

Ref. No. :

TITLE INVESTIGATION REPORT

To,
M/s. Anikedhya Infraspaces LLP, through its Partner 1). Nilesh Keshavlal Jain, 2). Yamini Nilesh Jain
Ahmadabad.

Dear Sir,

Re: Investigation of Title to the piece of Parcel of Non Agricultural land Bearing Revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs Paiki 257 Sq.Mtrs, & Survey No-552 Land admeasuring 3318 Sq.Mtrs Paiki 1182 Sq.Mtrs, Town Planning Scheme No-13(Vavol) of Final Plot No-41, Land admeasuring 768 Sq.Mtrs, and Final Plot No-36, Land admeasuring 167 Sq.Mtrs of Mouje-VAVOL, Taluka-District-Gandhinagar.

With reference to the above and pursuant to your instruction, as also based on the Xerox copies of documents/papers submitted to us, I / We have to state that, I / We have investigated the title to the Land more particularly described in Schedule hereinabove and submitted our report on title cum title clearance certificate thereon to you as under:

1. **Name of the Title Holder**

M/s. Anikedhya Infraspaces LLP, through its Partner 1). Nilesh Keshavlal Jain, 2). Yamini Nilesh Jain

2. **Description of Property**

All that piece of Parcel of piece of Parcel of Non Agricultural land Bearing Revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs Paiki 257 Sq.Mtrs, & Survey No-552 Land admeasuring 3318 Sq.Mtrs Paiki 1182 Sq.Mtrs, Town Planning Scheme No-13(Vavol) of Final Plot No-41, Land admeasuring 768 Sq.Mtrs, and Final Plot No-36, Land admeasuring 167 Sq.Mtrs of Mouje-VAVOL, Taluka-District-Gandhinagar.



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Boundary of Final Plot No-36

East :- F.P.No-26-2
West :- Reservation Land
North :- F.P.No-41
South :- 24Mtrs T.P.Road

Boundary of Final Plot No-41

East :- F.P.No-26-2
West :- 45 Mtrs T.P.Road
North :- F.P.No-32
South :- F.P.No-36

3.

Devolution of Title

As per instruction given by you to the undersigned, to issue Title report of the Said Property, That I have examined the Title of the above Property and I /we have cause to be taken searches of available Sub Registrar record for last 30 years through our search clerk for Non Agricultural land Bearing Revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs Paiki 257 Sq.Mtrs, & Survey No-552 Land admeasuring 3318 Sq.Mtrs Paiki 1182 Sq.Mtrs, Town Planning Scheme No-13(Vavol) of Final Plot No-41, Land admeasuring 768 Sq.Mtrs, and Final Plot No-36, Land admeasuring 167 Sq.Mtrs of Mouje-VAVOL, Taluka-District-Gandhinagar from that the information given to us and believing the same to be correct and trustworthy and also believing the document / copies / papers etc, furnished to us is/are true and genuine, I submit my report as mentioned bellow.

➤ Survey No-541/2, Land admeasuring 1315 Sq.Mtrs Paiki 257 Sq.Mtrs.

- a) Prior to years of 1951, land bearing Survey No-541/2, admeasuring 1315 Sq.Mtrs, of Mouje-VAVOL, seized and possessed by Tikuji GalajiGol. Entry to the effect was mutated in the revenue record by mutation entry No-342.
- b) That, as per circular of Taluka Panchayat Tukda land entered in the revenue record by mutation entry No-1770.



Jignesh B. Patel

Advocate

FF 115, Someshwar Complex Part-2,
Opp. Star Bazar, Satellite, Ahmedabad-380 015.
E-mail : advjigneshpatel@yahoo.com
Mobile : 9375809431

