

Prahlad S. Patel
Advocate

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એડવોકેટ

Office : F-3/4, Shyam Darshan Shopping Center, Naroda Road, Nr.
Shivaji Chowk, Haridham-Harivilla Road, Ahmedabad.

Date: 04/07/2020

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To,
Shaileshbhai Bholabhai Patel (HUF)
Partner of Sai Buildcon,
Survey No.238/1, 238/2, F.P. No.160,
T.P. No.141, Royal Arcade,
Opp. Navnirman Bank,
Nana Chiloda, Gandhinagar.

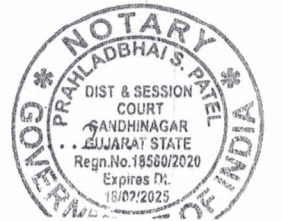


Respected Sir,

**Subject : NON-ENCUMBRANCES CERTIFICATE &
DETAILED REPORT ON TITLE.**

Ref:- The Title report of the property non agricultural lands admeasuring total final plot area of **7042 Sq.mtr.** in part of **6242 Sq.mtr. residential purpose** and part of **800 Sq.mtr. commercial purpose**, the Final Plot No. 160 in allotted T.P. Scheme No. 241 (**Chiloda-Naroda**) bearing Survey / Block No. 238/1 admeasuring area **9409 Sq.mtr.** and Survey / Block No. 238/2 admeasuring area **2327 Sq.mtr.** situated and located at Village : **Chiloda (Naroda)** in the Registration of Sub District and District Gandhinagar.

I have caused necessary searches for the period from **1989 to 2020** in the office the Sub-Registrar, Gandhinagar and all other relevant documents in respect of the aforesaid property. Our report is as follows ::



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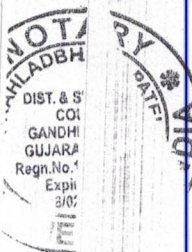
--: HISTORY OF BLOCK / SURVEY NO.238/1 :-

Original the total land of Block / Survey No. 238/1 of Village Chiloda (Naroda) was owned by Bai Divali daughter of Chunilal Narandas in the year of 1943 .

Thereafter, Bai Divali daughter of Chunilal Narandas was died and therefore by Mutation Entry No. 549, Dtd.20/01/1943, and Gandhi Mathurdas Fulchand were entered in revenue record as successors of deceased and the said entry was certified by revenue authority, but the Mutation Entry No.548, Dtd.20/01/1943 is not consent for this Block / Survey No. 238/1.

Thereafter, Gandhi Mathurdas Fulchand transfer total land of original Block / Survey No. 238 to Baraiya Rajaji Kakuji by executing registered Sale Deed on Dtd.28/06/1943. Thereby, name of Baraiya Rajaji Kakuji is entered in the revenue record by Mutation Entry No. 560 on 15/07/1943 and same was certified by revenue authority.

Thereafter, the owned namely – Mathurdas Fulchand was applied before the revenue authority against the Sale Mutation entry of Baraiya Rajaji Kakuji and revise the entry by the order no. RTS/SRI/72 on Dtd.19/06/1944 and enter the name in part of total land of 4 vigha - Rajaji Kakuji and other land enter the name of Mathurdas Fulchand and entered in the revenue record by Mutation Entry No. 580 on Dtd.24/07/1944 and same was certified by revenue authority.



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Thereafter, the total land part of owned namely – Rajaji Kakuji was mortgage his owned land in Society and entered in the revenue record by Mutation Entry No. 749 on Dtd.29/10/1952 and same was certified by revenue authority.

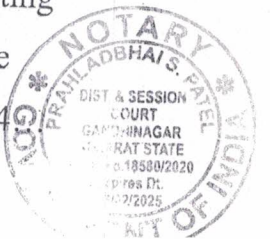
Thereafter, The said land was enter in Self Inami and same entered in the revenue record by Mutation Entry No. 936 on Dtd.21/06/1955 and same was certified by revenue authority as per mutation entry no.858 owned by Rajaji Kakuji.

Thereafter, the total land part of owned namely – Rajaji Kakuji was mortgage his owned land in Gujarat State Co. Op. Bank, Gandhinagar and entered in the revenue record by Mutation Entry No. 1232 on Dtd.21/10/1967 and same was certified by revenue authority on Dtd.09/02/1968.

Thereafter, Rajaji Kakuji was died on 18/01/1981 and Surajben Rajaji was died on 10/09/1994 and therefore by Mutation Entry No. 3431, Dtd.05/08/2010, and their daughter namely – Laxmiben Rajaji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority.

Thereafter, Laxmiben Rajaji Baraiya transfer the said her owned land of original Block / Survey No. 238/1 admeasuring area 3912 Sq.mtr. part of total land area 9409 Sq.mtr. to (1) Kanaji Mohanji, (2) Prahladji Mohanji - of 1956 Sq.mtr. and (3) Manaji Mangaji, (4) Ramaji Mangaji, (5) Jayantibhai Mangaji, (6) Keshaji Mangaji, (7) Ravajibhai Mangaji - of 1956 Sq.mtr. by executing registered Sale Deed No.15924 on Dtd.04/11/2010. Thereby, the

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sale entry in the revenue record by Mutation Entry No. 3576 on 24/02/2011 and same was uncertified by revenue authority.

