

PARESH R. JANI
SOLICITOR
ADVOCATE
MEDIATOR

Jani & Co.
SOLICITORS & ADVOCATES
MEDIATORS & ARBITRATORS

101, SHANTANU BUILDING, NEAR NAVRANGPURA TELEPHONE EXCHANGE, SARDAR PATEL NAGAR ROAD,
NAVRANGPURA, AHMEDABAD-380 006. PHONE : (O) 26409481, 26400545 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO. 7831-950B/2009

To,
Shri Yagnesh Kanchanbhai Patel
Shri Kandarp Kanchanbhai Patel

TITLE CERTIFICATE

Reg:- Agricultural land bearing Block No.950 (old Survey No.834) admeasuring 11060 sq.mtrs or thereabouts situate, lying and being at Moje Santej, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol and belonging to (1) Shri Yagnesh Kanchanbhai Patel (2) Shri Kandarp Kanchanbhai Patel.



THIS IS TO STATE THAT, We have examined the titles of (1) Shri Yagnesh Kanchanbhai Patel (2) Shri Kandarp Kanchanbhai Patel and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk to the Agricultural land bearing Block No.950 (old Survey No.834) admeasuring 11060 sq.mtrs or thereabouts situate, lying and being at Moje Santej, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby opine that the same are clear and marketable and free from reasonable doubts and without encumbrances subject to:-

[1] N.A Use permission being obtained.

::2::

- [2] Provisions of Town Planning and Urban Development Act.
- [3] Mutation Entry No.7500 being certified and produced.

DATED THIS 14TH DAY OF JULY, 2010

Jani sw.

ATTORNEY-AT-LAW

Note of caution and disclaimer:-

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1983, 1984, 1985, 1988 and 1989 of Sub Registrar's office is destroyed/torn out and record of last four months the year 2008 has gone in binding. Hence it can not be inspected and its search is not available.

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SOLICITOR
ADVOCATE
MEDIATOR

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101, SHANTANU BUILDING, NEAR NAVRANGPURA TELEPHONE EXCHANGE, SARDAR PATEL NAGAR ROAD,
NAVRANGPURA, AHMEDABAD-380 006. PHONE : (O) 26409481, 26400545 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO.

7831-953/2009

To,

Yagnesh Kanchanbhai Patel

Kandarp Kanchanbhai Patel

TITLE CERTIFICATE

Reg:- Agricultural land bearing Block No. 953
(old Survey Number 835/1) admeasuring 9870
sq. mtrs or thereabouts situate, lying and being at
Moje Santej, Taluka Kalol, in the Registration
District of Gandhinagar and Sub District of Kalol
and belonging to (1) Yagnesh Kanchanbhai Patel
(2) Kandarp Kanchanbhai Patel.



THIS IS TO STATE THAT, We have examined the titles of
(1) Yagnesh Kanchanbhai Patel (2) Kandarp Kanchanbhai Patel
and have caused to be taken searches of available revenue and
registration record for last 30 years through our search clerk to the
Agricultural land bearing Block No. 953 (old Survey Number 835/1)
admeasuring 9870 sq.mtrs or thereabouts situate, lying and being
at Moje Santej, Taluka Kalol, in the Registration District of
Gandhinagar and Sub District of Kalol and from that and from the
affidavit filed before us and believing the same to be true, correct
and trustworthy and also believing the documents/papers/copies etc
furnished in the case file shown to us to be true and genuine,
and also based upon the information given by owners that no
transfer/agreement was made in respect of the land during the
period for which the record is not available which would make
the title defective, we hereby opine that the same are clear and
marketable and free from reasonable doubts and without
encumbrances subject to:-

[1] Provisions of Town Planning and Urban Development Act.

[2] N.A Use permission being obtained.

::2::

PARESH R. JANI
SOLICITOR, ADVOCATE, MED.
HURSH P. JANI
SOLICITOR, ADVOCATE

101, SHANTANU
NAVRANGPURA,

REF. NO.

[3] Mutation Entry No 7493 being certified.

DATED THIS 14TH DAY OF JULY, 2010

Jani su.
ATTORNEY-AT-LAW

Note of caution and disclaimer:-

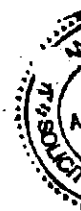
- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1983, 1984, 1985, 1988 and 1989 of Sub Registrar's office is destroyed/torn out and record of last four months the year 2008 has gone in binding. Hence it can not be inspected and its search is not available.
- [3] Premium has been paid for conversion of use for Residential purpose as per order bearing No CB/Ganot/S.R.244/09/Vashi-718 to 723 /2010 dated 16-02-2010 by District Collector, Gandhinagar.

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955

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura.
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Santej/955

Date :25-7-2012

TO:-

(1) Yagneshbhai Kanchanbhai Patel and
(1) Kandarpbhai Kanchanbhai Patel
9, Pariseema Complex,
C. G. Road, Ahmedabad.

Dear Sirs,

Re: Investigation of titles to an agriculture land situated at Santej, bearing Block No.955 (Old Revenue Survey Nos.833/1 and 833/2) of Mouje : Santej, Taluka Kalol, Registration District Gandhinagar admeasuring 3211.00 Sq.Mtrs. belonging to you.

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate your title to your captioned land, I have caused searches of the available revenue records of the office of the sub-registrar Kalol, for the last 30 years in respect of the captioned land hereinafter referred to as "the said property" or "the said land" more particularly described in the Schedule hereunder written. Please note that, the records (Index-II volumes) of the office of the Sub-Registrar, Kalol are not properly maintained and some pages from such volumes are either found torn or destroyed, however, my search clerk has tried his best to inspect such Index-II volumes. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from



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the information and clarification rendered to me, I submit my Title Report in respect of the said land.

(1) The land bearing old Revenue Survey Nos.833/1 and 833/2 of Mouje : Santej collectively admeasuring Acre 00=32 Gunthas, (3211.00 Sq.Mtrs.) was originally prior to 1955 belonging to (1) Jivabhai Khodidas and (2) Somabhai Ishwarbhai as is evidenced by mutation entry No.257.

(2) The Land Consolidation Scheme was applied to this Village in the year 1982 by notification No.UMSK.Con.Mehsana-201 dated 23-12-1981 of the Settlement Commissioner and Director of Land Records, which was published in Govt. Gazettee Part-1 (Page-4) dated 07-01-1982. As per the said consolidation scheme the said land of Survey Nos.833/1 and 833/2 is given Block No.955 admeasuring 3211.00 Sq.Mtrs. and was shown in occupation of (1) Jivabhai Khodidas and (2) Somabhai Ishwarbhai. Appropriate mutation entry No.185 is made in the revenue records in respect thereof.

(3) It appears from mutation entry No.2970, dated 02-02-1996, that one of the occupiers Somabhai Ishwarbhai died some where in the year 1976 (before 20 years from the date of said mutation entry No.2970)



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Ref.No.KC/Santej/955

Date :25-7-2012

and upon his death, his share in this land was devolved in names of his heirs (1) Ramabhai Somabhai (2) Sakriben Somabhai and (2) Parsottamdas Somabhai by the said mutation entry No.2970, which was certified on 04-05-1996.

(4) It appears from mutation entry No.3009 that upon an application of abovenamed Jivabhai Khodidas the names of his family members viz. (1) Kashiben wife of Jivabhai Khodidas and (2) Jashiben daughter of Jivabhai Khodidas were entered in to revenue records, as the co-owners of the said land vide aforesaid mutation entry No.3009, which was certified on 24-05-1997.

