



F. M. JARADI(Advocate)

Address : E-112, Third Floor, Metro Politon
Magistrate Court, Gheekanta, Ahmedabad.
Mo. No. +91 97278 40880

TITLE CERTIFICATE & REPORT

To,

SHREE BRAHMANI INFRA, A Partnership Firm

1107, Ganesh Glory, Godrej Garden

City Road, Gota, Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION to the title of non-agriculture land-for multipurpose bearing Survey No. 135/1 admeasuring 14232 sq.mtrs. which is include into Town Planning Scheme No. 32 (Gota) and allotted land bearing Final Plot No. 111/2 admeasuring 8537 sq.mtrs. which is include in City Survey record and allotted City Survey No. 330001 admeasuring 8537 sq.mtrs. of City Survey Ward - TP-32 Gota(Binkheti) situate, lying and being at Mouje - GOTA, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) in the State of Gujarat belonging to **SHREE BRAHMANI INFRA, A Partnership Firm.**

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 last about thirty 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 thirty 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.



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Note: It has been observed by us that, the City Mamlatdar, Ghatlodiya has issued certificate dated 27-09-2024 and certified that, papers relating to mutation entry No. 308 and 370 are not available in the record of the said office.

- 1) That, the land under investigation was occupied by Chandubhai Govabhai administrator of joint family through his legal guardian Gokalbhai Ranchhodbhai on demise on Govabhai alias Govindbhai Ranchhodbhai (Date of death : 02-09-1940 prior to the Year – 1940 meaning thereby they were the occupiers 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 mutated in the revenue record vide Mutation Entry No. 457 dated 17-11-1940.
- 2) Thereafter, the owner of the said land had repaid the loan obtain from The Gota Co-Operative Society Limited and hence charge of the said bank was deleted from the other rights of revenue record of the said land as per charge release certificate dated : 02-02-1942 issued by the said bank and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 485 dated : 15-02-1942. which was certified by competent authority dated : 06-03-1943.
- 3) That, the owner of the said land had obtained loan of tagavi and Mamlatdar passed an order bearing No. T.A.G.98, Dated : 27-01-1949 hence, the charge of tagavi was created in other rights of record of 7/12 abstract of the said land and entry to that effect



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was mutated in the other rights of revenue record vide Mutation Entry No. 691 dated : 11-02-1949. which was certified by competent authority dated : 01-11-1949.

- 4) Thereafter, the owner of the said land namely Chandubhai Govabhai alias Govindbhai has filed an application to enter the names of his family members Gokalbhai Ranchhodbhai, Ishwarbhai Ranchhodbhai, Manibhai Ranchhodbhai and Keshavlal Ranchhodbhai in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 992 dated 19-08-1958, which was certified by the competent authority.
- 5) Thereafter, the owner of the land have obtained loan from The Gota Vividh Karyakari Seva Sahkari Mandali Limited and hence charge of the said society was created in the other rights of revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1144 dated 05-07-1964. which was certified by the competent authority dated : 31-08-1964.
- 6) Thereafter, the co-owner of the said land namely Ishwarbhai Ranchhodbhai had died intestate in the year of 1968 or thereabouts without issued leaving behind him his nearest legal heirs as Chandubhai, Govindbhai, Gokalbhai Ranchhodbhai, Keshabhbai Ranchhodbhai and Manilal Ranchhodbhai and hence their names have been brought on the revenue record upon



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hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1300 dated 06-01-1972, which was certified by the competent authority on 29-07-1972.

