

1799/2022

Dt. 12/4/2022

To,
SOLAIRE DEVELOPERS LLP
3rd Floor 332-333 Pramukh Tengent,
Sargasan Circle,
Sargasan,
Gandhinagar.

Sub: Investigation and Report on Rights, Titles and interests to the immovable property of Non-agriculture land for residential/commercial use, being land of sub-plot no. 32/2 admeasuring 4528 sq yds i.e. 3785.98 sq mtrs being part of F.P. no. 32 of T.P. Scheme no. 8 (Sargasan) admeasuring 14763 sq mtrs given in lieu of survey/Block no. 33 admeasuring 22713 sq mtrs in area, situated and being in the sim of village Sargasan, Taluka Gandhinagar, District, Registration Sub-District Gandhinagar, now owned & possessed by SOLAIRE DEVELOPERS LLP.

On instructions received to investigate their title's of the subject land from its owners 1) Ushadevi Santrambhai, 2) Pritiben Tarunbhai, 3) Gauravbhai Santrambhai, 4) Mrunalbhai Santrambhai and 5) Tarunbhai Santrambhai we caused searches to be taken of Revenue, as well as Sub-Registry's records and have perused and considered copies of various documents and papers submitted to us. We in course of that,





no. 8012 on 22/3/2022, and the same is pending for due certification, as on to-day.

REPORT ON TITLES

1) That the Agricultural Land bearing Block/Survey No. 33 admeasuring Acre 5 and 24 gunthas situated at moje Sargasan, Taluka Gandhinagar in the Registration Sub District and District of Gandhinagar, Gujarat, originally inherited by one MAFATLAL CHIMANLAL JOSHI when PRABHASHANKAR NARAYANBHAI JOSHI died. He got the said land under oral family partition which took place in the year 1954 as stated in Mutation Entry No. 253 which was certified on 13/11/1954.

2) It appears that, thereafter, MAFATLAL CHIMANLAL JOSHI died on 02/08/1954. therefore, names of his heirs viz. (1) Minor KANAIYALAL MAFATLAL and minor NATVARLAL MAFATLAL JOSHI through their guardian and mother BAI SHANTA MAFATLAL were entered as co- owners in the revenue records of the said land as per Mutation Entry No. 449 which was certified.





3) Thereafter, name of BHAIJI NANAJI was entered as Ordinary Tenant in the revenue records of the said land as stated in Mutation Entry No. 510 which was also certified.

4) Thereafter, since Minor KANAIYALAL MAFATLAL JOSHI was to attain major only on 15/12/1969, therefore, purchase rights of Tenant BHAIJI NANAJI were postponed by The Agricultural Tenancy Tribunal No. 3 vide its Order No. 10/60 dated 15/06/1960 as reported in Mutation Entry No. 782 dated 26/09/1960 which was certified on 29/11/1960.

5) Thereafter, as the tenant refused to purchase the said land, therefore, the Tribunal and Krishipanch, Gandhinagar passed Order No. 755/75 dated 29/12/1975 u/s. 32 (G) of The Tenancy Act, the said purchase right of Tenant were declared inoperative and unenforceable as reported in Mutation Entry No. 1253 dated 14/04/1976 which was certified on 6/8/1976.

6) Thereafter, against the said order of ALT Mamlatdar, vesting the said land in state government, KANAIYALAL MAFATLAL JOSHI preferred appeal being Tenancy case no. 31/3488 on 26/4/1988 before



Additional Chief Secretary, Revenue Department (Dispute). In that proceedings of Ganot Case No. 31/3488, by order dated 20/11/1988 the said order of ALT mamlatdar dated 1/2/1988 was cancelled and it was remanded back to ALT Mamlatdar directing to review the said order. This order was reported in Mutation Entry No. 1589 dated 20/11/1988 which was certified on 29/3/1989.

7) That Mutation Entry No. 1602 mentioned in Revenue 7/12 is not applicable to the said land.