(5) It appears from mutation entry No.3108 that, thereafter, in the year 1996 the co-owners of the said land. Jivabhai Khodidas and others made partition of their family properties including this land and as per the said partition, this land bearing Block No.955 had fallen to the share of (1) Patel Jivabhai Khodidas (2) Patel Kashiben Jivabhai (3) Patel Jashiben Jivabhai and (4) Patel Pursottamdas Somabhai and accordingly this land was devolved in names of (1) Patel Jivabhai Khodidas (2) Patel Kashiben Jivabhai (3) Patel Jashiben Jivabhai and



(4) Patel Pursottamdas Somabhai vide aforesaid mutation entry No.3108 which was certified on 31-08-1996.

(6) It appears from mutation entry No.5960, that the abovenamed Jivabhai Khodidas died on 02-08-1997 and upon his death, his name was deleted from the revenue records vide aforesaid mutation entry No.5960, which was certified on 17-07-2007.

(7) It appears from mutation entry No.6547 that upon an application of abovenamed Patel Pursottambhai (Pasabhai) Somabhai the names of his family members viz. (1) Gomtiben Parsottambhai Patel (2) Nareshbhai Parsottambhai Patel (3) Sarwatiben Parsottambhai Patel (4) Chetnaben Parsottambhai Patel and (5) Bhavnaben Parsottambhai Patel were entered in to revenue records, as the co-owners of the said land vide aforesaid mutation entry No.6547, which was certified on 01-08-2008.

(8) It appears from the searches of the sub-registry records that on 09-02-1982 one sale deed for 2022.00 Sq.Mtrs. of land forming part of said Block No.955 was executed by Jivabhai Khodidas Patel in favour of Thakor Gabaji Bhikhaji which was registered at the office of the Sub-Registrar Kalol, on the same day under Serial No.412. However,



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Ref.No.KC/Santej/955

Date :25-7-2012

subsequently thereafter on 22-06-2011, the said sale deed was cancelled and a cancellation deed in respect thereof was registered at the office of the Sub-Registrar, Kalol on 22-06-2011, under Serial No.4972.

(9) Thereafter on 22-06-2011 the abovenamed co-owners (1.1) Parsottambhai Somabhai Patel (2) Gomtiben wife of Parsottambhai Somabhai Patel (1.3) Nareshbhai Parsottambhai Patel (1.4) Sarwatiben daughter of Parsottambhai Patel (1.5) Chetnaben daughter of Parsottambhai Patel (1.6) Bhavnaben daughter of Parsottambhai Patel (2.1) Kashiben widow of Jivabhai Khodidas Patel and (2.2) Jashiben daughter of Jivabhai Khodidas Patel sold this land of Block No.955 to You, that is to say to (1) Shri Yagneshbhai Kanchanbhai Patel and (2) Shri Kandarpbhai Kanchanbhai Patel by a sale deed dated 22-06-2011, which is registered in the office of the Sub-Registrar Kalol under registration No.4974. Further, the abovenamed Thakor Gabaji Bhikhaji had also given his confirmation about the said sale of land of Block No.955 aforesaid sale deed dated 22-06-2011 executed by Parsottambhai Somabhai Patel and other in your favour and a deed of confirmation in respect thereof is also



registered at the office of the Sub-Registrar, Kalol on 22-06-2011, under serial No.4976.

(9.1) On the basis of the aforesaid sale deed dated 22-06-2011 this land is devolved in your joint names that is to say in names of (1) Shri Yagneshbhai Kanchanbhai Patel and (2) Shri Kandarpbhai Kanchanbhai Patel by a mutation entry No.8371, which is certified on 29-08-2011.

(10) Nothing Objectionable is found in the searches of the revenue and sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges. Further, you have also informed me that, you have not done any act or omitted to do any act by which your title become defective.

(11) In view of what is stated hereinabove and from the searches of the available sub-registry (Index No.II) records taken as aforesaid and upon perusal of the copies of the papers, documents and revenue records which were made available to me and from the information given to me, I am of the view and opinion that your titles, that is to say title of (1) Shri Yagneshbhai Kanchanbhai Patel and (2) Shri Kandarpbhai Kanchanbhai Patel over the said agricultural land



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Ref.No.KC/Santej/955

Date :25-7-2012

admeasuring 3211.00 Sq.Mtrs. bearing Block No.955 of Mouje : Santej of Kalol Taluka in the Registration District of Gandhinagar and Sub-District of Kalol are clear and marketable and free from any encumbrances or charges and are also free from reasonable doubts subject however to :

- (i) The provisions of the prevention of Fragmentation and consolidation of holdings of Agriculture lands Act.
- (ii) Usual declaration regarding no charge or encumbrances made at the time of sale / transfer of this land.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said Property)

ALL THAT, piece or parcel of freehold agricultural land situate, lying and being at Village : Santej bearing Block No.955 (Old Revenue Survey Nos.833/1 and 833/2) of Mouje : Santej of Kalol Taluka in the Registration District of Gandhinagar and Sub-District of Kalol admeasuring 3211.00 Sq.Mtrs.

Date : 25-07-2012
Ahmedabad.



Yours faithfully,


(KAMLESH C. SHAH)
ADVOCATE.

958

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Santej/958 Paiki

Date : 29-04-2017

TO

(1) Yagneshbhai Kanchanbhai Patel
(2) Kandarpbhai Kanchanbhai Patel
9, Pariseema Complex, C.G. Road,
Ahmedabad

Dear Sirs,

**Re : Investigation of title pertaining Non-Agricultural
land of 653 Sq.Mtrs. for residential use purpose
situated at Santej forming part of Block No.958
Paiki of Mouje : Santej of Kalol Taluka in the
Registration District of Gandhinagar and Sub-
District of Kalol admeasuring 653.00 Sq.Mtrs.
belonging to you.**

TITLE REPORT / CERTIFICATE

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the office of the Sub-Registrar Kalol is not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the said office of the Sub-Registrar Kalol have given copies of their computerized records of Index No.2 from the year March-2007 till 2017 and I have relied upon such searches taken and copies of records given therefore complete search / inspection of the records (Index-II) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.



M. R. Shah
29/04/2017

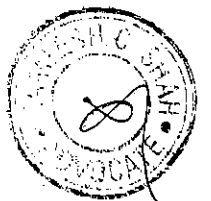
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(1) The Land Consolidation Scheme was applied to the lands of Mouje : Santej, in the year 1982 by Notification No.UMSK.Con.Mehsana-201 dated 23-12-1981 of the Settlement Commissioner and Director of Land Records, which was published in Govt. Gazettee Part-1 (Page-4) dated 07-01-1982. As per the said Land Consolidation Scheme, the land of old Survey No.831 was renumbered and given Block No.958 admeasuring 832.00 Sq.Mtrs. and the same was shown occupied by Vankar Chagan Amtha as new tenure condition and accordingly Village Form No.7/12 for the land of said Block No.958 was prepared in the names of Vankar Chagan Amtha vide Mutation entry No.45 (sub-entry no.45) to this effect was made / recorded in the revenue records in respect thereof which was certified on 17-10-1986.

