

To,

Ref : 7556

Associated Developers, a partnership firm

Survey No. 1037, T.P.S. No. 10, Near Diamond SKY,
Zundal-Adalaj Highway, Adalaj, Ta.Dist. Gandhinagar.

TITLE CERTIFICATE WITH REPORT

Ref.: IN THE MATTER OF INVESTIGATION OF title report of
non agricultural land bearing Revenue Block No. 1037/
001 (Old Survey No. 837/2) admeasuring 4871 sq.mtrs.
merged in Town Planning Scheme No. 10 (Adalaj-Por)
& allotted Final Plot No. 83/2 admeasuring 3166
sq.mtrs., Situated at Mouje : Adalaj, Taluka :
Gandhinagar, in the Registration District and Sub-
District Gandhinagar belongs to Associated
Developers, a partnership firm.



We refer to your instructions to investigate the titles of the
captioned land 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.

- 1). It has been observed by us that, at the first the land under
investigation was known as "Government Fallow" and thereafter,
on the basis of Durasti Patrak No. 5 on 29/08/1944, Notification
No. 6562/39 on 23/12/1942 & Taluka order no. S.R.G. on
13/07/1950, Survey No. 837/2 admeasuring Acres 2-13 Guntha

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paiki Acres 0-9 Guntha Acquisition for Sabarmati Uvarsad Road. After Variation Survey No. 837/2 admeasuring Acres 2-4 Guntha was given. The effect of the variation has been given as under. The entry to that effect was entered in the revenue records vide mutation entry No. 3110 on 24/08/1950. The said entry was certified by the concerned authority.

- 2). Above said, the land under investigation was standing as Inami land but the THE BOMBAY PERSONAL INAM ABOLITION ACT, 1952, and Hon'ble Collector, Ahmedabad passed vide its order No. VATAN on 25/03/1954 and Taluka authority vide its No. W.T.N.S.R. on 31/03/1954 in pursuance to the said circular, the Revenue Department passed order vide its No. I.N.M/5254/3844-S on 11/03/1954 the land has been removed as an "Inami land" from the revenue records. The entry to that effect was entered in the revenue records vide mutation entry No. 3491 on 21/07/1954. The said entry was certified by the concerned authority.

- 3). Above said, The land admeasuring Acres 0-9 Gunthas of Survey No. 837/2 Acquisition for Sabarmati Uvarsad Road of Durasti Patrak No. 5 in respect of Mutation Entry No. 3110 the land has been deducted accordingly has been mistakenly shown in 7/12 as "Pot kharaba." to removed from the revenue records as per order issued by Hon. District Inspector Land records of Ahmedabad (D.I.L.R.). The entry to that effect was entered in the revenue records vide mutation entry No. 3780 on 23/09/1959. The said entry was certified by the concerned authority.

- 4). Above said, It has been observed by us that, in the consolidation scheme of Mouje – Adalaj Taluka – Gandhinagar was sanctioned by the Settlement Commissioner and Director of Land Record,

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Gujarat State Ahmedabad vide their order bearing No. 154 and said scheme was published on Page No. 2011 of Gazette of Government of Gujarat Part-1 on 16-06-1994 considering the Provision of Section 20 (3A) of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 and consolidation statement was also prepared and according to said consolidation statement, land bearing Survey No. 837/2 admeasuring acres 2-4 Gunthas was given Block No. 1037 and its area was fixed to the extent of admeasuring 8498 Sq. Mtrs allotted "Government Fallow" (SARKARI PADAR). The entry to that effect was entered in the revenue records vide mutation entry No. 4364 on 01/01/1966. The said entry was certified by the concerned authority.

- 5). Above said, on the basis of Durasti Patrak No. 27 & order No. L.A.Q. 426 on 08/01/1968 issued by Special Additional Land Acquisition Officer, Land admeasuring 8498 Sq. Mtrs paiki admeasuring 2498 Sq. Mtrs of Block No. 1037 Acquisition for Ahmedabad Kalol Road. After Variation admeasuring 6000 Sq. Mtrs for Block No. 1037 was given. The entry to that effect was entered in the revenue records vide mutation entry No. 7797 on 25/02/1991. The said entry was certified by the concerned authority.
- 6). Above said, The amount of possession in the subject land was paid Rs.51,215/- & Receipt No. 10 on 23/06/2004 so Hon'ble Prant Officer of Gandhinagar vide his order No. PO/JMN/VASHI-1541 on 24/6/2004 subject land of Block No. 1037 "Subject to new and indivisible conditions" has been Re-Grant and allotted in the name of heirs of the deceased Ramanlal Muljibhai. The entry to that effect was entered in the revenue records vide

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mutation entry No. 9999 on 27/06/2004. The said entry was certified by the concerned authority.