8) Thereafter, 1) KANAIYALAL MAFATLAL and 2) NATVARLAL MAFATLAL filed Ganot Appeal No. 16/88 in The Deputy Collector (J.Su.) Appeal, Gandhinagar against The Mamlatdar and Krishipanch, Gandhinagar and MAFAJI BHAIJIJI heir of Late BHAIJIJI NANAJI. In this context, the Learned Dy Collector vide his Order dated 05/09/1990 had partially allowed the said appeal and decision in Ganot Case No. 755/75 dated 29/12/1975 of The Mamlatdar and Krishipanch, Gandhinagar was cancelled and the said case was remanded back to the said authority for reconsideration as stated in Mutation Entry No. 1702 dated 19/11/1990 which was certified on 13/2/1991.



9) It appears that (1) KANAIYALAL MAFATLAL JOSHI and (2) Heirs of late NATVARLAL MAFATLAL JOSHI viz. BAI SHANTA Wd./o. MAFATLAL executed Notarized Power of Attorney dated 23/08/1996 in favour of HARESHKUMAR RAVJIBHAI VASANI.

10) Thereafter, in Tenancy/Revision no. SR/121-122 preferred by Tenants Trikambhai Mithabhai & others, The Deputy Collector (L.R.) Appeal, Gandhinagar vide his Order dated 04/09/1992, cancelled the orders passed in the Tenancy Case No. 1029/90 and 1030/90 by The Mamlatdar and Krishipanch, Gandhinagar and directed to conduct Case u/s. 32 (f) of The Tenancy Act and to take factual decision as stated in Mutation Entry No. 1816 dated 03/12/1992 which was certified.

11) Thereafter, co-owner of the said land NATVARLAL MAFATLAL died on 08/10/1992. Therefore, names of his heirs viz (1) PANKAJBHAI NATVARLAL, (2) RUPESHKUMAR NATVARLAL and (3) MUDRIKABEN Wd/o NATVARLAL MAFATLAL were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No. 2204 dated 07/02/2000 which was certified.





12) It appears that (1) PANKAJBHAI NATVARLAL, (2) RUPESHKUMAR NATVARLAL and (3) MUDRIKABEN Wd/o NATVARLAL MAFATLAL executed a Notarized Power of Attorney dated 22/11/2002 in favour of PRAVINBHAI K. PATEL.

13) Thereafter, (1) PANKAJBHAI NATVARLAL JOSHI, (2) RUPESHKUMAR NATVARLAL JOSHI and (3) MUDRIKABEN Wd/o NATVARLAL MAFATLAL JOSHI through their Power of Attorney Holder PRAVINBHAI KALYANBHAI PATEL alias MANIYA sold and conveyed the said land bearing Block/Survey No. 33 Paiki admeasuring 11357 sq mtrs situated at Moje Sargasan, Taluka Gandhinagar in the Registration Sub District and District of Gandhinagar, Gujarat to MOHANBHAI MANGALDAS PATEL by a Sale Deed dated 21/04/2003 which was Registered with The Sub-Registrar, Gandhinagar under Serial No. 2117 dated 19/08/2003. This transfer was recorded under Mutation Entry No. 2485 dated 19/07/2003 in the revenue records.

14) Thereafter, KANAIYALAL MAFATLAL JOSHI through his Power of Attorney Holder HARESHKUMAR RAVJIBHAI VASANI

also sold and conveyed the said land being part of Block/Survey No.



33 admeasuring 11356 Sq.Mtrs, to MOHANBHAI MANGALDAS PATEL under Sale Deed dated 01/07/2003, Registered with The Sub Registrar, Gandhinagar under serial No. 3808 dated 29/07/2003. This transfer is recorded in revenue records under Mutation Entry No. 2486 dated 19/07/2003. The same was certified on 11/9/2003.

