

Office : 4/A, 2nd Floor, Poojan Complex, Opp. Kunj Mall., Nr. Shukan Char, Rasta, Nikol, Ahmedabad.

TITLE REPORT & CERTIFICATE

To,
SHREEJA DEVELOPERS,
AT- DAHEGAM,
GHANDHINAGAR.

Reg:- Non Agricultural land bearing City Srv no.NA1894/1 (Final Plot No.145/1 admeasuring 3383 Sq.Mtrs Given in lieu of Survey no.1894 (Old Srv no.1417) admeasuring 12647 Sq.Mtrs of T.P. Scheme No.3) situate lying and being at Village Mouje Dahegam, Taluka Dahegam in the Registration District of Ghandhinagar and belonging to Shreeja Developers a Partnership firm.

As per instructions I have examined the titles of the above refereed property and have caused to be taken searches of available revenue and registration record for last 26 years through my search clerk and from that and from the information given to me and believing the same to be true, correct and trustworthy and also believing the documents/ copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the owners that no transfer/agreement was made in respect of the land during the period for which the record is not available would make the title defective I hereby given my report on title as under :-

- (1) That Land bearing Survey No.1417 was belonging to Bhaishankar Dalsukhram Pandya prior to the year 1951.
- (2) I found from the record that the TAGAVI Charge/lien of the said land as per taluka no.Tagavi no.123 dated-12-21 Mutation entry to that effect has made in the revenue record vide mutation entry no.602 dated 22/12/1951.
- (3) That Thereafter said owner Bhaishankar Dalsukhram Pandya died intestate on or around 11/07/1954 hence name of her heirs (1) Ishwarlal Bhaishankar (2) Bhogilala Bhaishankar (3) Kantilal Bhaishankar (4) Kantilal Bhaishankar was entered in the revenue record of the said land Mutation entry to said effect was made in the revenue record of the said land by entry no.1120 dated 27/07/1954.



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- (4) That Thereafter as per Taluka order No.VTN-209 dated-24/08/1955 ordered thre in that for applying Akar in the said land Mutation entry to said effect was made in the revenue record of the said land by entry no.1182 dated 02/01/1956.
- (5) I found from the record that the TAGAVI Charge/lien of the said land which was fully paid up and free from TAGAVI charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.2196 dated-06-1965.
- (6) Further thereafter (1) Ishwarlal Bhaishankar (2) Bhogilala Bhaishankar (3) Kantilal Bhaishankar (4) Kantilal Bhaishankar have Sold and Conveyed the said land to Karsanbhai Khetabhai and Bai mani Karshanbhai by deed of conveyance duly registered with the office of sub Registrar dated 02/04/1965 and mutation entry to the said effect is made in the revenue records of the said land by entry no.2217 dated. 10/08/1965.
- (7) I found from the record that the Charge/lien of the said land of the Dena bank, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.4013 dated 11/07/1977.
- (8) I found from the record that the Charge/lien of the said land of the Dena bank, Dahegam branch which was fully paid up and free from charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.5943 dated 23/05/1988.
- (9) I found from the record that the Charge/lien of the said land of the Dena bank, Dahegam branch which was fully paid up and free from charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.6716 dated 01/04/1992.
- (10) I found from the record that the Charge/lien of the said land of the Gujarat State cop.op.agri and rural development bank, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.6746 dated 16/10/1992.



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- (11) I found from the record that the Charge/lien of the said land of the State bank of india, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.8483 dated 21/05/2002. This cancelled by authority.
- (12) I found from the record that the Charge/lien of the said land of the State bank of india, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.9154 dated 07/11/2005. This cancelled by authority.
- (13) I found from the record that the Charge/lien of the said land of the State bank of india, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.9478 dated 21/11/2006. This cancelled by authority.
- (14) I found from the record that the Charge/lien of the said land of the State bank of india, Dahegam branch Mutation entry to that effect has made in the revenue record vide mutation entry no.11255 dated 18/05/2011.
- (15) Thereafter Divani mukkadama suit before the Civil judge (Ju.Di), Dahegam Regular Divani case no.144/08 by Induray ramprasad maheta for the said land and leasependancy duly registered with the office of sub Registrar Dahegam under Serial No.964 dated 27/08/2009 and mutation entry to the said effect is made in the revenue records of the said land by entry no.11406 dated 03/09/2011.
- (16) That Thereafter said owner Karsanbhai Khetabhai enter the name name of his heirs *Maneben Karshanbhai (wife died-18/10/2013) (1) Zavrerbhai Karshanbhai (2) Jayantibhai Karshanbhai (3) Jayaben Karshan bhai (4) Damayantiben Karshanbhai (5) Bhagavatiben Karshan bhai (6) Manguben Karshanbhai (7) Radhaben Karshanbhai was entered in the revenue record of the said land Mutation entry to said effect was made in the revenue record of the said land by entry no.12496 dated 04/01/2014.
- (17) Thereafter Maniben Karsanbhai pateldied on dated-18/10/2013 Hence her name is deleted in the revenue records of said land by entry no.12497 dated-04/01/2014.this entry cancelled by authority.



