



VIJAY CHAUGULE
Advocate

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ADVOCATE

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2517/2021

To,
YAMUNA DEVELOPERS
202, Royal Arcade,
Nana Chhiloda, Gandhinagar

Dear Sir,

Re. : Investigation of title to the Freehold Non-Agricultural Land bearing Sub Plot No. 2 admeasuring 6900 sq.mtrs. forming part of Final Plot No. 16 of T.P. Scheme No. 411 (Nana Chiloda - Karai) admeasuring 13189 sq.mtrs. (as per revenue records Block No. 301 PAIKI) of Mouje Chiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"YAMUNA DEVELOPERS"**, a Partnership Firm of Ahmedabad having its office at : 202, Royal Arcade, Nana Chhiloda, Gandhinagar.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :

DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje Chiloda (Naroda) and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for the year of 1987 to 2019 more than 30 years viz.



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1987 to 05/06/2021 (the registration records of the year 1987 to 2006 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 12 years (2007 to 05/06/2021) is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct it appears that said Revenue Survey No. 301 and brief history of the said survey number as follows ;

01. That prior to 1951 the New Tenure Agricultural land bearing Revenue Survey No. 301 admeasuring 5 Acre 28 Guntha originally belonged to Rajaji Kakuji as an absolute owner and possessor thereof.
02. That thereafter said owner had raised a Loan on security of the said land from the Gujarat State Co. Operative Agricultural and Rural Bank Ltd. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1232 on 21/10/1967 duly certified by the concerned revenue authority.
03. That thereafter on death of the said Rajaji Kakuji Thakor on dated 18/01/1981, the said land came to be owned and possessed by his legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Surajben widow of Rajaji Kakuji and (2) Laxmiben daughter of Rajaji Kakuji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form





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No.6 under serial No. 1603 on 21/03/1981 duly certified by the concerned revenue authority on 21/07/1981.

04. That thereafter Surajben widow of Rajaji Kakuji died on 10/09/1994, and name of her legal heirs was already entered/continued in the revenue records during her lifetime hence her name was deleted from the revenue in the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2903 on 08/11/2008 duly certified by the concerned revenue authority on 11/02/2009.
05. That thereafter as per Order No. CB/GANOT/VASHI. 872 to 778/2010, dated 20/01/2010 of Collector, Gandhinagar, the said land converted from New Tenure to Old Tenure for Agricultural purpose. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3335 on 18/03/2010 duly certified by the concerned revenue authority on 10/06/2010.
06. That thereafter said owner has been repaid the said loan to Gujarat State Co. Operative Agricultural and Rural Bank Ltd. and said bank has been released the charge on the said land vide its certificate dated 23/04/2012. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3812 on 26/04/2012 duly certified by the concerned revenue authority on 07/06/2012.
07. That thereafter said Laxmiben daughter of Rajaji Kakuji has been agreed to sell the said land to Pravinbhai Bhikhabhai



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Pansuriya by Agreement to Sell dated 11/06/2006 duly registered with the Sub-Registrar of Gandhinagar under serial No. 5736 and thereafter said said Laxmiben daughter of Rajaji Kakuji also executed Irrevocable General Power of Attorney in favour of Pravinbhai Bhikhabhai Pansuriya on 11/06/2009 duly registered with the Sub-Registrar of Gandhinagar on 08/07/2009 under serial No. 5740.

08. That thereafter said Pravinbhai Bhikhabhai Pansuria as power of attorney holder of Laxmiben daughter of Rajaji Kakuji has been sold and conveyed the said land to Pravinbhai Bhikhabhai Pansuria by Deed of Conveyance dated 18/03/2010 duly registered with Sub-Registrar of Gandhinagar on same day under serial No. 4796. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3815 on 02/05/2012 duly certified by the concerned revenue authority on 06/07/2012.

That said Laxmiben daughter of Rajaji Kakuji and their family member have been confirmed the aforesaid sale of the said land by Confirmation Deed dated 27/04/2010 duly attested by R.H. Panchal, Notary Public of Ahmedabad under serial No.C-135/2010.

09. That thereafter names of (1) Shardaben Pravinbhai Pansuria (2) Toral Pravinbhai Pansuria (3) Sahil Pravinbhai Pansuria were entered as co.owner and possessor of the said land in the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4824 on 23/03/2016 duly





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certified by the concerned revenue authority on 04/06/2016.