15) It appears that in the meanwhile in Tenancy case no. 25/28/2000 between 1) Heirs of BHAIJIJI NANAJI (2) Heirs of CHUNILAL NARANBHAI JOSHI AND land owners Kannaiyalal Mafatlal Joshi and otehrs the ALT & Mamlatdar Gandhinagar ordered that (1) BHAIJIJI NANAJI and (2) CHUNIBHAI NARANDAS had not cultivated the said land as Tenants. Therefore, the said proceedings were closed by its Order dated 20/01/2004 as reported in Mutation Entry No. 2611 dated 21/05/2004 which was certified on 12/7/2004.

16) It appears that said KANAIYALAL MAFATLAL JOSHI filed one RTC Appeal No. 115/03 challenging the certification of mutation entry no. 2486 of transfer by sale before The Prant Officer, Gandhinagar against MOHANBHAI MANGALBHAI PATEL and others. However, by his Order dated 18/08/2004, the Prant officer rejected the said appeal and upheld the order dated 11/09/2003 of The Deputy





Mamlatdar, Gandhinagar for certifying the Mutation Entry No. 2486.

This order was recorded under Mutation Entry No. 2650 dated 19/08/2004 which was certified on 6/11/2004.

17) However, thereafter, (1) KANAIYALAL MAFATLAL JOSHI AND (2) YATINBHAI KANAIYALAL JOSHI had confirmed the said Registered Sale Deed No. 3808 dated 29/07/2003 executed in favour of MOHANBHAI MANGALDAS PATEL by a Registered Confirmation Deed No. 6779 dated 07/09/2005.

18) Thereafter, MOHANBHAI MANGALDAS PATEL had agreed to sell the said land bearing viz. 11357 Sq Mtrs land out of total land admeasuring 22713 Sq. Mtrs of Block/Survey No. 33 to SHUBH JYOT CO. OP. HOUSING SOCIETY LTD by a Registered Agreement to Sale No. 2519 dated 14/03/2006.

However, the said agreement was subsequently cancelled by Registered Cancellation of Agreement to Sale No. 13111 dated 21/12/2006 executed by MOHANBHAI MANGALDAS PATEL in favour of SHUBH JYOT CO. OP. HOUSING SOCIETY LTD.



19) Thereafter, The Deputy Collector (J. Su.), Gandhinagar in Case No. Ganot/Revision/S.R./166/2004 in a Suo Moto Revision Proceedings, confirmed and upheld the order of ALT & Mamlatdar, dated 20/01/2004 No. Case-25/2/2000 as reported in Mutation Entry No. 2916 dated 20/06/2006 which was certified, on 10/8/2006.

20) Thereafter, said MOHANBHAI MANGALDAS PATEL sold and conveyed the said land bearing Block/Survey No. 33 admeasuring 22713 Sq. Mtrs, situated at Moje Sargasan, Taluka Gandhinagar in the Registration Sub District and District of Gandhinagar, Gujarat to (1) TARUNBHAI SANTRAMBHAI for self and as a Power of Attorney Holder of (2) SANTRAMBHAI KHANCHAND, (3) USHADEVI SANTRAMBHAI, (4) GAURAV SANTRAMBHAI, (5) PRITIBEN TARUNBHAI and (6) MRUNAL SANTRAMBHAI by a Sale Deed dated 16/12/2006 which was Registered with The Sub Registrar, Gandhinagar under Serial No. 13107 dated 30/12/2006.

21) We find that (1) MUDRIKABEN wd/o NATVARLAL MAFATLAL, (2) PANKAJKUMAR NATVARLAL and (3) RUPESHKUMAR NATVARLAL confirmed the said Registered Sale Deed No. 2117 dated 21/04/2003 and Registered Sale Deed No. 13107





dated 21/12/2006 by a Registered Confirmation Deed No. 2453 dated 26/02/2007.