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- c) That, Land owner had taken loan form Central Bank of India. Charged of Rs.4,000/- was mutated in the revenue record by mutation entry No-4122 Dated-25-01-1977.
- d) That, Land owner had taken loan form Central Bank of India. Hence charged was mutated in the revenue record by mutation entry No-4384 Dated-01-04-1980.
- e) That, Land owner had taken loan form Central Bank of India. Hence charged was mutated in the revenue record by mutation entry No-4759 Dated-10-09-1984.
- f) Thereafter, Tikuji Galaji Gol died intestate on 20-11-2001 leaving behind his legal heirs 1). Nayanaben D/o. Tikuji Galaji, 2). Meenaben D/o. Tikuji Galaji 3). Jyotsnaben D/o. Tikuji Galaji & 4). Ramuba Wd/o. Tikuji Galaji entered in the revenue record by mutation entry No-6133 Dated-21-09-2002 and it was certified by Concerned Authority dated-30-10-2002.
- g) That, said land owner had repaid loan of Central Bank of India and Central Bank of India has issued No due certificate vide No-Branch/2002/3/63 Dated-15-05-2002. Entry to the effect was mutated in the revenue record by mutation entry No-6134 Dated-23-09-2002. 2002 and it was certified by Concerned Authority dated-30-10-2002.
- h) Thereafter, 1). Nayanaben D/o. Tikuji Galaji, 2). Meenaben D/o. Tikuji Galaji 3). Jyotsnaben D/o. Tikuji Galaji & 4). Ramuba Wd/o. Tikuji Galaji sold and conveyed land bearing Survey No-541/2, Land admeasuring 1315 of Mouje-Vavol, Taluka-District-Gandhinagar to Natvarbhai Lalbhai Patel by a sale deed dated-17-01-2004. Which was duly registered with the SRO at Gandhinagar under serial No-733. Entry to the effect was made in the revenue record by mutation entry No-6352.
- i) That, said land owner had repaid loan of Central Bank of India and Central Bank of India has issued No due certificate Dated-01-07-2014. Entry to the effect was mutated in the revenue record by mutation entry No-8185 Dated-07-07-2014 and it was certified by Concerned Authority dated-30-08-2014.
- j) That, As per Implication of Town Planning Scheme No-13(Vavol) allotted Final Plot No-36, admeasuring 167 Sq.Mtrs, in lieu of revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs, Paiki 257 Sq.Mtrs.



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- k) Thereafter said Natvarbhai Lalbhai Patel sold and conveyed land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-36, admeasuring 167 Sq.Mtrs, in lieu of revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs, Paiki 257 Sq.Mtrs. to Amarsinh Baldevji Chauhan by a sale deed dated-05-11-2018. This was duly registered with the SRO at Gandhinagar under serial No-23043. Entry to the effect was made in the revenue record by mutation entry No-9100 Dated-16-12-2018.
- l) That, District Collector, Gandhinagar has granted Non Agricultural Multipurpose use permission vide No-CB/NA/Gandhinagar/Vavol/541/2/998542/2019 of land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-36, admeasuring 167 Sq.Mtrs, in lieu of revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs, Paiki 257 Sq.Mtrs. of Mouje-Vavol, Gandhinagar dated-27-03-2019.said order was rectified by the District Collector vide No-CB/NA/Gandhinagar/Vavol/541/2/998542/2019/ Su.hu./Vashi.10261 to 10265. Entry to the effect was made in the revenue record by mutation entry No-9494 Dated-06-07-2019.
- m) Thereafter, Amarsinh Baldevji Chauhan sold and conveyed land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-36, admeasuring 167 Sq.Mtrs, in lieu of revenue Survey No-541/2, Land admeasuring 1315 Sq.Mtrs, Paiki 257 Sq.Mtrs. to ANIKEDHYA INFRASPACEs LLP, through its Partner 1). Nilesh Keshavlal Jain & 2). Yamini Nilesh Jain, by a sale deed dated-17-07-2019. This was duly registered with the SRO at Gandhinagar under serial No-17730. Entry to the effect was made in the revenue record by mutation entry No-9523 Dated-21-07-2019. This was duly certified by the Circle Officer, Gandhinagar dated-04-10-2019.

➤ **Survey No-552, Land admeasuring 3318 Sq.Mtrs Paiki 1182 Sq.Mtrs,**

- a) Prior to years of 1951, land bearing Survey No-552, admeasuring 4148 Sq.Mtrs, of Mouje-VAVOL, seized and possessed by Tikuji Galaji Gol. Entry to the effect was mutated in the revenue record by mutation entry No-342.
- b) That, as per circular of Taluka Panchayat Tukda land entered in the revenue record by mutation entry No-1770.