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- (18) I found from the record that the Charge/lien of the said land of the State bank of india, Dahegam branch which was fully paid up and free from charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.12609 dated 15/04/2014.
- (19) Thereafter Maniben Karsanbhai patel died on dated-18/10/2013 Hence her name is deleted in the revenue records of said land by entry no.12720 dated-22/07/2014.
- (20) I found from the record that the Charge/lien of the said land of the The Gujarat State Co. op. bank ltd. which was fully paid up and free from charge/lien of the said land Mutation entry to that effect has been made in the revenue record vide mutation entry no.13108 dated 02/06/2015.
- (21) That Prant Officer shri, Ghandhinagar by order bearing no.da.su./rts/appeal/S.R.214/2021 dated-25/01/2016 as per order cancelled of entry no.11406 Mutation entry to the said effect was made in the revenue record of said land by entry no.13435 dated 03/02/2016.
- (22) Thereafter Resurvey Record has been prepared SLR Office Ahmedabad As per Promulgation the Block No.1894 was given to lieu of old Block no.1417 that effect mutation entry has been made in the revenue record vide of said land by entry no.13818 dated 11/04/2017.
- (23) That Thereafter said owner Karsanbhai Khetabhai enter the name name of his heirs ★Maneben Karshanbhai (wife died-18/10/2013) (1) Zavrerbhai Karshanbhai (2) Jayantibhai Karshanbhai (3) Jayaben Karshan bhai (4) Damayantiben Karshanbhai (5) Bhagavatiben Karshan bhai (6) Manguben Karshanbhai (7) Radhaben Karshanbhai was entered in the revenue record of the said land Mutation entry to said effect was made in the revenue record of the said land by entry no.14602 dated 30/03/2019.
- (24) That District Collector Ghandinagar by order bearing No.47/06/04/003/2021 dated 06/01/2021 granted N.A. use Permission for the said land of Final Plot No.145/1 and 145/2 admeasuring 7588 Sq.Mtrs of T.P. Scheme



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- No.3, Srv no.1894 mutation entry to the said effect was made in the revenue records of the said land by entry no.15392 dated 06/01/2021.
- (25) Thereafter City survey Record has been prepared the City Srv no.NA1894 was given to lieu of old Block no.1894.
- (26) There after Final plot no.145/1 admeasuring 3383 sq.mt. and Final plot no.145/2 admeasuring 4180 sq.mt. as per plan passed by Ahmedabad Urban Development Authority order no.GH/V/230 OF 2013/TPS-152012-4418-L dated-17/12/2013 and mutation entry to the said effect is made in the City survey records of the said land by entry no.16.
- (27) Further thereafter (1) Zavrerbhai Karshanbhai (2) Jayantibhai Karshanbhai (3) Jayaben Karshan bhai (4) Damayantiben Karshanbhai (5) Bhagavatiben Karshan bhai (6) Manguben Karshanbhai (7) Radhaben Karshanbhai have Sold and Conveyed the said land paiki Final Plot no.145/1, T.P.3, Srv no.1894 (Old srv no.1417) to Shreeja Devlopers a partnership firm by deed of conveyance duly registered with the office of sub Registrar Dahegam under Serial No.2802 dated 08/07/2021 mutation entry to the said effect is made in the City survey records of the said land by entry no.17 dated 25/08/2021. And thereafter name correction enrty of partnership firm mutation entry to the said effect is made in the City survey records of the said land by entry no.18 dated 01/09/2021.
- (28) That Thereafter sanctioned plans and specifcarions for construction Ahmedabad urban Development Authority (AUDA) on the said land and issued Development Permission No.1114BP21220041 On dated 08/06/2021 and thereafter said firm started construction Commercial Units known as **"Vatrika Villa"** on the said land.
- (29) As a Part of Title investigation I have issued Public Notice in the daily newspaper "Sandesh" Dated-16/10/2021 inviting objection against the said land in response of the said Notice I have not received any objection within the stipulated time limit.



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Property Search:-

Further I have taken search from the office of Sub-Registrar and where in I have not found any Registered Charge regarding the said property.

In View of what is stated above I hereby certify that the title to the said land land at present belonging to the said Shreeja Developers a Partnership firm to be clear, marketable free from any charge or encumbrance and free from reasonable doubts subject to :-

- (i) Fulfillment of terms and condition of N.A Order and verified of all document.
- (ii) Provisions of the Town Planning scheme and use of land as per zoning.
- (iii) Any other laws acts rules and regulation as may be applicable at the time bearing in force.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing City Srv no.NA1894/1 (Final Plot No.145/1 admeasuring 3383 Sq.Mtrs Given in lieu of Survey no.1894 (Old Srv no.1417) admeasuring 12647 Sq.Mtrs of T.P. Scheme No.3) situate lying and being at Village Mouje Dahegam, Taluka Dahegam in the Registration District of Ghandhinagar and the same is bounded as under :-

On or towards the North :- Auda land

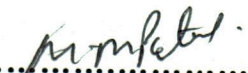
On or towards the South :- 12 Mtr road

On or towards the East :- Land of F.p. no.143

On or towards the West :- 24 Mtr road

Date :- 2/11/2021
Ahmedabad.




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M.M.PATEL
(Advocate)