(2) It appears from mutation entry no.1482, dated 06-10-1991 that the abovenamed Vankar Amthabhai Punjabhai died in year 1971 and upon his death, the said land of Block No.958 was devolved in the names of his legal heirs namely (1) Laxmiben widow of Chaganbhai (2) Ratnabhai Amthabhai and (3) Ramabhai Amtahabhai were entered in to the revenue records vide aforesaid mutation entry No.1482, which was certified on 26-11-1991.

(3) It is observed from mutation entry No.3376, that thereafter, the said land of Block No.958 of admeasuring 832.00 Sq.Mtrs. was converted into old tenure condition for agriculture purpose only (Liable for payment of premium at the time of conversion in to old tenure for non-agriculture use) by and under an Order No.Ganot/S.R./403/96, dated 17-10-1996 passed by the Prant Officer, Mehsana. Resultant mutation of this order was done in revenue records vide aforesaid mutation entry No.3376, which was certified on 17-03-1997.

(4) It appears from the searches of the sub-registry records and it is informed to me that, on 10-12-1996 the said (1) Laxmiben widow of Chaganbhai (2) Ratnabhai Amthabhai and (3) Ramabhai Amtahabhai, had



Ref.No.KC/Santej/958 Paiki

Date : 29-04-2017

executed a Sale Deed of the said land in favour of one Dipak Kantilal Patel which was registered in the office of the Sub-Registrar, Kalol on 10-12-1996 under Serial No.3612. On the basis of this Sale Deed dated 10-12-1996, this land was devolved in names of the Purchaser –Dipak Kantilal Patel, vide mutation entry No.7623 dated 21-06-2010, which was not certified and was rejected on 06-08-2010. However, subsequently, thereafter on 15-09-2010 the aforesaid Sale Deed dated 10-12-1996, was cancelled by a cancellation of Sale Deed dated 15-09-2010, which was registered in the office of the Sub-Registrar, Kalol, under serial No.8981. Thus, after execution and registration of said cancellation of Sale Deed dated 15-09-2010, this land remained continued in names of the (1) Laxmiben widow of Chaganbhai (2) Ratnabhai Amthabhai and (3) Ramabhai Amtahabhai, vide mutation entry No.8029, dated 11-01-2011, Mutation was made / recorded in this behalf which was certified on 25-03-2011. Since then, the said (1) Laxmiben widow of Chaganbhai (2) Ratnabhai Amthabhai and (3) Ramabhai Amtahabhai were jointly seized and possessed of the said land of Block No.958.

(5) Thereafter the said (1) Laxmiben widow of Chaganbhai (2) Ratnabhai Amthabhai and (3) Ramabhai Amtahabhai by and through their Power of Attorney Holder Thakor Govindji Sendhaji sold and conveyed the said land of Block No.958 admeasuring 832.00 Sq.Mtrs. of Mouje : Santej in your favour i.e. in favour of (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as purchaser of 95% share in the land) by land under a Sale Deed dated 15-09-2010 which was registered at the office of the Sub-Registrar, Kalol under Serial No.8982. On the basis of this Sale Deed dated 15-09-2010, this land was devolved in names of the Purchasers – (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as



purchaser of 95% share in the land), vide mutation entry No.8245, dated 18-04-2011, which was certified on 09-06-2011.

(6) It is observed from mutation entry No.9280, that thereafter, 653 Sq.Mtrs. out of total 832 Sq.Mtrs. forming part of the said land of Block No.958 Paiki is converted into old tenure condition for residential purpose, by and under an Order No.CB/Ganot/Vashi-3893 to 3900/2013, dated 14-05-2013 passed by the District Collector, Gandhinagar. Resultant mutation of this order was done in revenue records vide aforesaid mutation entry No.9280, which was certified on 20-07-2013. The remaining land admeasuring 179 Sq.Mtrs. is acquired by govt. for govt. road and common plot etc. in the Township.

(7) Non-Agricultural use permission for residential purpose (Township) for admeasuring 653 Sq.Mtrs. out of total 832 Sq.Mtrs. forming part of the said land of Block No.958 Paiki had been given by the Collector, Gandhinagar by his Order No.CB/Jamin/Be.Khe./SR/20/13/Vashi/23831 to 23846/13, dated 11-10-2013. Resultant mutation entry for recording the details of said N.A. order was done in revenue record by a mutation entry No.9396 dated 02-11-2013, which was certified on 21-12-2013.

(8) Nothing objectionable is found in the searches of the available Revenue and sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(9) As per your say and instructions, Public Notice is dispensed with.

(10) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your titles i.e. to say titles of (1) Yagneshbhai Kanchanbhai Patel (as owner of 5% share in the



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5

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Ref.No.KC/Santej/958 Paiki

Date : 29-04-2017

land) and (2) Kandarpbhai Kanchanbhai Patel (as owner of 95% share in the land) as mentioned above over the said non-agricultural land for residential purpose admeasuring 653.00 Sq.Mtrs. out of total 832 Sq.Mtrs. forming part of Block No.958 Paiki of Mouje : Santej of Kalol Taluka in the Registration District Gandhinagar and Sub-District of Kalol are clear and marketable and are free from any encumbrances or charges and are also free from reasonable doubts subject however to :

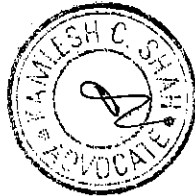
- (a) Terms and Conditions of N.A. Order No.CB/Jamin/Be.Khe./SR/20/13 /Vashi/23831 to 23846/13, dated 11-10-2013.
- (b) Usual declaration / indemnity regarding no charge or encumbrances and titles being made at the time of sale.

THE SCHEDULE ABOVE REFERRED TO
(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Santej forming part of Block No.958 of Mouje : Santej of Kalol Taluka in the Registration District Ahmedabad and Sub-District of Kalol admeasuring 653.00 Sq.Mtrs. (out of total 832 Sq.Mtrs.) or thereabouts.

Date : 29-04-2017
Ahmedabad.

Yours faithfully,



(KAMLESH C. SHAH)
ADVOCATE.

Kamlesh C. Shah

B.Sc., LL.B.
ADVOCATE

107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

Ref.No.KC/Santej/959 Paiki

Date : 03-05-2017

TO

(1) Yagneshbhai Kanchanbhai Patel
(2) Kandarpbhai Kanchanbhai Patel
9, Pariseema Complex, C.G. Road,
Ahmedabad

Dear Sirs,

Re : Investigation of title pertaining Non-Agricultural land of 6247 Sq.Mtrs. for residential use purpose situated at Santej forming part of Block No.959 Paiki of Mouje : Santej of Kalol Taluka in the Registration District of Gandhinagar and Sub-District of Kalol admeasuring 6247.00 Sq.Mtrs. belonging to you.

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## **TITLE REPORT / CERTIFICATE**

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the office of the Sub-Registrar Kalol is not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the said office of the Sub-Registrar Kalol have given copies of their computerized records of Index No.2 from the year March-2007 till 2017 and I have relied upon such searches taken and copies of records given therefore complete search / inspection of the records (Index-II) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.





(1) The Land Consolidation Scheme was applied to the lands of Mouje : Santej, in the year 1982 by Notification No.UMSK.Con.Mehsana-201 dated 23-12-1981 of the Settlement Commissioner and Director of Land Records, which was published in Govt. Gazettee Part-1 (Page-4) dated 07-01-1982. As per the said Land Consolidation Scheme, the land of old Survey No.832/1 was renumbered and given Block No.959 admeasuring 7968.00 Sq.Mtrs. and the same was shown occupied by Shankarji Lalluji as new tenure condition and accordingly Village Form No.7/12 for the land of said Block No.959 was prepared in the names of Shankarji Lalluji vide Mutation entry No.733 (sub-entry No.733) to this effect was made / recorded in the revenue records in respect thereof which was certified on 17-10-1986.