- 7) Thereafter The owner of the said land had repaid loan of Tagavi and, hence the Taluka Development Officer, Daskroi passed order bearing No. TAGAV / GV / 1487, Dated : 16-02-1974 and directed to delete the charge of Tagavi and accordingly the charge of Tagavi was deleted from other right of record and entry to that effect was entered in the revenue record vide mutation entry No. 1364 dated 15-03-1974 which was certified by competent authority on 12-04-1977.
- 8) Thereafter, the owner of the said land had repaid the loan obtain from The Gota Co-Operative Society 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 bearing No. 815 dated : 02-12-1974 issued by the said govt. officer and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 1372 dated : 04-12-1974. which was certified by competent authority dated : 12-02-1976.
- 9) Thereafter, the co-owner of the said land namely Gokalbhai Ranchhodbhai died intestate on dated 18-09-1977 leaving behind him his legal heirs as Mangalbhai Gokalbhai, Mahendrabhai Gokalbhai, Yoginbhai Gokalbhai, Jiviben Gokalbhai, Chandrikaben Gokalbhai, Minaben Gokalbhai and Kalaben Wd/o. Gokalbhai Ranchhodbhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect



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was mutated in the revenue record vide Mutation Entry No. 1461 dated 03-02-1978, which was certified by the competent authority on 20-03-1978.

- 10) Thereafter, the co-owners of the said land namely Jiviben Gokalbhai, Chandrikaben Gokalbhai and Minaben Gokalbhai have voluntarily waived and relinquished their share persisting in the said land in favour of other co-owners of the said land and hence their names have 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. 1464 dated 13-02-1978, which was certified by the competent authority dated 22-03-1978.
- 11) That, the land in question was new tenure land in nature and hence, the occupiers of said land had submitted an application to the Prant Officer, Viramgam and after considering the said application, the Prant Officer, Viramgam passed order bearing No. Jamin / Ju.Sha. / Vashi.2698 dated 18-1-1980 and released land in question from restriction laid down by the statutory Provision of Section-43 Tenancy Act converting into old tenure land for non-agricultural purpose with a condition liable for premium only for non – agricultural purpose and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1591 dated 19-12-1980, which was certified by the competent authority.
- 12) Thereafter, the co-owner of the said land namely Keshavlal Ranchhodbhai died intestate on dated 07-02-1993 leaving behind



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him his legal heirs as Dahiben Wd/o. Keshavlal Ranchhodbhai, Kokilaben Keshavlal, Rohitbhai Keshavlal, Navinbhai Keshavlal and Sanjaybhai Keshavlal and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2145 dated 31-08-1993, which was certified by the competent authority.

- 13) Thereafter, the owner of the land have obtained loan from Thaltej / Bodakdev Group Seva Sahkari Mandali Limited and hence charge of the said society was created in the other rights of revenue record of the said land and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 2187 dated 24-10-1994. which was certified by competent authority dated : 28-04-1995.
- 14) Thereafter, the co-owner of the said land namely Rohitbhai Keshavlal Patel died intestate on dated : 10-07-1996 leaving behind him his legal heirs as Niruben Wd/o. Rohitbhai Keshavlal Patel her self and legal guardian of Minor Falguniben Rohitbhai Patel, Minor Hiteshkumar Rohitbhai Patel and Minor Dilipkumar Rohitbhai Patel and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2279 dated : 01-08-1996, which was certified by the competent authority dated : 03-09-1996.
- 15) Thereafter, the co-owner of the said land namely Kalaben Gokalbhai Patel died intestate on dated : 15-12-1993 leaving



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behind him his legal heirs as Mangalbhai Gokalbhai, Mahendrabhai Gokalbhai, Yoginbhai Gokalbhai, Jiviben Gokalbhai, Chandrikaben Gokalbhai and Minaben Gokalbhai and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3082 dated : 19-02-2004, which was certified by the competent authority dated : 29-03-2004.

- 16) Thereafter, the co-owner of the said land namely Manibhai Ranchhodbhai died intestate on 13-02-2002 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. 3083 dated : 19-02-2004, which was certified by the competent authority on 29-03-2004.
- 17) Thereafter, the owner of the said land had repaid the loan obtain from The Thaltej - Bodakdev Group 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 issued by the society and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 3658 dated : 18-01-2007. which was certified by competent authority dated : 12-03-2007.
- 18) That, the District Inspector Land Record, Ahmedabad conducted the process of KJP Durasti and issued Durasti Patrak vide their order bearing No. K.J.P. / S.R.No. 44, Dated : 15-03-2007 land bearing Survey No. 135 admeasuring 42696 sq.mts. was divided