22) That (1) SANTRAMBHAI KHANCHANDBHAI VERMA, (2) USHADEVI SANTRAMBHAI VERMA, (3 GAURAV SANTRAMBHAI VERMA, (4) PRITIBEN TARUNBHAI VERMA, (5) MRUNAL SANTRAMBHAI VERMA and (6) KANTABEN KHANCHAND VERMA executed a Notarized General Power of Attorney dated 21/10/2005 in favour of TARUNBHAI SANTRAMBHAI VERMA.

23) Thereafter, the said land viz.14763 Sq Mtrs. was converted in Non Agricultural use for Residential/Commercial purpose by The District Development Officer, Gandhinagar vide his Order No.JI.PAN/JMN/ N.A.S.R./VASHI-1831 to 1838/07 dated 22/08/2007 as stated in Mutation Entry No. 3390 dated 01/09/2007 which was certified on 27/11/2007.

24) It appears that, DILIPSINGH HAMIRJI GOL and others filed Special Civil Suit No. 34/06 in The Court of The Principal Civil Judge, Gandhinagar against KANAIYALAL MAFATLAL JOSHI and others and also executed a notice of Registered Lis-pendency No. 2182 dated



05/03/2009 as stated in Mutation Entry No. 3844 dated 01/04/2009 however the said mutation entry was not certified.

In this context, subsequently the said Gandhinagar civil court dismissed the said suit for default of Plaintiff on 02/09/2011. Therefore, the said Lis-pendency as stated above does not survive. We have no information or any instruction regarding, restoration of the said suit or any appeal preferred against the dismissal. Therefore it appears that the claim and the cause have been abundant by the plaintiff of the suit.

25) It appears that JULIBEN D/o KANAIYALAL JOSHI filed RTS Appeal No. 294/07 before The Prant Officer, Gandhinagar against (1) The Deputy Mamlatdar (M), Gandhinagar and (2) MOHANBHAI MANGABHAI PATEL and others. However, the said RTS Appeal was rejected the said appeal and upheld the order dated 09/03/2007 of The Deputy Mamlatdar (M), Gandhinagar vide his order dated 09/10/2009 as stated in Mutation Entry No. 4016 dated 15/12/2009 which was certified.



26) Said JULIBEN D/o KANAIYALAL MAFATLAL JOSHI also filed RTS Appeal No. 295/07 before The Prant Officer, Gandhinagar. However, the said appeal was rejected being time barred under Order dated 05/10/2009, as stated in Mutation Entry No. 4040 dated 17/01/2010.

27) It appears that one PARAG GIRDHARBHAI GANATRA filed Special Civil Suit No. 5/2010 against KANAIYALAL MAFATLAL JOSHI and others in The Court of Principal Senior Civil Judge (S.D.), Gandhinagar and also executed a Registered notice of Lis-pendency No. 849 dated 19/01/2010 as stated in Mutation Entry No. 4103 dated 28/02/2010. But the said mutation entry was certified.

In the said above Special Civil Suit no. 5/2010 proceedings the Hon. Civil Court, Gandhinagar issued ad-interim stay under Exh. 5 on 20/03/2015 as reported in Mutation Entry No. 5551 dated 08/04/2018 which was certified.

Against the said order TARUNBHAI SANTRAMBHAI VERMA and others preferred Appeal from Order No. 125/2015 with Civil Application No. 5405/2015 before The Hon'ble High Court of Gujarat.



The Hon'ble High Court was pleased to quash and set aside the said order of Lower Court by its order dated 09/06/2016. These facts are recorded in Mutation Entry No. 5852 dated 29/07/2016.

28) It appears that later on, the said Hon'ble Civil Court had rejected the said Exh-5 itself of plaintiffs on merits by its order dated 26/10/2016.

Thereafter, (1) TARUNBHAI SANTRAMBHAI, (2) USHADEVI SANTRAMBHAI VERMA, (3) GAURAV SANTRAMBHAI VERMA, (4) PRITIBEN TARUNBHAI VERMA and (5) MRUNAL SANTRAMBHAI VERMA filed application to the said Hon. Civil Court for disposal of Suit under Order-7, Rule-11 (a) and (d) against PARAGBHAI GIRDHARBHAI GANATRA (Plaintiff). The said application was allowed and the Hon'ble court rejected the plaint of the Plaintiff and suit was disposed off vide Order dated 31/07/2018.