(2) It appears from mutation entry No.1113, dated 25-12-1988 that the abovenamed Shankarji Lalluji had passed away some where in year 1980 and upon his death, the said land of Block No.959 was devolved in the names of his legal heirs namely (1) Vihaji Shankarji (2) Ramsangji Shankarji (3) Puriben Shankarji (4) Ramtuji Shankarji (5) Bothaji Shankarji and (6) Pashiben Shankarji were entered in to the revenue records as co-occupiers vide aforesaid mutation entry No.1113, which was certified on 18-03-1989.

(3) It is observed from mutation entry No.5366, that thereafter, the said land of Block No.959 admeasuring 7968.00 Sq.Mtrs. was converted into old tenure condition for agriculture purpose only (Liable for payment of premium at the time of conversion in to old tenure for non-agriculture use) by and under Order No.P.O./Jamin/Khash Zumbesh/PraShP/SR/954/2006 dated 16-05-2006, passed by the Prant Officer, Gandhinagar. Resultant mutation of this order was done in revenue records vide aforesaid mutation entry No.5366, which was certified on 31-08-2006.





**Ref.No.KC/Santej/959 Paiki**

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(4) Thereafter on 29-12-2006 the abovenamed (1) Thakor Vihaji Shankarji (2) Thakor Ramsangji Shankarji (3) Thakor Ramtuji Shankarji and (4) Thakor Bothaji Shankarji (being one of the co-owners of the land of Block No.959) sold and conveyed their undivided share aggregating to 3292 Sq.Mtrs. forming part of said Block No.959 to one Kamlesh Babubhai Patel by a sale deed dated 29-12-2006 which was registered at the office of the Sub-Registrar, Kalol on 23-01-2007, under Serial No.474.

(4.1) On the basis of the above sale deed dated 29-12-2006, Mutation entry No.5898 was recorded on 23-03-2007 which was cancelled by the certifying officer on 11-03-2008, on the ground that remaining occupiers have not confirmed the Sale.

(4.2) The remaining occupiers of the said land of Block No.959 i.e. (1) Thakor Puriben Shankarji and (2) Thakor Pashiben Shankarji had thereafter on 26-04-2007 confirmed the above referred sale of 3292 Sq.Mtrs. land being part of said Block No.959 to aforementioned Kamlesh Babubhai Patel vide aforementioned sale deed dated 29-12-2006 (registration No.474, registered on 23-01-2007). The said confirmation deed (without consideration) was executed / signed by them on 26-04-2007 before a Notary Smt. Jyotsna K. Patel which was recorded / noted in the Register of Notary under serial No.73/5/2007. This confirmation deed was produced before revenue authority and on the basis thereof the revenue authority recorded mutation entry No.7726, on 04-08-2010, this entry No.7726 was also cancelled by the certifying officer on 31-10-2010. interalia on the ground, that the said confirmation of the remaining occupiers was not executed before the Sub-Registrar.





(4.3) It appears from the available sub-registry records and from the contents of mutation entry No.7782 that the said Kamlesh Babubhai Patel on 25-08-2010 sold this land admeasuring 3292 Sq.Mtrs. forming part of Block No.959 to (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as purchaser of 95% share in the land) by a sale deed dated 25-08-2010 which was registered at the office of the Sub-Registrar, Kalol under Serial No.8249. Mutation entry No.7782 recorded on 01-09-2010 for recording this sale transaction, in favour of (1) Yagneshbhai Kanchanbhai Patel and (2) Kandarpbhai Kanchanbhai Patel was also cancelled by certifying officer on the ground that, in the revenue records, this land was not entered in to the name Vendor-Kamleshbhai Babubhai Patel. Thereafter, the said remaining occupiers (1) Thakor Puriben Shankarji and (2) Thakor Pashiben Shankarji executed one Confirmatory Declaration, confirming and admitting the sale of 3292 Sq.Mtrs. land done by the remaining occupiers i.e. the abovenamed (i) Thakor Vihaji Shankarji (ii) Thakor Ramsangji Shankarji (iii) Thakor Ramtuji Shankarji and (iv) Thakor Bothaji Shankarji in favour of said Kamleshbhai Babubhai Patel by a Sale deed dated 29-12-2006 (Registration No.474, dated 23-01-2007) as also confirming and admitting, the sale of said 3292 Sq.Mtrs. land done by the said Kamleshbhai Babubhai Patel in favour of (1) Yagneshbhai Kanchanbhai Patel and (2) Kandarpbhai Kanchanbhai Patel by a Sale Deed dated 25-08-2010 (Registration No.8249, dated 25-08-2010). The said confirmatory declaration of (i) Thakor Puriben Shankarji and (ii) Thakor Pashiben Shankarji was registered before the Sub-Registrar, Kalol, on 05-12-2011, under Serial No.8615.

(4.4) Thereafter, mutation entry No.8637 was recorded on 19-12-2011, giving references of the registered Confirmatory Declaration executed before Sub-Registrar, however this entry was also cancelled on the ground that this sale is of the fragment land. Consequently another mutation entry No.8638 was





# Kamlesh C. Shah

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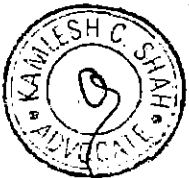
**Ref.No.KC/Santej/959 Paiki**

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recorded on 19-12-2011 for sale of the land (3292 Sq.Mtrs.) done by Kamleshbhai Babubhai Patel in favour of (1) Yagneshbhai Kanchanbhai Patel and (2) Kandarpbhai Kanchanbhai Patel which was also cancelled on the ground that the land was not entered in to the name of Vendor-Kamleshbhai Babubhai Patel.

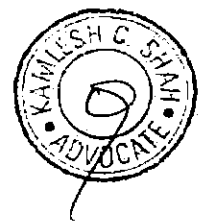
(5) It appears from the contents of mutation entry No.8178, dated 18-03-2011 that, out of the above occupiers Ramsangji Shankarji died instate on 10-09-2009 and upon his death the names of his heirs namely (1) Shantaben widow of Ramsangji Shankarji (2) Baldevji Vihaji (3) Boliben Vihaji (4) Hiriben Vihaji (5) Ranjitji Vihaji and (6) Rajiji Vihaji were entered as occupiers representing his share. The said mutation entry No.8178 was certified on 09-06-2011.

(6) Thereafter the above named all the occupiers on record namely (1) Ramsangji Shankarji (2) Puriben Shankarji (3) Ramtuji Shankarji (4) Bothaji Shankarji (5) Pashiben Shankarji (6) Shantaben widow of Vihaji Shankarji (7) Baldevji Vihaji (8) Boliben Vihaji (9) Hiriben Vihaji (10) Ranjitji Vihaji and (11) Rajiji Vihaji sold remaining portion of the land admeasuring 4676 Sq.Mtrs. forming part of Block No.959 to (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as purchaser of 95% share in the land) by a Sale Deed dated 29-11-2011 which was registered at the office of the Sub-Registrar, Kalol under Serial No.8616. Resultant mutation entry No.8618 recorded in the revenue records on 29-11-2011, for entering the names of the Purchasers was also not certified on the ground that, the sale is of fragment land.