10. That in mean time said land bearing Revenue Survey No. 301 admeasuring 22996 sq.mtrs. (admeasuring 21982 sq.mtrs. as per "F" Form) has been covered within the limit of Town Planning Scheme No. 411 (Nana Chhiloda-Karai) and Final Plot No. 16 was allotted in lieu thereof and area thereof fixed to 13189 sq.mtrs.
11. That thereafter Order No. CB/GANOT/VASHI. 8345 to 8354/2018 dated 12/10/2018 of Collector, Gandhinagar, the said land converted from Old Tenure for Agriculture purpose to Old Tenure for Non Agriculture purpose. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5395 on 24/10/2018 duly certified by the concerned revenue authority on 12/12/2018.
12. That thereafter said Agricultural Land bearing Revenue Survey No. 301, T.P. No.411, F.P. No. 16 admeasuring 13189 sq.mtrs. converted into Non Agricultural Use for multipurpose as per Order No.: CB/ N.A./Gandhinagar/Chiloda(N)/301/995487/2018, dated 27/11/2018 of the Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5446 on 08/01/2019, duly certified by the concerned revenue authority on 18/02/2019.
13. That thereafter (1) Pravinbhai Bhikhabhai Pansuria (2) Shardaben Pravinbhai Pansuria (3) Sahil Pravinbhai Pansuria for himself and power of attorney holder of Toral Pravinbhai



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Pansuria have been sold and conveyed the said land to "SHREENATH LIFESPACE" a Partnership Firm of Ahmedabad having its office at : A-18, Galaxy View Apartment, Nr. Pavan Party Plot, Ankur, Ahmedabad-380013 by Deed of Conveyance dated 05/04/2019 duly registered with sub-registrar, Gandhinagar under serial No.8128. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5518 on 09/04/2019 duly certified by the concerned revenue authority on 03/06/2019.

That thereafter said Toral Pravinbhai Pansuria has been also confirmed aforesaid sale of the said land by Deed of Confirmation dated 11/07/2019 duly registered with the Sub-Registrar of Gandhinagar under serial No.17146.

14. That thereafter SHREENATH LIFESPACE got approved a plan for sub-division of the said Final Plot No. 16 into two plats viz. Sub-Plot No. 1 and 2 admeasuring 6289 and 6900 sq.mtrs. respectively from the Ahmedabad Urban Development Authority vide its Permission No.RPM/200/5/2019/309 dated 10/07/2019.
15. That thereafter SHREENATH LIFESPACE through its partner (1) Hardik Sakalchand Patel and (2) Ravi Kantilal Patel have been sold and conveyed the said land bearing Sub Plot No. 2 admeasuring 6900 sq.mtrs. to Dineshbhai Gurumukhdas Jasnani by Deed of Conveyance dated 26/02/2020 duly registered with the Sub-Registrar of Gandhinagar under serial No. 5117. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5793 on





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26/02/2020 duly certified by the concerned revenue authority on 12/06/2020.

16. That some mistake occurred in the aforesaid deed, which was rectified by the above both parties by Rectification Deed dated 16/12/2020 duly registered with the Sub-Registrar of Gandhinagar under serial No. 26660.
17. That thereafter Dineshbhai Gurumukhdas Jasnani have been sold and conveyed the said land bearing Sub Plot No. 2 admeasuring 6900 sq.mtrs. to **"YAMUNA DEVELOPERS"**, a Partnership Firm of Ahmedabad having its office at : 202, Royal Arcade, Nana Chhiloda, Gandhinagar by Deed of Conveyance dated 16/12/2020 duly registered with the Sub-Registrar of Gandhinagar under serial No. 26662. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 6010 on 24/12/2020 duly certified by the concerned revenue authority on 09/03/2021.
18. That thereafter said **YAMUNA DEVELOPERS** planning to implement scheme to be known as "Royal Lake View" on said land bearing Sub Plot No. 2 admeasuring 6900 sq.mts. forming part of Final Plot No. 16 of T.P. Scheme No. 411 (Nana Chhiloda- Karai) and Revenue Survey No. 301 / PAIKI (hereinafter called the "said land")
19. That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 01/06/2021 inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in



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response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

20. That By Declaration-Cum-Indemnity on 12/08/2021 made on oath by authorized partner of aforesaid firm duly attested by the Notary Public, India have inter-alia declared therein that the said land is their absolute individual property and except them no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
21. That aforesaid entire search report on title is reference of revenue records and 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 and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects/defects in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.





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22. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

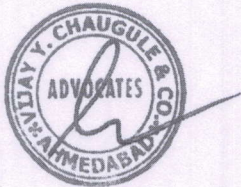
At present the said land belonging to **YAMUNA DEVELOPERS** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **YAMUNA DEVELOPERS** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Land bearing Sub Plot No. 2 admeasuring 6900 sq.mts. forming part of Final Plot No. 16 of T.P. Scheme No. 411 (Nana Chhiloda- Karai) admeasuring 13189 sq.mts. (as per Revenue Records Block No. 301 PAIKI) of Mouje Chhiloda (Naroda) of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

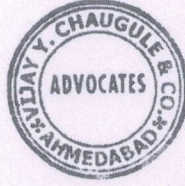


(10)

On or towards the North : By Sub-Plot No.1
On or towards the South : By F.P. No. 64 and 57
On or towards the East : By 18.00 Mtrs. T.P. Road
On or towards the West : By Canal

PLACE : AHMEDABAD

DATE : 12/08/2021



For, VIJAY Y. CHAUGULE & CO.

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