Jignesh B. Patel

Advocate

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- c) That, Land owner had taken loan form Central Bank of India. Charged of Rs.4,000/- was mutated in the revenue record by mutation entry No-4122 Dated-25-01-1977.
- d) That, Land owner had taken loan form Central Bank of India. Hence charged was mutated in the revenue record by mutation entry No-4384 Dated-01-04-1980.
- e) That, Land owner had taken loan form Central Bank of India. Hence charged was mutated in the revenue record by mutation entry No-4759 Dated-10-09-1984.
- f) That, as per Equitation / Sampadan of Vavol-Kolvada Road land bearing Survey No-552, Land admeasuring 4148 Sq.Mtrs Paiki 114 Sq.Mtrs acquired by the D.I.L.R.Saheb, Gandhinagar vide No-J.P.S.R. Dated-31-08-1983 by Durasti Patrak No-23. Entry to the effect was made in the revenue record by mutation entry No-4847 Dated-01-03-1986.
- g) Thereafter, as per Equitation / Sampadan of Vavol-Randheja Kansh land bearing Survey No-552, Land admeasuring 4148 Sq.Mtrs Paiki 716 Sq.Mtrs acquired by the D.I.L.R.Saheb, Gandhinagar vide No-K.J.P.S.R.26/96/97 Dated-29-11-1996 by Durasti Patrak No-41. Entry to the effect was made in the revenue record by mutation entry No-5753 Dated-21-05-1997.
- h) Thereafter, Tikuji Galaji Gol died intestate on 20-11-2001 leaving behind his legal heirs 1). Nayanaben D/o. Tikuji Galaji, 2). Meenaben D/o. Tikuji Galaji 3). Jyotsnaben D/o. Tikuji Galaji & 4). Ramuba Wd/o. Tikuji Galaji entered in the revenue record by mutation entry No-6133 Dated-21-09-2002 and it was certified by Concerned Authority dated-30-10-2002.
- i) That, said land owner had repaid loan of Central Bank of India and Central Bank of India has issued No due certificate vide No-Branch/2002/3/63 Dated-15-05-2002. Entry to the effect was mutated in the revenue record by mutation entry No-6134 Dated-23-09-2002 and it was certified by Concerned Authority dated-30-10-2002.
- j) That, Tikuji Galabji Gol sold and conveyed said land to Shri Gandaji Galabji Gol on Rs.10/- Stamp Paper dated-14-06-1995.
- k) Thereafter, 1). Nayanaben D/o. Tikuji Galaji, 2). Meenaben D/o. Tikuji Galaji 3). Jyotsnaben D/o. Tikuji Galaji & 4). Ramuba Wd/o. Tikuji Galaji sold and conveyed land bearing Survey No-541/2,



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Land admeasuring 1315 of Mouje-Vavol, Taluka-District-Gandhinagar to Natvarbhai Lalbhai Patel by a sale deed dated-21-10-2003. Which was duly registered with the SRO at Gandhinagar under serial No-6664. Entry to the effect was made in the revenue record by mutation entry No-6240 dated-25-11-2003. Said entry was rejected by the Circle officer dard-20-11-2005. Thereafter Natvarlal Lalbhai Patel again mutated as per mutation entry No-6439 Dated-17-01-2006.

