revenue record as co-owners of the said land upon succession rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 174 dated 16-12-1988, which was certified by the competent authority.
- 4) Thereafter, the owners of the said land namely Ambalal Kavajibhai had obtained loan from Central Bank of India, Uvarsad Branch and hence, the charge of the said bank was created in other rights of records of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 184 dated 02-04-1990, Which was certified by the competent authority dated 10-09-1990.
- 5) Thereafter, the land bearing Block No. 25 of mouje --Vasna Hadmatiya was cultivated through irrigation and hence as per the provision of the Bombay Prevention of Fragmentation and Consolidation Holdings Act, released the restriction of Fragment Land and entry to that effect was mutated in the other rights of revenue record of the said land vide Mutation Entry No. 195 dated 21-07-1991, which was certified by the competent authority.
- 6) Thereafter, the owners of the said land namely Ambalal Kavajibhai had obtained loan from Central Bank of India, Uvarsad Branch and





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hence, the charge of the said bank was created in other rights of records of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 260 dated 03-01-2004, Which was certified by the competent authority dated 13-02-2004.

- 7) Thereafter, the owners of the said land namely Ambalal Kavajibhai & others had repaid the loan from The Uvarsad Seva Sahkari Mandali Limited and hence charge of the said society was deleted from the other rights of revenue record of the said land as per charge Release Certificate dated 01-09-2016 issued by the said society and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 1101 dated 02-09-2016. which was certified by competent authority on 18-12-2016.
- 8) Thereafter, the co-owner of the said land namely Shantaben Wd/o. Kavajibhai Jijibhai died intestate on 13-01-2000 and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1318 dated 21-10-2019, which was certified by the competent authority on 03-01-2020.
- 9) Thereafter, the co-owner of the said land namely Kapilaben D/o. Kavajibhai Jijibhai W/o. Natvarbhai Patel had died intestate on 25-04-2013 leaving behind him her legal heir as Sureshbhai Natvarbhai Patel and hence, his name was brought on the revenue record as co-owner of the said land upon succession rights and entry to that effect was mutated in the revenue record of the said





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land vide Mutation Entry No. 1327 dated 14-11-2019, which was certified by the competent authority dated 03-02-2020.

- 10) Thereafter, the owner of the said land namely Kavajibhai Jijibhai Patel had obtained loan from The Uvarsad Seva Sahkari Mandali Limited and hence, the charge of the said society was created in other rights of records of 7/12 abstract of the said land and entry to that effect was mutated in the revenue record by mutation entry No. 1361 dated 21-03-2020, Which was certified by the competent authority dated 26-06-2020.
- 11) That, Deputy Collector Land Reforms passed an order bearing No. Ja.Su. / Appeal / Review / S.R. / 28 / 2021, Dated : 08-06-2021 and reviewed order dated : 15-03-2021 passed by Mamlatdar & ALT in Ganot Case No. 32-G / 3 / 2021 and entry to that effect was mutated in the revenue record by mutation entry No. 1413 dated 05-07-2021, Which was certified by the competent authority dated 23-08-2021.
- 12) Thereafter, the owners of the said land namely Ambalal Kavajibhai & others had repaid the loan from Central Bank of India, Uvarsad Branch and hence charge of the said society was deleted from the other rights of revenue record of the said land as per charge Release Certificate dated 07-07-2021 issued by the said bank and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 1414 dated 22-07-2021. which was certified by competent authority on 11-10-2021.





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- 13) Thereafter, the co-owner of the said land namely Sureshbhai Natvarbhai Patel has voluntarily waived and relinquished his rights, title, share, claim and interest persisting in the said land in favour of Ambalal Kavajibhai Patel & Babubhai Kavajibhai Patel by executing Release Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 15666 dated 31-03-2023 and hence, the name of Sureshbhai Natvarbhai Patel was deleted from the revenue record of the said land entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 1446 dated 19-04-2023. which was certified only for Block No. 26 by competent authority on 16-06-2023. However, It would be advisable to give effect of above said release deed in revenue record of Block No. 25.
- 14) Thereafter, the owners of the said land namely Ambalal Kavajibhai & others had repaid the loan from The Uvarsad Seva Sahkari Mandali Limited and hence charge of the said society was deleted from the other rights of revenue record of the said land as per charge Release Certificate dated 28-07-2024 issued by the said society and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 1457 dated 21-08-2024. which was certified by competent authority on 02-10-2024.
- 15) That, the provisions of the Gujarat Town Planning and Urban Development Act - 1976 were made applicable to the land bearing Block No. 25 admeasuring 6475 sq. mts., by merging into Draft Town Planning Scheme No. 26 (Vasana-Hadmatiya-Uvarsad-Vavol) and land bearing Block No. 25 is given Final Plot No. 23 and