- 7). Above said, the land bearing Block No. 1037 admeasuring 6000 Sq. Mtrs was new tenure land in nature under the Provision of Section -43 of Tenancy Act and hence, Ho'ble Mamlatdar, Gandhinagar passed order bearing No. S. R. No. 3 / 06 dated 19-01-2006 and released the said land from restriction laid down by the Statutory Provision of Section - 43 of the Tenancy Act by converting into old tenure land for agricultural purpose with a condition liable for premium for non-agricultural purpose subject to other conditions stipulated therein. The entry to that effect was entered in the revenue records vide mutation entry No. 10350 on 18/03/2006. The said entry was certified by the concerned authority.

- 8). Above said, owners of the said land Legal heirs of the late Ramanlal Muljibhai hence their names 1) Ghanshyambhai Ramanlal, 2) Jashodaben Wd/o Ramanlal Muljibhai, 3) Devilaben Ramanlal & 4) Bhavnaben Ramanlal Sold and conveyed land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 to 1) Nareshbhai Shyamalbhai Patel (Owner of Undivided 25% share of land), 2) Vishnubhai Shyamalbhai Patel (Owner of Undivided 25% share of land) & 3) Tulsidas Ramanbhai Patel (Owner of Undivided 50% share of land) by registered sale deed which was registered before Sub-Registrar on 20/02/2006 with serial No. 1766. This land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 was mutated in the name of 1) Nareshbhai Shyamalbhai Patel (Owner of Undivided 25% share of land), 2) Vishnubhai Shyamalbhai Patel

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(Owner of Undivided 25% share of land) & 3) Tulsidas Ramanbhai Patel (Owner of Undivided 50% share of land) vide mutation entry No.10375 on 08/04/2006. The said entry was certified by the concerned authority.

- 9). Above said, owners of the said land 1) Nareshbhai Shyamalbhai Patel, 2) Vishnubhai Shyamalbhai Patel & 3) Tulsidas Ramanbhai Patel Sold and conveyed land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 to 1) Jayeshbhai Vitthaldas Patel (Owner of Undivided 35% share of land), 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land) & 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) by registered sale deed which was registered before Sub-Registrar on 01/03/2008 with serial No. 3193. This land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 was mutated in the name of 1) Jayeshbhai Vitthaldas Patel (Owner of Undivided 35% share of land), 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land) & 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) vide mutation entry No.11272 on 16/04/2008. But the said entry was cancelled by the concerned authority.

- 10). Above said, owners of the said land 1) Nareshbhai Shyamalbhai Patel, 2) Vishnubhai Shyamalbhai Patel & 3) Tulsidas Ramanbhai Patel Sold and conveyed land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 to 1) Jayeshbhai Vitthaldas Patel (Owner of Undivided 35% share of land), 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land) & 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) by registered sale deed

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which was registered before Sub-Registrar on 01/03/2008 with serial No. 3193. This land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 was mutated in the name of 1) Jayeshbhai Vitthaldas Patel (Owner of Undivided 35% share of land), 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land), 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) vide mutation entry No.11327 on 16/06/2008. The said entry was certified by the concerned authority.

- 11). Above said, owners of the said land namely 1) Jayeshbhai Vitthaldas Patel (Owner of Undivided 35% share of land), 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land) & 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) Sold and conveyed land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 to 1) Rashminbhai Mohanbhai Patel, 2) Rameshchandra Narottambhai Patel, 3) Chandubhai Raichanddas Patel, 4) Anilbhai Shakarabhai Patel, 5) Kiritkumar Kalidas Patel, 6) Uttamkumar Shankarlal Patel & 7) Naynaben Anilbhai Patel by registered sale deed which was registered before Sub-Registrar on 07/07/2008 with serial No. 11799. This land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 was mutated in the name of 1) Rashminbhai Mohanbhai Patel, 2) Rameshchandra Narottambhai Patel, 3) Chandubhai Raichanddas Patel, 4) Anilbhai Shakarabhai Patel, 5) Kiritkumar Kalidas Patel, 6) Uttamkumar Shankarlal Patel & 7) Naynaben Anilbhai Patel vide mutation entry No.11361 on 23/07/2008. But the said entry was cancelled by the concerned authority.