29) It appears that MUDRIKABEN Wd/o NATVARLAL JOSHI preferred RTS Appeal No. 259/2008 in the Court of The Prant Officer, Gandhinagar against The. Mamlatdar, Gandhinagar and others. In this regard, the said court ordered to condone the delay in filing the



disputed application and to hold the hearing on 30/12/2010 on the basis of its merits as stated in Mutation Entry No. 4463 dated 27/01/2011.

30) It appears that The Prant Officer, Gandhinagar vide his Order No. RTS/APPEAL/S.R. 259/2008 dated 21/04/2011, allowed the appeal of the Appellant MUDRIKABEN Wd/o NATVARLAL JOSHI and cancelled the order dated 11/09/2003 of The Deputy Mamlatdar (M), Gandhinagar certifying Mutation Entry No. 2485 by him as stated in Mutation Entry No. 4605 dated 13/06/2011 which was certified.

31) It appears that in the meanwhile SANTRAMBHAI KHANCHAND died on 09/10/2010. Therefore, as the names of his heirs viz. (1) USHADEVI SANTRAMBHAI, (2) TARUNBHAI SANTRAMBHAI, (3) GAURAVBHAI SANTRAMBHAI and (4) MRUNALBHAI SANTRAMBHAI were already on the revenue records of the said land under Mutation Entry No. 4632 dated 05/07/2011 name of deceased Santrambhai Khanchandbhai was deleted.



32) That Mutation Entry No. 4704 dated 08/09/2011 was cancelled as the said entry was re-entered again in the revenue records of Village Form No. 7+12 of the said land.

33) Thereafter, USHADEVI SANTRAMDAS and others filed RTS Revision Appeal No. 166/11 of The Collector, Gandhinagar against MUDRIKABEN Wd/o NATVARLAL MAFATLAL JOSHI and others.

In this context, the said court by his order dated 11/03/2014, granted the stay order to the Appellant till First Hearing of Appeal against Mutation Entry No. 2485 by order dated 21/04/2011 bearing No. RTS/APPEAL/S.R. 259/08 of The Prant Officer, Gandhinagar and to hold the hearing on 07/05/2014 as stated in Mutation Entry No. 5339 dated 19/03/2014 which was certified.

34) Later on, The Collector, Gandhinagar by his order dated 09/05/2014, granted the stay order to The Appellant till the final disposal of the said appeal as stated in Mutation Entry No. 5365 dated 20/05/2014 which was certified.

35) Further, the Collector, Gandhinagar vide his order No. CB/RTS/ REVISION/No.166/11 dated 04/07/2014, partially allowed



the said revision application of Plaintiff and order No.

RTS/APPEAL/S.R. 259/08 dated 21/04/2011 and cancelled the Order of The Deputy Collector, Gandhinagar who cancelled the said Mutation Entry No. 2485 and the said case was remanded back to the Prant Officer, Gandhinagar for fresh decision about Mutation Entry No. 1816 and 2485 giving 3 (Three) Month's time to dispose the case as stated in Mutation Entry No. 5430 dated 04/09/2014 which was certified.

36) Thereafter, The Prant Officer, Gandhinagar had upheld the order dated 11/09/2003 of Deputy Mamlatdar (M), Gandhinagar for Certification of Mutation Entry No. 2485 by his Order dated 18/12/2014 as stated in Mutation Entry No. 5499 dated 31/12/2014 which was certified.

37) It appears that MAFAJI BHAIJIJI and others also filed Revision Application before The Deputy Collector (L.R.) Gandhinagar against KANAIYALAL MAFATLAL JOSHI and others. Pursuant thereto, USHADEVI SANTRAM VERMA and others applied The Hon. Court to join as Appellant Parties in the said proceedings. Accordingly, the

said Court made them Opponent Parties as stated in Mutation Entry No. 5549 dated 01/04/2015.