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into three sub divisions and accordingly land admeasuring 5945 sq. mts. is given Survey No. 135/1 which is standing in the name of Chandubhai Govindbhai and land admeasuring 14232 sq. mts. is given Survey No. 135/2 which is standing in the name of Kokilaben Keshavlal, Navinbhai Keshavlal, Sanjaybhai Keshavlal, Dahiben Keshavlal, Nirubhai Rohitbhai, Minor Falguniben Rohitbhai, Minor Hitesh Rohitbhai and Minor Dilipbhai Rohitbhai and land admeasuring 14232 sq. mtrs. is given Survey No. 135/3 which is standing in the name of Mahendrabhai Gokaldas, Yoginbhai Gokaldas, Jiviben Gokaldas, Minaben Gokaldas, Chandrikaben Gokaldas and Mangalbhai Gokaldas and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3726 dated : 28-03-2007. which was certified by competent authority dated : 19-05-2007.

- 19) That, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Daskroi passed order bearing No. R.T.S. / Record Promulgation / 72 / 08 dated 03-10-2008 for rectification the errors and entry to that effect was mutated in the revenue record vide Mutation Entry No. 4164 dated : 27-12-2008. which was certified by competent authority dated : 12-03-2009.
- 20) Thereafter, the owner of the said land namely Chandubhai Govindbhai has filed an application to enter the names of his





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family members Kamlabhai Chandubhai Patel, Rajendrabhai Chandubhai Patel, Harshadbhai Chandubhai Patel, Premilaben Chandubhai Patel and Paresh Chandubhai Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4714 dated 07-10-2010, which was cancelled by the competent authority on 19-01-2011.

- 21) Thereafter, the owner of the said land namely Chandubhai Govindbhai has filed an application to enter the names of his family members Kamlabhai Chandubhai Patel, Rajendrabhai Chandubhai Patel, Harshadbhai Chandubhai Patel, Premilaben Chandubhai Patel, Paresh Chandubhai Patel and Fenil Rajendrabhai Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 4917 dated 25-04-2011, which was certified by the competent authority on 29-07-2011.
- 22) Thereafter, upon the reconstitution of City and Daskroi Taluka of Ahmedabad District vide Resolution No. PFR / 102011 / 275 / L / 1 dated 17-3-2012, two different Talukas of Ahmedabad Taluka are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Gota Village was covered within the Taluka Boundaries of Ahmedabad City (West) and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5271 dated 03-05-2012, which was certified by the competent authority dated : 05-05-2012.





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- 23) Thereafter, the co-owner of the said land namely Chandubhai Govindbhai Patel died intestate on dated : 08-03-2020 leaving behind him his legal heirs as Kamlabhai Chandubhai Patel, Rajendrabhai Chandubhai Patel, Harshadbhai Chandubhai Patel, Premilaben Chandubhai Patel, Paresh Chandubhai Patel and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8347 dated : 10-07-2020, which was certified by the competent authority dated : 16-09-2020.
- 24) That, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 135/1 admeasuring 14232 sq. mts., by merging into Draft Town Planning Scheme No. 32 (Gota) and land bearing Survey No. 135/1 is given Final Plot No. 111/2 and its area is fixed to the extent of 8537 sq. mts.
- 25) Thereafter, the premium of the restricted tenure land of Survey No. 135/1 of Mouje Gota was fixed at Rs.6,01,85,850/-, which has been paid by land ownersand hence the District Collector, Ahmedabad has passed an Order No. 1928 / 07 / 17 / 057 / 2024 dated : 06-05-2024 and released the restrictions of new tenure from the said land subject to the terms and conditions stipulated in the said order and entry to that effect was mutated in the revenue records vide Mutation Entry No. 9932 dated 06-05-2024, which was certified by the competent authority on 16-05-2024.