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- 12). Above said, Ho'ble Mamlatdar, Gandhinagar has passed an Order on 08/09/2008 to rectify the erroneous record found in the computerized 7/12 record, on ascertaining from manuscript, village record, computerized 7/12 and village form No. 6. The entry to that effect was entered in the revenue records vide Mutation Entry No. 11453 on 29/09/2008. The said entry was certified by the concerned authority.
- 13). Above said, owners of the said land 1) Jayeshbhai Vitthaladas Patel (Owner of Undivided 35% share of land) 2) Kanubhai Popatlal Thakkar (Owner of Undivided 35% share of land) 3) Dipakbhai Ranchhodbhai Patel (Owner of Undivided 30% share of land) Sold and conveyed land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 to 1) Rashminbhai Mohanbhai Patel 2) Rameshchandra Narottambhai Patel 3) Chandubhai Raichanddas Patel 4) Anilbhai Shakarabhai Patel 5) Kiritkumar Kalidas Patel 6) Uttamkumar Shankarlal Patel 7) Naynaben Anilbhai Patel by registered sale deed which was registered before Sub-Registrar on 07/07/2008 with serial No. 11799. This land admeasuring 8498 Sq. Mtrs paiki 2498 Sq. Mtrs acquisition for road after 6000 Sq. Mtrs of Block No. 1037 was mutated in the name of 1) Rashminbhai Mohanbhai Patel 2) Rameshchandra Narottambhai Patel 3) Chandubhai Raichanddas Patel 4) Anilbhai Shakarabhai Patel 5) Kiritkumar Kalidas Patel 6) Uttamkumar Shankarlal Patel 7) Naynaben Anilbhai Patel vide mutation entry No.11457 on 02/10/2008. The said entry was certified by the concerned authority.
- 14). Above said, Earlier Mutation Entry No. 11327 and 11457 of sale deed have been certified for the said land. The names of the



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sellers have been reduced due to the conditional effect affecting these notes and the names of the sales keepers have been entered but the following names also continue in the record hence their names 1) Ghanshyambhai Ramanlal 2) Jashodaben Wd/o Ramanlal Muljibhai 3) Devilaben Ramanlal 4) Bhavnaben Ramanlal. The entry to that effect was entered in the revenue records vide mutation entry No. 12244 on 7/8/2010. The said entry was cancelled by the concerned authority due to order not had been made.

- 15). Above said, As per the order of Hon'ble Mamlatdar of Gandhinagar vide order No.MAM/JMN/VASHI.530/2020 on 13/2/2020.

1) Ghanshyambhai Ramanlal, 2) Jashodaben Wd/o Ramanlal Muljibhai, 3) Devilaben Ramanlal, 4) Bhavnaben Ramanlal, who is running as the occupier of the said land, has reduced the names and in the second right shown to be land admeasuring 2498 Sq. Mtrs of Block No. 1037 Acquisition for Sabarmati to Uvarsad Road. Rectification has been made by concerned authority. The entry to that effect was entered in the revenue records vide mutation entry No. 15954 on 14/02/2020. The said entry was certified by the concerned authority.

- 16). Above said, the land under investigation was old tenure land in nature liable for premium at the occasion of non-agricultural use and hence, the occupier submitted an application to Hon'ble Collector, Gandhinagar for converting the land in question into old tenure land for non-agricultural use and after considering the said application Collector passed order bearing No. 1129/06/03/043/2020 on 22/09/2020 and converted to the said land into old tenure land for non-agricultural use. The entry to that effect was entered in the revenue records vide mutation entry No. 16200 on 22/09/2020. The said entry was certified by the concerned authority.