38) Thereafter, MUDRIKABEN Wd/o NATVARLAL MAFATLAL JOSHI filed Revision Application against The Gandhinagar District Collector's Order in The Court of The Additional Secretary, Revenue Department [Dispute], Ahmedabad. The said Court rejected the appeal of MUDRIKABEN Wd/o NATVARLAL MAFATLAL JOSHI vide order dated 11/10/2017 as stated in Mutation Entry No. 6125 dated 21/11/2017 which was certified.

39) Thereafter, Order of The Deputy Collector (J. SU.) Appeal, Gandhinagar in Ganot/ Appeal/S.R. 81/14 dated 27/08/2018, rejected the Appeal of The Plaintiff heirs of Late BHAIJIJI NANAJI viz. MAFAJI BHAIJIJI and others due to Bar of RESJUDICATA and time barred as stated in Mutation Entry No. 6409 dated 05/09/2018 which was certified.

40) Thereafter, order of The Prant Officer, Gandhinagar in DA.SU./RTS/ APPEAL/S.R. 145/2014 dated 23/08/2018, rejected the appeal of the Plaintiff MUDRIKABEN Wd/o NATVARLAL



MAFATLAL JOSHI and the said case was removed from the case register as stated in Mutation Entry No. 6410 dated 06/09/2018.

41) That (1) JULIBEN D/o. KANAIYALAL MAFATLAL JOSHI and (2) FALGUNIBEN D/o. KANAIYALAL MAFATLAL JOSHI through their Power of Attorney Holder RAMESHBHAI KANTIBHAI PATEL filed Special Civil Suit No. 105/2011 in The Court of Principal Senior Civil Fudge, Gandhinagar against KANAIYALAL MAFATLAL JOSHI and others claiming that their so-called rights in the said land. But, the said suit was dismissed Under Order 7 Rule 11 by the said Court on 12/09/2014.

Later on, JULIBEN D/o. KANAIYALAL MAFATLAL JOSHI and others filed a First Appeal No. 3826/2014 before Hon. High Court of Gujarat against the Order dated 12/03/2014 of The Trial Court, Gandhinagar rejecting the plaint. The said Hon'ble Court vide its Oral Order dated 06/02/2013, held that the said Civil Suit was time barred under The Limitation Act and she had no right in the said property as the same was divested prior to 28th December, 2004. But, directed to the Appellant to collect share in the proceeds of the sale of the said property from her father and the said appeal was allowed by the said



Hon'ble Court to the extent of claiming share in consideration of sale proceeds of the said deed of the land from her father. Thus, by this judgment, the cloud raised by said daughters of Kanaiyalal Mafatlal Joshi over the titles had vanished.

42) It appears that thereafter the land of survey no. 33 admeasuring 22713 sq mtrs was included in the T.P. Scheme no. 8 (Sargasan) and given F.P. no. 14763 sq mtrs.

43) As stated hereinabove that co-owner Santrambhai Khanchand Verma expired on 9/10/2010 intestate, leaving behind his widow Ushadevi, and his 3 sons Tarunbhai, Gauravbhai and Mrunalbhai. On demise of Santrambhai Khanchand Verma Ushadevi, Gauravbhai Tarunbhai and Mrunalbhai were having $1/6^{\text{th}}$ undivided share and interests in the said land, each one of them inherited additional $1/24^{\text{th}}$ share as lineal descendents of deceased Santrambhai Khemchand while share of co-owner Pritiben remained at $1/6$ only.

44) It appears that Tarunbhai Santrambhai had applied for subdivision of Final Plot no 32 on 22/1/2021 to Gandhinagar Urban Development Authority GUDA and in response to that application



order of sub-division of Final Plot no. 32 into, Sub-Plot no. 32/1 admeasuring 3787.36 sq mtrs, Sub-Plot no. 32/2 admeasuring 3785.98 sq mtrs, and Sub-Plot no. 32/3 admeasuring 7189.66 sq mtrs was made on 9/2/2021.