(7) Revenue authorities initiated proceedings against the Vendors Thakorji Vihaji & others and Purchasers-Kamleshbhai Babubhai Patel, Yagneshbhai K. Patel and Kandarpbhai K. Patel for sale and purchase of land against the provisions of the Prevention of Fragmentation and Consolidation of Agricultural Land Holding Act, upon hearing of the matter, the Prant Officer, Kalol in Case No.PO/Kalol/Tu.Dh./S.R.30/2012 by his order dated 30-05-2012 held 'Good' the order made by the certifying officer for not certifying entry nos.5898, 7726, 7728, 8637, 8638 and further ordered that, so far as entry No.8618 which was also not certified, he directed the concerned party for filing an appeal against order of the Deputy Mamlatdar. Resultant mutation entry no.8866 was recorded on 04-06-2012 which was certified on 30-07-2012. Accordingly an Appeal was filed by (1) Yagneshbhai K. Patel and (2) Kandarpbhai K. Patel before the Prant Officer, Kalol, for certification of mutation entry No.8618 recorded for sale of land admeasuring 4676 Sq.Mtrs. In this matter, the Prant Officer by his order dated 13-09-2012 in Case No.PO/Kalol/RTS/Appeal/SR/58/2012, cancelled the order dated 30-01-2012 of the Deputy Mamlatdar not certifying entry No.8618, meaning thereby, the entry No.8618 was held 'good', resultant mutation of this order is done in revenue record by mutation entry No.9008 on 29-09-2012, which is certified on 30-10-2012. A fresh mutation entry No.9049 is also recorded on 02-11-2012 for the sale done by Vihaji Thakorji and others in favour of Kamlesh Babubhai Patel by sale deed dated 29-12-2006 under registration No.474 (registered on 23-01-2007), which has been certified on 22-03-2013 and accordingly, mutation entry no.9050 recorded on 02-11-2012 for the sale done by Kamlesh Babubhai Patel in favour of (1) Yagnesh Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarp Kanchanbhai Patel (as purchaser of 95% share in the land) by a Sale deed dated 25-08-2010, under serial No.8249 has also been certified on 22-02-2013.





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(8) It will be observed from above that the said Purchasers (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as purchaser of 95% share in the land), had purchased the entire land admeasuring 7968 Sq.Mtrs. by two sale deeds, (i) 3292 Sq.Mtrs. of land by sale deed executed by Kamlesh Babubhai Patel held to be good and (ii) 4676 Sq.Mtrs. of land by a sale deed executed by original occupiers Ramsangji Shankarji and others. Since then, You- (1) Yagneshbhai Kanchanbhai Patel (as owner of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as owner of 95% share in the land) have jointly owned and possesses of the said land of Block No.959, admeasuring 7968 Sq.Mtrs. Since the entire land was purchased by (1) Yagneshbhai Kanchanbhai Patel and (2) Kandarpbhai Kanchanbhai Patel, the question of sale of land resulting in to fragment did not arise.

(9) It is observed from mutation entry No.9561, that thereafter, 6247 Sq.Mtrs. out of total 7968 Sq.Mtrs. forming part of the said land of Block No.959 Paiki is converted into old tenure condition for residential purpose removing from it section-43 restriction, by and under an Order No.CB/Ganot/Vashi-3199 to 3206/2014, dated 17-05-2014 passed by the District Collector, Gandhinagar. Resultant mutation of this order was done in revenue records vide aforesaid mutation entry No.9561, which was certified on 13-08-2014. The remaining land admeasuring 1721 Sq.Mtrs. is acquired by govt. for govt. road and common plot etc. in the Township.

(10) Non-Agricultural use permission for residential purpose (Township) for admeasuring 6247 Sq.Mtrs. out of total 7968 Sq.Mtrs. forming part of the said land of Block No.959 Paiki had been given by the Collector, Gandhinagar by his Order No.CB/Jamin/Tatkal/Be.Khe/SR/18/14/Vashi/





23874 to 23889/2014, dated 13-11-2014. Resultant mutation entry for recording the details of said N.A. order was done in revenue record by a mutation entry No.9763 dated 15-12-2014, which was certified on 07-03-2015.

(10.1) It is observed that the existing Village Form No.7/12 shows that Yagneshbhai Kanchanbhai Patel and Kandarpbhai Kanchanbhai Patel are the occupiers of entire land admeasuring 7968 Sq.Mtrs. and on top. It is mentioned that remaining 1721 Sq.Mtrs. land still remains as old tenure land, which will ultimately utilized in construction of Road in the Township.

(11) Nothing objectionable is found in the searches of the available Revenue and sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(12) As per your say and instructions, Public Notice is dispensed with.

(13) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your titles i.e. to say titles of (1) Yagneshbhai Kanchanbhai Patel (as owner of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as owner of 95% share in the land) as mentioned above over the said non-agricultural land for residential purpose admeasuring 6247.00 Sq.Mtrs. out of total 7968 Sq.Mtrs. forming part of Block No.959 Paiki of Mouje : Santej of Kalol Taluka in the Registration District Gandhinagar and Sub-District of Kalol are clear and marketable and are free from any encumbrances or charges and are also free from reasonable doubts subject however to :

(a) Terms and Conditions of N.A. Order No.CB/Jamin/Tatkal/Be.Khe/SR /18/14/Vashi/23874 to 23889/2014, dated 13-11-2014.





**Kamlesh C. Shah**

B.Sc., LL.B.  
ADVOCATE

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
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**Ref.No.KC/Santej/959 Paiki**

**Date : 03-05-2017**

- (b) Usual declaration / indemnity regarding no charge or encumbrances  
and titles being made at the time of sale.

**THE SCHEDULE ABOVE REFERRED TO**  
(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land for  
residential use purpose situate, lying and being at Village : Santej forming part  
of Block No.959 of Mouje : Santej of Kalol Taluka in the Registration District  
Ahmedabad and Sub-District of Kalol admeasuring 6247.00 Sq.Mtrs. (out of  
total 7968 Sq.Mtrs.) or thereabouts.

Date : 03-05-2017  
Ahmedabad.



Yours faithfully,

A handwritten signature in black ink, appearing to be "Kamlesh C. Shah".

(KAMLESH C. SHAH)  
ADVOCATE.



**PARESH R. JANI**  
SOLICITOR  
ADVOCATE  
MEDIATOR

**Jani & Co.**  
SOLICITORS & ADVOCATES  
MEDIATORS & ARBITRATORS

101, SHANTANU BUILDING, NEAR NAVRANGPURA TELEPHONE EXCHANGE, SARDAR PATEL NAGAR ROAD,  
NAVRANGPURA, AHMEDABAD-380 006. PHONE : (O) 26409481, 26400545 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO. 7831-962/2009

To,

Shri Yagnesh Kanchanbhai Patel

Shri Kandarp Kanchanbhai Patel

### TITLE CERTIFICATE



Reg:- Agricultural land bearing Block No. 962 (old Survey Number 830/1, 8300/2 and 830/3) admeasuring 18908 sq.mtrs or thereabouts situate, lying and being at Moje Santej, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol and belonging to (1) Shri Yagnesh Kanchanbhai Patel and (2) Shri Kandarp Kanchanbhai Patel.