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17). Above said, Hon'ble Collector of Gandhinagar vide its N.A order No. 1144/06/03/043/2020 on 23/9/2020 as per law of Gujarat Land Revenue Act-1879 Under Section-65 and gave permission to convert user of land bearing Block No. 1037 admeasuring 6000 Sq. Mtrs from agricultural to Non Agricultural Multi-purpose and gave it Final Plot No. 83/2 admeasuring 3900 Sq. Mtrs in T. P Scheme No. 10 (Adalaj-Por) by Gandhinagar Urban Development Authority (GUDA). The entry to that effect was entered in the revenue records vide mutation entry No. 16203 on 23/09/2020. The said entry was certified by the concerned authority.

18). Above said, owners of the said land namely Nanyaben Anilkumar Patel sold and conveyed land bearing Final Plot No. 83/2 admeasuring 3900 Sq. Mtrs paiki her undivided share of land 20 % paiki 10 % i.e. 390 Sq. Mtrs allotted in lieu of Revenue Block No.1037 admeasuring 6000 Sq. Mtrs, which are comprised in T. P Scheme No. 10 (Adalaj-Por) by Gandhinagar Urban Development Authority (GUDA) to Jayantkumar Rajnikant Shah by a registered sale deed which was registered before Sub-Registrar on 31/07/2021 with serial No. 23591. This land bearing Final Plot No. 83/2 admeasuring 3900 Sq. Mtrs paiki her undivided share of land 20 % paiki 10% i.e. 390 Sq. Mtrs allotted in lieu of Revenue Block No.1037 admeasuring 6000 Sq. Mtrs, which are comprised in T. P Scheme No. 10 (Adalaj-Por) by Gandhinagar Urban Development Authority (GUDA) vide mutation entry No. 16721 on 23/08/2021. The said entry was certified by the concerned authority.

19). Above said, Ghanshyambhai Ramanbhai Patel etc. filed Regular Civil Suit No. 78/2013 before Principal Senior civil Judge, Gandhinagar Court of subject Block No. 1037 paiki admeasuring

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2498 Sq. Mtrs. The suit is pending in the Hon'ble Court but the above claim applies to the part other than the land we own And this claim has nothing to do with the land on which the title clear certificate will be issued so we given a Affidavit regarding issuance of title clear certificate of the matter which was notarized before Notary advocate Jaimin B. Trivedi on 13/1/2022 with serial No. 83/2022.

- 20). It has been observed by us that, the process of KJP Durasti was conducted by the District Inspector Land Record, Gandhinagar and issued Durasti Patrak No. 202 vide their order bearing No. KJP / SR / GANDHI / 144 / 2021-22, dated : 05-05-2022 and land bearing Block No. 1037 admeasuring 8498 sq. mtrs. was divided into three sub divisions in accordance with the Provision of Section 117 of Land Revenue Code and accordingly (A) land admeasuring 4871 sq.mts., was given Block No. 1037/001 which is standing in the names of Rashminbhai Mohanbhai Patel, Rameshchandra Narottambhai Patel, Chandubhai Raychanddas Patel, Anilbhai Shakarabhai Patel, Kiritkumar Kalidas Patel, Uttamkumar Shankarlal Patel, Nayanaben Anilkumar Patel & Jayantkumar Rajnikant Shah, (B) land admeasuring 1129 sq.mts., was given Block No. 1037/002 which is standing in the names of Rashminbhai Mohanbhai Patel, Rameshchandra Narottambhai Patel, Chandubhai Raychanddas Patel, Anilbhai Shakarabhai Patel, Kiritkumar Kalidas Patel, Uttamkumar Shankarlal Patel, Nayanaben Anilkumar Patel & Jayantkumar Rajnikant Shah & (c) land admeasuring 2498 sq.mts., was given Block No. 1037/003 which is standing in the names of Sabarmati to Uvarsad Road (as per mutation entry No. 15954) and entry to that effect was entered in the revenue record vide mutation entry No. 17101 dated 06-05-2022 which was certified by competent authority dated : 26-05-2022.