- l) That, said land owner had repaid loan of Central Bank of India and Central Bank of India has issued No due certificate Dated-01-07-2014. Entry to the effect was mutated in the revenue record by mutation entry No-8186 Dated-07-07-2014 and it was certified by Concerned Authority dated-30-08-2014.
- m) That, As per Implication of Town Planning Scheme No-13(Vavol) allotted Final Plot No-41, admeasuring 768 Sq.Mtrs, in lieu of revenue Survey No-552, Land admeasuring 3318 Sq.Mtrs, Paiki 2136 Sq.Mtrs.
- n) Thereafter said Natvarbhai Lalbhai Patel & other sold and conveyed land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-41, admeasuring 768 Sq.Mtrs, in lieu of revenue Survey No-552, Land admeasuring 3318 Sq.Mtrs, Paiki 1182 Sq.Mtrs. to Amarsinh Baldevji Chauhan by a sale deed dated-05-11-2018. This was duly registered with the SRO at Gandhinagar under serial No-23034. Entry to the effect was made in the revenue record by mutation entry No-9200 Dated-16-12-2018.
- n) That, District Collector, Gandhinagar has granted Non Agricultural Multipurpose use permission vide No-CB/NA/Gandhinagar/Vavol/552/998537/2019 of land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-41, admeasuring 768 Sq.Mtrs, in lieu of revenue Survey No-552, Land admeasuring 3318 Sq.Mtrs, Paiki 1182 Sq.Mtrs. of Mouje-Vavol, Gandhinagar dated-27-03-2019.said order was rectified by the District Collector vide No- CB/NA/Gandhinagar/Vavol/552/998537/2019/ Su.hu./Vashi.10465 to 10469. Entry to the effect was made in the revenue record by mutation entry No-9495 Dated-06-07-2019.
- o) Thereafter, Amarsinh Baldevji Chauhan sold and conveyed conveyed land bearing Town Planning Scheme No-13(Vavol) allotted Final Plot No-41, admeasuring 768 Sq.Mtrs, in lieu of revenue Survey No-552, Land admeasuring 3318 Sq.Mtrs, Paiki 1182 Sq.Mtrs. of Mouje-Vavol, Gandhinagar. to



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ANIKEDHYA INFRASPACEs LLP, through its Partner 1). Nilesh Keshavlal Jain & 2). Yamini Nilesh Jain, by a sale deed dated-17-07-2019. This was duly registered with the SRO at Gandhinagar under serial No-17733. Entry to the effect was made in the revenue record by mutation entry No-9524 Dated-21-07-2019. This was duly certified by the Circle Officer, Gandhinagar dated-04-10-2019.

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GENERAL

- a) That, Gandhinagar Urban development Authority has sanctioned Commercial and Residential plan of Land bearing Revenue Block / Survey No-541/2/Paiki & 552/Paiki, T.P.S.No-13(Vavol), F.P.No-36 7 41 of Mouje-Vavol, Gandhinagar vide serial No-PRM/VAVOL/183/05/2019/11384/2019 Dated-18-10-2019.
- b) That, Gandhinagar Urban development Authority has amalgamated Revenue Survey No-541/2/Paiki & 552/Paiki, T.P.S.No-13(Vavol), of Final Plot No-36 & 41, admeasuring 935 Sq.Mtrs of Mouje-Vavol, Gandhinagar dated-18-10-2019.
- c) That, said ANIKEDHYA INFRASPACEs LLP, through its Partner 1). Nilesh Keshavlal Jain & 2). Yamini Nilesh Jain is desired to develop residential and commercial Scheme in the name and style of "ALTEZA" as per approved plan by GUDA.

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The aforesaid report is reference of Revenue records submitted by you and search of the Sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub registry records, it is to be noted that the search of complete registration records is not available and also it should be noted that only 2007 to 2019 Computerized search is given by S.R.Office to us and manual search of books of index-II is not traceable & Viable. And also please note that Computerized Search Provided by Govt. Through Office Of sub Registrar and in that clearly stated that they do not give any assurance or binding the information / search provided through computerized search and on that condition I have issued this Report / certificate.



Jignesh B. Patel

Advocate

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And I further state that In view of what is stated hereinabove and based on the Xerox copies of Documents/Papers submitted to us by you I opinion that the title of the land in question more particularly described in the schedule hereunder written will only be considered to be clear, marketable and free from charge of Government of Gujarat or encumbrances and free from reasonable doubts,

1. Verification of all original documents 2. Rules and regulation of the government being fulfilled. 3. Laws applicable and in force of affect legally and properly sale, transfer, or any other transaction with respect to the said Land.

4. Searches

- Search for last 30 years i.e.1989 to 2019 of Sub Registrar office at Gandhinagar on dated-05-11-2019 Vide receipt No-2019048064274 & 2019048064276.
- Search for last 3 years i.e.2018 to 2020 of Sub Registrar office at Gandhinagar on dated-17-09-2020 Vide receipt No-2020048040998

Place:-Ahmedabad

Dated-19-09-2020

Jignesh Patel

Advocate