THIS IS TO STATE THAT, We have examined the titles of (1) Shri Yagnesh Kanchanbhai Patel and (2) Shri Kandarp Kanchanbhai Patel and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk to the Agricultural land bearing Block No. 962 (old Survey Number 830/1, 830/2 and 830/3) admeasuring 18908 sq.mtrs or thereabouts situate, lying and being at Moje Santej, Taluka Kalol, in the Registration District of Gandhinagar and Sub District of Kalol, in the Registration District of Gandhinagar and Sub District of Kalol and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby opine that the same are clear and marketable and free from reasonable doubts and without encumbrances subject to:-

[1] Provisions of Town Planning and Urban Development Act.

[2] N.A. Use permission being obtained.

[3] Provisions of the Prevention of Fragmentation and Consolidation of Holdings Act.

**DATED THIS 14TH DAY OF JULY, 2010**

*Dani sh.*  
**ATTORNEY-AT-LAW**

**Note of caution and disclaimer:-**

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1983, 1984, 1985, 1988, 1989 of Sub Registrar's office and checklist of the year 2008 is destroyed/ torn out. Hence it can not be inspected and its search is not available.
- [3] In 7/12 form, this land is shown as old tenure land. It is not shown as "New Tenure" land or "liable to pay the premium". However nowadays, in few cases, it is experienced that the Collectorate/Revenue Department rejects application for N.A. Use Permission on the ground that the owner is liable to pay premium and the N.A. Use of the land is subject to payment of premium. Though in most of the cases, these observations/demands are unlawful, such order causes hardships, delay and unexpected expenses.
- [4] That in response to our Public Notice dated 24-10-2008, we received one objection from Dr Niket Jayeshbhai Shah on 10-11-2008, stating inter alia that Shah Sarabhai Bulakhidas and others have executed Agreement for Sale in his favour. Hence he has right and interest to purchase the said land. Thereafter we gave out reply by our letter dated 10-11-2008 and asked him to furnish evidence within 5 days time in support of his claim. Thereafter said Objectorist gave his reply by his letter dated 19-11-2008 and stated that he is unable to present evidence in support of his claim as he is not present in town. So he will present the said evidence within further 7 (Seven) days time. Thereafter now almost a year has been passed but no evidence in support of his claim is produced by said objectionist. Hence said objection is rejected by us.

# Kamlesh C. Shah

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**Ref.No.KC/Santej/985**

**Date : 29-04-2017**

**TO**

(1) Yagneshbhai Kanchanbhai Patel  
(2) Kandarpbhai Kanchanbhai Patel  
9, Pariseema Complex, C.G. Road,  
Ahmedabad

Dear Sirs,

**Re : Investigation of title pertaining Non-Agricultural  
land for residential use purpose situated at  
Santej bearing Block No.985 of Mouje : Santej  
of Kalol Taluka in the Registration District of  
Gandhinagar and Sub-District of Kalol  
admeasuring 1189.00 Sq.Mtrs. belonging to  
you.**

## **TITLE REPORT / CERTIFICATE**

Pursuant to your instructions to investigate title to your captioned land, I have caused searches of the concerned sub-registry records for the last 30 years in respect of the captioned land hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder written. Please take note that, the record (volumes of Index No.II) maintained by the office of the Sub-Registrar Kalol is not properly maintained and some of the pages from volumes of Index No.II are either torn or destroyed and torn. Further, the said office of the Sub-Registrar Kalol have given copies of their computerized records of Index No.2 from the year March-2007 till 2017 and I have relied upon such searches taken and copies of records given therefore complete search / inspection of the records (Index-II) of the offices of the concerned Sub-Registrar is not available. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.





(1) The Land Consolidation Scheme was applied to the lands of Mouje : Santej, in the year 1982 by Notification No.UMSK.Con.Mehsana-201 dated 23-12-1981 of the Settlement Commissioner and Director of Land Records, which was published in Govt. Gazette Part-1 (Page-4) dated 07-01-1982. As per the said Land Consolidation Scheme, the land of old Survey No.884/2 was renumbered and given Block No.985 admeasuring 1189.00 Sq.Mtrs. and the same was shown occupied by (1) Jiva Bapu and (2) Jayantibhai Jivabhai and accordingly Village Form No.7/12 for the land of said Block No.985 was prepared in the names of (1) Jiva Bapu and (2) Jayantibhai Jivabhai Mutation entry No.739 (sub-entry no.739) to this effect was made / recorded in the revenue records in respect thereof which was certified on 17-10-1986.

(2) It appears from the revenue records that vide mutation entry No.929/192 the names of (1) Ghabhabhai Dhanabhai (2) Dababhai Dhanabhai (3) Premabhai Dhanabhai (4) Beniben Dhanabhai and (5) Gangaben widow of Dhanabhai Lallubhai were entered in to column for other right in Village Form No.7/12. The said mutation entry No.929/192 was certified on 17-10-1986. However from the contents of mutation entry Nos.6268 and 6350, It appears that the said land was given to the aforesaid owners / occupiers (1) Jiva Bapu and (2) Jayantibhai Jivabhai in personal cultivation and therefore, the names of the aforesaid Ghabhabhai Dhanabhai (2) Dababhai Dhanabhai (3) Premabhai Dhanabhai (4) Beniben Dhanabhai and (5) Gangaben widow of Dhanabhai Lallubhai were deleted as per Order No.Ganot/Case No./32 O/Santej/104/07, dated 18-01-2007 issued by Mamlatdar Krishipanch, Kalol. Detailed notes thereof were recorded in the revenue record vide aforesaid mutation entry Nos.6268 and 6350 were certified on 23-01-2008 and 07-10-2013 respectively. It also further appears from the contents of mutation entry No.9342, dated 30-08-2013 that the above order issued by Mamlatdar Krishipanch, Kalol was challenged before the Deputy Collector (Land Reforms), Gandhinagar. However, the Deputy Collector Gandhinagar (Land





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**Date : 29-04-2017**

Reforms) vide Order No.Ganot/Rivision/SR/136/2008, dated 20-07-2013 confirmed the aforesaid order passed by the Mamlatdar, Krishipanch, Kalol. Detailed notes regarding the said order were recorded in the revenue record vide aforesaid mutation entry No.9342, which was certified on 07-10-2013.

(3) It appears from mutation entry no.4949, dated 20-01-2005 that the abovenamed Jayantibhai Jivabhai died on 23-11-2004 and upon his death, his share in the said land of Block No.985 was devolved in the names of his legal heirs namely (1) Patel Hiraben widow of Jayantibhai Jivabhai (2) Patel Anandiben Jayantibhai (3) Patel Pramukhbhai Jayantibhai (4) Patel Niruben Jayantibhai (5) Patel Dakshaben Jayantibhai and (6) Patel Gautambhai Jayantibhai were entered in to the revenue records vide aforesaid mutation entry No.4949, which was certified on 19-03-2005.

(4) It appears from the mutation entry No.6886, dated 17-12-2008 that the abovenamed Jivabhai Bapubhai had died on 29-04-1955 and upon his death his share in the said land of Block No.985 was devolved in the name of his only legal heir his son namely Patel Ranchodbhai Jivabhai and his name was shown as co-owner vide aforesaid mutation entry No.6886, which was certified on 24-02-2009.