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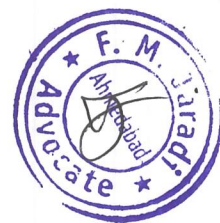
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its area is fixed to the extent of 3885 Sq. Mts. and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

- 16) Thereafter The Owner of said land namely Ambalal Kavajibhai Patel had submitted an online application dated : 04-07-2024 to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District Collector, Gandhinagar passed order bearing No. 1558 / 06 / 03 / 038 / 2024 dated : 28-08-2024 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. 1458 dated 28-08-2024 which was certified by competent authority. Thereafter above said Block No. 25 admeasuring 6475 sq.mtrs. divided into two parts i.e. a) Block No. 25/ paiki 1 admeasuring 3885 sq.mtrs. (Final Plot area) & b) Block No. 25 admeasuring 2590 sq.mtrs. (deducted land under town planning scheme).
- 17) That, the land under investigation i.e. Land bearing Block No. 25 was converted into non-agricultural land and property card has been prepared and hence, direction was issued to close 7 / 12 abstract of the said land and said land was included in City Survey Ward - Vasna Hadmatiya (Binkheti) and its City Survey





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Number is NA25/p1 and its Sheet Number is NA99 and entry to that effect was entered in the city survey record vide mutation entry No. 1 dated 24-02-2025. Which was certified by competent authority.

- 18) Thereafter, the owners of the said land namely Ambalal Kavajibhai & Babubhai Kavajibhai had sold and conveyed non-agriculture land bearing a) Block No. 25/ paiki 1 admeasuring 3885 sq.mtrs. (Final Plot area) & b) Block No. 25 admeasuring 2590 sq.mtrs. (deducted land under town planning scheme) total admeasuring 6475 sq.mtrs. of Original Block No. 25 merged into Town Planning Scheme No. 26 (Vasna Hadmatiya - Uvarsad - Vavol) and allotted Final Plot No. 23 admeasuring 3885 sq.mtrs. which is include in city survey record & allotted City Survey No. NA25/p1 admeasuring 3885 sq.mtrs. of City Survey Ward - Vasna Hadmatiya (Binkheti) to **SHIVAM BUILDCON, A Partnership firm** by Sale Deed Registered in the office in Sub-Registrar of the Assurances at Gandhinagar Zone-1 under Serial No. 1112 dated 22-01-2025 and entry to that effect was entered in the city survey record vide mutation entry No. 248 dated 25-02-2025.
- 19) That, the Junior Town Planner of Gandhinagar Municipal Corporation has sanctioned plans and maps for the purpose of Residential & Commercial scheme on 05-03-2025 under their letter No. PRM / GMC / 485 / Vasna Hadmatiya - 26 / 10 / 2024 / 5031 and granted development permission and floated the Residential & Commercial Scheme known as "**ANMOL AARAMBH**".





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







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**UNDER THE CIRCUMSTANCES, We hereby certify that** in respect to non-agriculture land bearing a) Block No. 25/ paiki 1 admeasuring 3885 sq.mtrs. (Final Plot area) & b) Block No. 25 admeasuring 2590 sq.mtrs. (deducted land under town planning scheme) total admeasuring 6475 sq.mtrs. of Original Block No. 25 merged into Town Planning Scheme No. 26 (Vasna Hadmatiya - Uvarsad - Vavol) and allotted Final Plot No. 23 admeasuring 3885 sq.mtrs. which is include in city survey record & allotted City Survey No. NA25/p1 admeasuring 3885 sq.mtrs. of City Survey Ward - Vasna Hadmatiya (Binkheti) situate, lying and being at Mouje Vasna Hadmatiya, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar Zone-1 belonging to **SHIVAM BUILDCON, A 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.
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 : **25 MAR 2025**

**Foolprakash Maganlal Jaradi, Advocate**

**Enrolment No. G / 1110 / 2005.**