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- 21). Thereafter, the owners of the said land namely Rashminbhai Mohanbhai Patel (15 % share), Rameshchandra Narottambhai Patel (10 % share), Chandubhai Raychanddas Patel (10 % share), Anilbhai Shakarabhai Patel (25 % share), Kiritkumar Kalidas Patel (10 % share), Uttamkumar Shankarlal Patel (10 % share), Nayanaben Anilkumar Patel (10 % share) & Jayantkumar Rajnikant Shah (10 % share) had sold and conveyed the said non agricultural land bearing Revenue Block No. 1037/001 (Old Survey No. 837/2) admeasuring 4871 sq.mtrs. merged in Town Planning Scheme No. 10 (Adalaj-Por) & allotted Final Plot No. 83/2 admeasuring 3166 sq.mtrs. of mouje - Adalaj to **Associated Developers, a partnership firm** by sale deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 31550 dated 14-07-2022 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 17221, dated 19-07-2022, which was certified by the competent authority on dated 25-08-2022.

The aforesaid Report on Title is not the Report of the entire Records. This Report on Title is limited, to understand the devolution of title and to ascertain any charge or encumbrances on the said property.

I have also published Notice in the daily newspaper "**GUJARAT SAMCHAR**" regarding title of abovesaid land on 30th September, 2021 on the name of former land owners inviting any claim, objection etc. in, upon, to, against the aforesaid land. I have not received any claim from any concern parties. I am of the opinion that titles to above said land are clear, marketable and free from all encumbrances subject however to :-

- (a) Usual Declaration on title being made at the time of Transfer..

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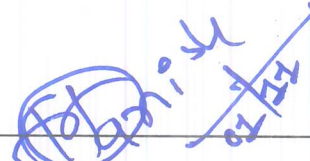
- (b) Fulfillment of condition imposed in order granting permission of Non-Agricultural use of land & Any other Act, Law, Rule, if any, applicable.

REMARKS :-

1. All original/xerox papers and latest documents should be obtained before any transection & It is remarkable that the records for some years are not available of book no.2 of sub-registar due to tearing of the books and Sub-Registrar are also noticed that " Computer generated search report are not fully trust worthy".
3. We are informed that at present no litigation / suits are filed / pending before any Judicial / Quasi Judicial Authorities & We have issued this Certificate on basis of documents provided to us.

Date : November 01, 2022.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.



TITLE CERTIFICATE

Ref : 7556

Ref : Title Clearance Certificate of non agricultural land bearing Revenue Block No. 1037/001 (Old Survey No. 837/2) admeasuring 4871 sq.mtrs. merged in Town Planning Scheme No. 10 (Adalaj-Por) & allotted Final Plot No. 83/2 admeasuring 3166 sq.mtrs., Situated at Mouje : Adalaj, Taluka : Gandhinagar, in the Registration District and Sub-District Gandhinagar belonging to **Associated Developers, a partnership firm.**

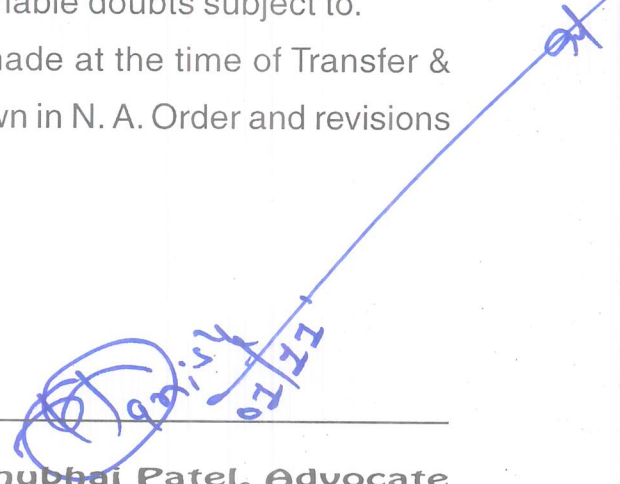
Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non agricultural land bearing Revenue Block No. 1037/001 (Old Survey No. 837/2) admeasuring 4871 sq.mtrs. merged in Town Planning Scheme No. 10 (Adalaj-Por) & allotted Final Plot No. 83/2 admeasuring 3166 sq.mtrs., Situated at Mouje : Adalaj, Taluka : Gandhinagar, in the Registration District and Sub-District Gandhinagar and belonging to **Associated Developers, a partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts 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.

Date : November 01, 2022.

Place : Ahmedabad.


Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