(5) It appears from mutation entry No.7310, that the abovenamed Patel Ranchodbhai Jivabhai had relinquished his rights in the said land of Block No.985 and his name was deleted from the revenue records vide aforesaid mutation entry No.7310, which was certified on 09-01-2010.

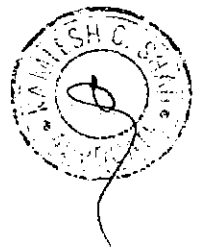
(6) It appears from the searches of the sub-registry records and it is informed to me that, on 30-03-2005 the said (1) Gautambhai Jayantibhai (2)





Pramukhbhai Jyantilal Patel for self and Power of Attorney holder of (3) Anandiben daughter of Jayantibhai Jivabhai (4) Niruben daughter of Jayantibhai Jivabhai (5) Dakshaben daughter of Jayantibhai Jivabhai and (6) Hiraben widow of Jayantilal Jivabhai, had executed a Sale Deed of the said land in favour of (1) Rabari Sankabhai Jaymolbhai and (2) Rabari Vihabhai Jaymolbhai which was registered in the office of the Sub-Registrar, Kalol on 26-08-2005 under Serial No.1081. However, subsequently thereafter on 23-02-2007 the aforesaid Sale Deed dated 30-03-2005, was cancelled by a cancellation of Sale Deed dated 23-02-2007, which was registered in the office of the Sub-Registrar, Kalol, under serial No.1220.

(7) It also appears from the searches of the sub-registry records and it is also informed to me that, on 05-08-2008 the said (1) Ranchodbhai Jivabhai Patel by and through his Power of Attorney holder Shankarbhai Ambalal Patel (2) Pramukhbhai Jyantilal Patel for self and Power of Attorney holder of (3) Anandiben daughter of Jayantibhai Jivabhai (4) Niruben daughter of Jayantibhai Jivabhai (5) Dakshaben daughter of Jayantibhai Jivabhai and (6) Hiraben widow of Jayantilal Jivabhai (7) Patel Gautambhai Jayntilal, had executed a Sale Deed of the said land in favour of (1) Thakor Govindji Sendhaji and (2) Thakor Gopalji Sendhaji which was registered in the office of the Sub-Registrar, Kalol on 08-10-2008 under Serial No.6830. However, subsequently, thereafter on 20-10-2010 the aforesaid Sale Deed dated 05-08-2008, was cancelled by a cancellation of Sale Deed dated 20-10-2010, which was registered in the office of the Sub-Registrar, Kalol, under serial No.10225. Since then, the said land of Block No.985 was jointly seized and possessed of (1) Patel Hiraben Jayantibhai (2) Patel Anandiben Jayantibhai (3) Patel Pramukhbhai Jayantibhai (4) Patel Niruben Jayantibhai (5) Patel Dakshaben Jayantibhai and (6) Patel Gautambhai Jayantibhai.





# Kamlesh C. Shah

B.Sc., LL.B.  
ADVOCATE

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107, "RATNADEEP", Opp. Dr. Amrish Parikh Hospital, Old High Court Road, Navrangpura,  
Ahmedabad-380 009. Phone : 079-2754 3134 • 3007 0515 • Fax : 079-3007 0514

**Ref.No.KC/Santej/985**

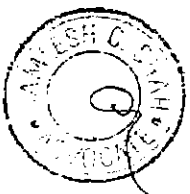
**Date : 29-04-2017**

(8) Thereafter the said (1) Gautambhai Jayantibhai Patel (2) Pramukhbhai Jayantibhai Patel for self and Power of Attorney Holder of (i) Patel Hiraben widow of Jayantibhai Jivabhai (ii) Patel Anandiben daughter of Jaynatibhai Jivabhai (iii) Patel Niruben daughter of Jayantibhai Jivabhai and (iv) Patel Dakshaben daughter of Jayantibhai Jivabhai sold and conveyed the said land of Block No.985 admeasuring 1189.00 Sq.Mtrs. of Mouje : Santej in your favour i.e. in favour of (1) Yagneshbhai Kanchanbhai Patel (as purchaser of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as purchaser of 5% share in the land) by land under a Sale Deed dated 20-10-2010 which was registered at the office of the Sub-Registrar, Kalol under Serial No.10226. On the basis of this Sale Deed dated 20-10-2010, this land was devolved in name of the Purchaser – M/s. Gala Lifestyle, vide mutation entry No.8268 dated 27-04-2011, which was certified on 09-06-2011.

(9) Non-Agricultural use permission for residential purpose (Township) for the said land of Block No.985 which had been given by the Collector, Gandhinagar by his Order No.CB/Jamin/Be.Khe./SR/150/12/Vashi/20211 to 20226/2014, dated 29-09-2014. Resultant mutation entry for recording the details of said N.A. order was done in revenue record by a mutation entry No.9691 dated 01-10-2014, which was certified on 01-01-2015.

(10) Nothing objectionable is found in the searches of the available Revenue and sub-registry records in respect of the land under investigation and the same is found to be free from any encumbrances or charges.

(11) As per your say and instructions, Public Notice is dispensed with.





(12) From the aforesaid searches and up on perusal of the copies papers / documents, revenue records and from the information given to me and in view of the above discussions, I am of the view and opinion that your titles i.e. to say titles of (1) Yagneshbhai Kanchanbhai Patel (as owner of 5% share in the land) and (2) Kandarpbhai Kanchanbhai Patel (as owner of 95% share in the land) as mentioned above over the said non-agricultural land for residential purpose admeasuring 1189.00 Sq.Mtrs. of Block No.985 of Mouje : Santej of Kalol Taluka in the Registration District Gandhinagar and Sub-District of Kalol are clear and marketable and are free from any encumbrances or charges and are also free from reasonable doubts subject however to :

- (a) Conditions of N.A. Order No.CB/Jamin/Be.Khe./SR/150/12/Vashi/ 20211 to 20226/2014, dated 29-09-2014 are fulfilled
- (b) Usual declaration / indemnity regarding no charge or encumbrances and titles being made at the time of sale.

**THE SCHEDULE ABOVE REFERRED TO**  
(Description of the said land)

ALL THAT, piece or parcel of freehold non-agricultural land for residential use purpose situate, lying and being at Village : Santej bearing Block No.985 of Mouje : Santej of Kalol Taluka in the Registration District Ahmedabad and Sub-District of Kalol admeasuring 1189.00 Sq.Mtrs. or thereabouts.

Date : 29-04-2017  
Ahmedabad.



Yours faithfully,

(KAMLESH C. SHAH)  
ADVOCATE.



**KAMLESH C. SHAH****B.Sc., LL.B.  
ADVOCATE**

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107, RATNADEEP  
Opp. Dr. Amrish Parikh Hospital  
Old High Court Road,  
Navrangpura, Ahmedabad-380 009.

**Ref.No.KC/Santej/986-Pziki****Date : 04-12-2010****TO:-**

Shri Yagneshbhai Kanchanbhai Patel,  
9, Pariseema Complex,  
C. G. Road, Ahmedabad.

Dear Sirs,

**Re : Investigation of titles to your agriculture land  
situated at Santej, forming part of land bearing  
Block No.986 (old Revenue Survey No.889/1)  
of Mouje : Santej, Taluka Kalol, admeasuring  
4200 Sq.Mtrs.**

**TITLE REPORT / CERTIFICATE**

Pursuant to your instructions to investigate your title to your captioned land, I have caused searches of the available revenue records of Mouje : Santej and concerned sub-registry records for the last 30 years from 1979 onwards in respect of the captioned land hereinafter referred to as "the said property" or "the said land" more particularly described in the Schedule hereunder written. Please note that, the records (Index-II volumes) of the office of the Sub-Registrar, Kalol are not properly maintained and some pages from such volumes are either found torn or destroyed, however, my search clerk has tried his best to inspect such Index-II volumes. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me, I submit my Title Report in respect of the said land.