45) As stated hereinabove you Solaire Development LLP have purchased the land of sub-plot no. 32/2 admeasuring 3785.98 sq mtrs more particularly described in the schedule hereunder written from its owners (1) USHADEVI SANTRAMBHAI, (2) PRITIBEN TARUNBHAI, (3) GAURAVBHAI SANTRAMBHAI, (4) MRUNALBHAI SANTRAMBHAI under conveyance deed dated 8/2/2022 registered at serial no. 10040, evidencing the actual physical possession being handed over acknowledging the receipt of the amount of consideration against it.

46) From the search at the Office of the Sub Registrar, Gandhinagar, we have not found any charge or encumbrance having been created on the said land.

47) We have verified copies of following original title deeds :-





(a) Registered Confirmation Deed No. 6779 dated 07/09/2005 executed by (1) KANAIYALAL MAFATLAL JOSHI AND (2) YATINBHAI KANAIYALAL JOSHI in favour of MOHANBHAI MANGALDAS PATEL.

(b) Registered Agreement to Sale No. 2519 dated 14/03/2006 executed by MOHANBHAI MANGALDAS PATEL in favour of SHUBH JYOT CO. OP. HOUSING SOCIETY LTD.

(c) Registered Cancellation of Agreement to Sale No. 13111 dated 21/12/2006 executed by MOHANBHAI MANGALDAS PATEL in favour of SHUBH JYOT CO. OP. HOUSING SOCIETY LTD.

(d) Registered Sale Deed No. 13107 dated 30/12/2006 (16/12/2006) executed by MOHANBHAI MANGALDAS PATEL in favour of TARUNBHAI SANTRAMBHAI for self and as a Power of Attorney Holder of others.

(e) Registered Confirmation Deed No. 2453 dated 26/02/2007 executed by MUDRIKABEN Wd/o NATVARLAL MAFATLAL



and others in favour of TARUNBHAI SANTRAMBHAI and others.

However, following previous original title deeds are not produced before us for the reasons that those are misplaced and not traceable by owners, who produced certified copies of the same in lieu thereof.

(a) Registered Sale Deed No. 2117 dated 19/08/2003 (21/04/2003) executed by PANKAJBHAI NATVARLAL JOSHI and others in favour MOHANBHAI MANGALDAS PATEL.

(b) Registered Sale Deed No. 3808 dated 29/07/2003 (01/07/2003) executed by KANAIYALAL MAFATLAL JOSHI through his Power of Attorney Holder HARESHKUMAR RAVJIBHAI VASANI in favour of MOHANBHAI MANGALDAS PATEL.

48) Earlier the titles of the owners of the subject land were investigated by M/s F.K. Lakhani Associates, Adovcates. During that investigations a Public Notice in Local daily of "GUJARAT SAMACHAR" dated 22/01/2021 inviting objections (if any) from the





interested persons (if any) against the issuance of Title Clearance Certificate was published.

Pursuant thereto, (1) FALGUNIBEN KANAIYALAL JOSHI and (2) JULIBEN KANAIYALAL JOSHI had sent to M/s F.K. Lakhani Associates, their objections against the issuance of this Title Clearance Certificate through their Advocate Mr. HITENDRA H. PUROHIT on 25/01/2021 citing First Appeal No. 3826/2014 of Hon. Gujarat High Court and so-called fraud created by their deceased father KANAIYALAL MAFATLAL JOSHI. In this context, M/s F.K. Lakhani Association has observed in their Report on Title dated 10/3/2021 have mentioned rightly that (1) KANAIYALAL MAFATLAL JOSHI and (2) YATINBHAI KANAIYALAL JOSHI had confirmed Registered Sale Deed No. 3808 dated 29/08/2003 by personally remaining present at Sub Registrar Office of Gandhinagar, therefore, allegation of alleged fraud committed by KANAIYALAL MAFATLAL JOSHI does not hold any ground.