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- 26) Thereafter The Owner of said land had submitted an online application dated : 17-06-2023 to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector, Ahmedabad passed order bearing No. 2044 / 07 / 17 / 057 / 2024 dated : 20-05-2024 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. 9945 dated 20-05-2024 which was certified by competent authority on 23-05-2024.
- 27) Thereafter The Owner of said land had submitted an online application dated : 11-06-2024 to District Collector, Ahmedabad for obtaining non-agricultural use permission and consideration of said application the District Collector, Ahmedabad passed order bearing No. 3280 / 07 / 17 / 057 / 2024 dated : 17-07-2024 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. 10029 dated 17-07-2024 which was certified by competent authority on 29-07-2024.



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- 28) That, the land under investigation i.e. Land bearing Survey No. 135/1 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 - TP-32 Gota and its City Survey Number is 330001 and its Sheet Number is 33 and entry to that effect was entered in the city survey record vide mutation entry No. 1. Which was certified by competent authority.
- 29) a) Thereafter the owners of the said land namely Kamlabhai Chandubhai Patel, Rajendrabhai Chandubhai Patel, Harshadbhai Chandubhai Patel, Premilaben Chandubhai Patel W/o. Dineshbhai Patel, Paresh Chandubhai Patel and Fenil Rajendrabhai Patel had sold and conveyed non-agriculture land for multipurpose bearing Survey No. 135/1 admeasuring 14232 sq.mtrs. which is include into Town Planning Scheme No. 32 (Gota) and allotted land bearing Final Plot No. 111/2 admeasuring 8537 sq.mtrs. which is include in City Survey record and allotted City Survey No. 330001 admeasuring 8537 sq.mtrs. of City Survey Ward - TP-32 Gota(Binkheti) to **SHREE BRAHMANI INFRA, A Partnership Firm** by Sale Deed Registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 8 (Sola) under Serial No. 14483 dated 11-07-2025 and entry to that effect was entered in the city survey record vide mutation entry No. 283 dated 16-07-2025. which was rejected by competent authority.



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b) That, Arunaben Harshadbhai Patel, Riddhi Harshadbhai Patel W/o. Mithil Patel, Meet Harshadbhai Patel, Kajal Dineshbhai Patel W/o. Sachin Patel, Nirav Dineshbhai Patel, Ritaben Pareshbhai Patel, Ruchit Pareshbhai Patel, Zarana Fenil Patel her self and legal guardian of Minor Miska Fenil & Minor Kabir Fenil had executed of Deed of Confirmation in favour of **SHREE BRAHMANI INFRA, A Partnership Firm** registered with the Office of the Sub –Registrar of Assurance at Ahmedabad- 8 (Sola) under Sr. No. 15410 dated 23-07-2025 whereby Sale Deed No. 14483 dated : 11-07-2025 was confirmed.

- 30) That, the senior officer of Ahmedabad Municipal Corporation has sanctioned plans and maps for the purpose of Residential & Commercial scheme on 10-07-2025 bearing Case No. BHNTI / NWZ / 290325 / CGDCRV / A9216 / R0 / M1 (Rajachhithi No. 06929 / 290325 / A9216 / R0 / M1) and granted development permission and floated the Residential & Commercial Scheme known as " **VISHAKHA SELEQT** ".
- 31) 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.
- 32) 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




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for details, facts and particulars, relevant documents, papers, writings and records to be referred.

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- 33) This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
 - 34) 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.
 - 35) 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.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non-agriculture land for multipurpose bearing Survey No. 135/1 admeasuring 14232 sq.mtrs. which is include into Town Planning Scheme No. 32 (Gota) and allotted land bearing Final Plot No. 111/2 admeasuring 8537 sq.mtrs. which is include in City Survey record and allotted City Survey No. 330001 admeasuring 8537 sq.mtrs. of City Survey Ward - TP-32 Gota(Binkheti) situate, lying and being at Mouje -



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GOTA, Taluka - Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 8 (Sola) in the State of Gujarat belonging to **SHREE BRAHMANI INFRA, A Partnership 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.
2. Fulfilment of "PROVISION OF GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976" and Rules and regulation made there under.
3. 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 : - 6 AUG 2025

Foolprakash Maganlal Jaradi. Advocate

Enrolment No. G / 1110 / 2005.