(1) The land bearing Block No.986 is comprised of Old Survey No.889/1 of Mouje : Santej. This land originally belonged Bai Chanchal Chotalal and Keshaji Mohanji and Manaji Ishwarji were the tenants on this land.

(1.1) In tenancy Case No.126, the Agriculture land Tribunal in tenancy Case No.126, held the said tenants Keshaji Mohanji and Manaji Ishwarji to the deemed Purchasers of this land as is evidenced by mutation entry No.1660/48. Upon payment of the purchase price, the charge of the land owner for the purchase consideration was deleted and the names of the said two tenants were confirmed as occupiers upon issue of certificate in form No.9 under the Tenancy Act as is evidenced by mutation entry No.3034/110. The land was given to them on New Tenure Condition.

(2) The Land Consolidation Scheme was applied to this Village in the year 1982 by notification No.UMSK.Con.Mehsana-201 dated 23-12-1981 of the Settlement Commissioner and Director of Land Records, which was published in Govt. Gazettee Part-1 (Page-4) dated 07-01-1982. As per the said consolidation scheme the said land of Survey No.889/1 is given Block No.986 admeasuring 22128.00 Sq.Mtrs. and appropriate mutation entry dated 25-08-1983, for consolidation scheme made in the revenue records and as per sub entry No.741 the said land of Block No.986 admeasuring 22128.00 Sq.Mtrs. is shown as owned and occupied by the said Keshaji Mohanji and Manaji Ishwarji.



**Ref.No.KC/Santej/986-Pulki****Date : 04-12-2010**

(3) The said Keshaji Mohanji Thakor died intestate in the year 1980 and upon his death, the names of his heirs namely (1) Sariben widow of Keshaji and (2) his son Kalaji were devolved as occupiers holding his share in the land by a mutation entry No.2718. Thereafter upon death of Sariben widow of Keshaji, her name was deleted as occupier by a mutation entry No.6947.

(4) The said occupier Manaji Ishwarji died intestate in the year 1992 and upon his death, the names of his heirs namely, his widow (1) Sitaben Manaji his four daughters (2) Shardaben (3) Santokben (4) Gomtiben (5) Lilaben and his three sons (6) Ranchhodji (7) Baldevji and (8) Pasaji were devolved as occupiers representing his share by a mutation entry No.3432.

(4.1) The said Sitaben widow of Manaji died intestate. Therefore her name was deleted as occupier by a mutation entry No.6463.

(4.2) The said Pasaji Manaji died intestate on 17-03-2002 upon his death, the name of his only heir his widow Shantaben was mutated as owner / occupier of his share in this land by a mutation entry No.6463.

(4.3) Thus, this land stood devolved in names of (1) Kalaji Keshaji (2) Shardaben Manaji (3) Santokben Manaji (4) Gomtiben Manaji (5) Lilaben Manaji (6) Ranchhodji Manaji (7) Baldevji Manaji and (8) Shantaben widow of Pasaji Manaji.



(5) The land bearing Block No.986 admeasuring 22128 which was of 'New Tenure land' has been converted in to old Tenure for agriculture purpose, liable for premium for non-agriculture use by the Assist. Collector Gandhinagar vide his order No.P.O./Jamin/Nash-Ja/Vashi/511/3760/06 dated 08-02-2007. Resultant mutation of this order is done in revenue record by a mutation entry No.6641. Thus the restriction for sale of this land for agriculture purpose has been removed.

(6) The said occupiers mentioned in para-4.3 above sold portion of this land admeasuring 4200 Sq.Mtrs. as undivided land to Dipak Kantilal Patel by a sale deed dated 09-01-2009 which was registered in the office of Sub-Registrar, Kalol under registration No.158.

(6.1) On the basis of the sale deed referred above, portion of this land admeasuring 4200 Sq.Mtrs. was devolved in name of Dipak Kantilal Patel by a mutation entry No.7092, which was certified on 19-09-2009.

(7) The said Dipak Kantilal Patel then sold this portion of land admeasuring 4200 Sq.Mtrs. to Yatish Ashwanikumar Joshi by a sale deed dated 20-04-2009 which was registered in the office of Sub-Registrar, Kalol on 06-06-2009 under registration No.2109.

(7.1) On the basis of the sale deed referred above, this portion of land admeasuring 4200 Sq.Mtrs. was devolved in name of the Purchaser Yatish



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Date : 04-12-2010

Ashwanikumar by a mutation entry No.7246 which was certified on 22-12-2009.

(8) The said Yatish Ashwanikumar then sold this portion of land owned by him as undivided land to Yagneshbhai Kanchanbhai Patel (i.e. to You) by a sale deed dated 07-08-2010, which is registered in the office of the Sub-Registrar, Kalol on the same day under registration No.7755.

(8.1) On the basis of the sale deed dated 07-08-2010, this portion of land admeasuring 4200 Sq.Mtrs. is devolved in your name i.e. to say in name of Yagnesh Kanchanbhai Patel by mutation entry no.7756 which is certified on 30-11-2010.

(9) Nothing Objectionable is found in the searches of the revenue and sub-registry records in respect of the said land under investigation and the same is found to be free from any encumbrances or charges.

(10) A Public Notice inviting claims or objections, if any, from persons having any right or interest in the said portion of land admeasuring 4200 Sq.Mtrs. was published in local 'Sandesh' Daily News Paper on 09-06-2010 inviting claims / objections against the holders of this land Shri Yatishkumar Ashwanikumar Joshi – your immediate predecessors-in-title as you intended to purchase this land and no objection was received from any one within the prescribed time or thereafter till you purchase this land. You have informed



me that you have not done any Act or omitted to do any act by which your title become defective.

(11) In view of the above discussions, and relying upon record, documents and information made available to me, I am of the view and opinion that your titles, that is to say, title of Shri Yagneshbhai Kanchanbhai Patel, over the said agricultural land of Old Tenure, admeasuring 4200.00 Sq.Mtrs. forming part of Block No.986 Paiki of Mouje : Santej of Kalol Taluka in the Registration District of Gandhinagar and Sub-District of Kalol are clear and marketable and free from any encumbrances or charges and are also free from reasonable doubts subject however to : Usual declaration regarding no charge or encumbrances made at the time of sale / transfer of this land.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the said Property)**

ALL THAT, piece or parcel of freehold agricultural land situate, lying and being at Village : Santej forming part of Block No.986 (old Revenue Survey No.889/1 Paiki) of Mouje : Santej of Kalol Taluka in the Registration District of Gandhinagar and Sub-District of Kalol admeasuring 4200.00 Sq.Mtrs. and the said Block No.986 land is bounded as follows :-

On or towards East by : Block No.987  
 On or towards West by : Block No.982  
 On or towards North by : Block No.846  
 On or towards South by : Block No.963

Date : 04-12-2010  
 Ahmedabad.

Yours faithfully,



*[Handwritten Signature]*

(KAMLESH C. SHAH)  
 ADVOCATE.