We may mention there that regarding pending First Appeal No. 3826/2014 with Hon'ble Gujarat High Court, that the Hon'ble Gujarat High Court vide its oral order dated 6/2/2015 has not accepted the





rights of Appellant, as the property was already divested by registered sale deed prior to the date 28th December, 2004. Further, the said court also held that Civil Suit, earlier filed by her was beyond the period of Limitation prescribed under the Limitation Act. Therefore, F.K. Lakhani Associates, Advocates have rightly rejected their objection by their written reply dated 24/02/2021 sent to Mr. HITENDRA H. PUROHIT, Advocate.

In response to our publication of title notices above stated 13th and 14th March 2021 we received similar objection from Falguni K. Joshi and Juliben K. Joshi through their Advocate Mr. H.H. Purohit. Rejection of their objections on the above stated valid ground was communicated to them by us on 31st March 2021.

Further, no other objections from anyone are claiming any rights on the basis of custody of following original title deeds.

In view of what is stated in details hereinabove, we hereby certify that your titles to the said Non Agricultural Land which is more particularly described in the SCHEDULE hereunder written were clear and marketable when the same were purchased by you from its





previous owners (1) USHADEVI SANTRAMBHAI, (2) PRITIBEN
TARUNBHAI, (3) GAURAVBHAI SANTRAMBHAI, (4)
MRUNALBHAI SARTRAMBHAI and (5) TARUNBHAI
SANTRAMBHAI on 8/3/2022.

We have examined the revenue records in respect of the said
Land relating to for past more that 30 years.

This report is limited to the matters expressly set forth herein and
no comment is implied or may be inferred beyond such matters. It is
expressely said that no search of pending litigation if any, before any
Tribunals, Civil Court, High Court, Supreme Court or any other
litigations have been undertaken in relation to the said land by us.

While conducting search in the office of the Sub Registrar of
Assurances, we have found that certain Index-II Books are torn while
the entries are also not maintained up to date and are also not in good
condition. Further, we had to rely upon the computer report provided
by The Sub Registrar Office only assuming the same to be correct.
Therefore we shall not be responsible for any error committed by the
said office in the said Search Receipt.



Our liability in relation to this report shall be limited. We shall not be responsible for any losses, damages, costs, expenses or other consequences, of information material to this report is withheld or concealed from or misrepresented to us.

Based on the search reports and what has been described hereinabove and the facts narrated at the time of papers submitted to us, we are of the opinion that your titles to the subject property are clear, marketable and free from any encumbrances and we certify the same as such, subject to:-

- 1) Usual Declaration on titles to be made by you.
- 2) Any variation in the draft T.P. Scheme no. 8 (Sargasan)

SCHEDULE

All that piece and parcel of the residential/commercial purpose non-agricultural land of Sub-divided Final plot no. 32/2 admeasuring 3785.98 sq mtrs of Final Plot no. 32 admeasuring 14763 sq mtrs in the draft T.P. Scheme no. 8 (Sargasan) given in lieu of survey/Block no. 33 admeasuring 22713 sq mtrs situated and being at moje Sargasan,

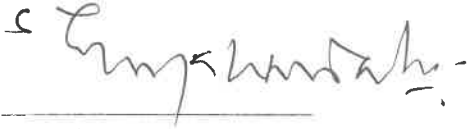


Taluka Gandhinagar, District Ahmedabad Reg Sub-District

Gandhinagar-Gujarat and the same is bound as under:-

East	:	F.P. no. 32/3
West	:	F.P. no. 32/1
North	:	Remaining part of Block/survey no. 33 and F.P. no. 34/1
South	:	18 mtrs T.P. Road

DATED THIS 12th DAY OF APRIL 2022.



Suresh Zumkhawala
Advocate