Thereafter, Laxmiben Rajaji Baraiya transfer the said her owned land of original Block / Survey No. 238/1 admeasuring area 3912 Sq.mtr. part of total land area 9409 Sq.mtr. to (1) Kanaji Mohanji, (2) Prahladji Mohanji - of 1956 Sq.mtr. and (3) Manaji Mangaji, (4) Ramaji Mangaji, (5) Jayantibhai Mangaji, (6) Keshaji Mangaji, (7) Ravajibhai Mangaji - of 1956 Sq.mtr. by executing registered Sale Deed No.15924 on Dtd.04/11/2010. Thereby, name of (1) Kanaji Mohanji, (2) Prahladji Mohanji - part of 1956 Sq.mtr. land and (3) Manaji Mangaji, (4) Ramaji Mangaji, (5) Jayantibhai Mangaji, (6) Keshaji Mangaji, (7) Ravajibhai Mangaji - part of 1956 Sq.mtr. land are entered in the revenue record by Mutation Entry No. 3745 on 21/12/2011 and same was certified by revenue authority.

Thereafter, Keshabhai Mangaji was died on 26/11/2011 and therefore by Mutation Entry No. 3771, Dtd.21/02/2012, and their legal heirs namely - (1) Santokben widow of Keshabhai, (2) Dilipbhai Keshabhai, (3) Arvindbhai Keshabhai, (4) Varshaben Keshabhai were entered in revenue record as successors of deceased and the said entry was certified by revenue authority.

Thereafter, the loan amount of The Chiloda Nana Potato Goars Co. Op. Society Ltd. was paid up by Laxmiben Rajaji and release the said her owned all rights and produce the no due certificate in revenue record then deleted the burden entry entered

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in the revenue record by Mutation Entry No. 3780 on Dtd. 09/03/2012 and certified by revenue authority on Dtd.11/06/2012.

Thereafter, the loan amount of Gujarat State Co. Op. Bank, Gandhinagar was paid up by Laxmiben Rajaji and release the said her owned all rights and produce the no due certificate in revenue record then deleted the burden entry entered in the revenue record by Mutation Entry No. 3782 on Dtd.14/03/2012 and certified by revenue authority on Dtd.07/06/2012.

Thereafter, Laxmiben Rajaji wife of Chanduji was died on 22/03/2013 and therefore by Mutation Entry No. 4621, Dtd.25/03/2015, and his daughter namely – Gangaben Chanduji Rataji wife of Sursangji Motiji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on Dtd.20/07/2015.

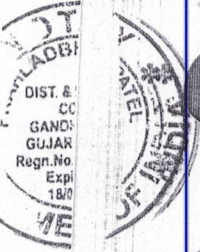
Thereafter, Gangaben Chanduji Rataji wife of Sursangji Motiji transfer the said her owned land of Block / Survey No. 238/1 admeasuring area 5497 Sq.mtr. to Bharatbhai Ranchhodbhai Patel by executing registered Sale Deed No.3467 on Dtd.26/02/2018. Thereby, name of Bharatbhai Ranchhodbhai Patel are entered in the revenue record by Mutation Entry No. 5222 on 26/02/2018 and same was certified by revenue authority on Dtd.04/04/2018.

Thereafter, (1) Kanaji Mohanji, (2) Prahladji Mohanji transfer the said their owned land of Survey No. 238/1 admeasuring area 1956 Sq.mtr. to Bharatbhai Ranchhodbhai Patel

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by executing registered Sale Deed No. 6773 on Dtd.05/04/2018. Thereby, name of Bharatbhai Ranchhodbhai Patel are entered in the revenue record by Mutation Entry No. **5247** on 05/04/2018 and same was certified by revenue authority on Dtd.14/05/2018.

Thereafter, (1) Jayantibhai Mangaji, (2) Ramaji Mangaji, (3) Arvindbhai Keshabhai, (4) Manaji Mangaji, (5) Santokben Keshabhai, (6) Ravajibhai Mangaji, (7) Varshaben Keshabhai, (8) Dilipbhai Keshabhai transfer the said their owned land of Survey No. 238/1 admeasuring area 1956 Sq.mtr. to Bharatbhai Ranchhodbhai Patel by executing registered Sale Deed No. 10428 on Dtd.25/05/2018. Thereby, name of Bharatbhai Ranchhodbhai Patel are entered in the revenue record by Mutation Entry No. **5275** on 25/05/2018 and same was certified by revenue authority on Dtd.06/07/2018.

Thereafter, The said land granted N.A. permission for residential purpose from Collector and District Magistrate, Gandhinagar vide order No. CB/ Jamin/ N.A./ S.R. - 143/ 18/ Vashi. 37349 to 379363 / 2018, Dtd.16/10/2018 and the order entry entered in the revenue record by Mutation Entry No. **5405** on Dtd.13/11/2018 and certified by revenue authority on Dtd.27/12/2018.

Thereafter, The said admeasuring area 400 Sq.mtr. part of total admeasuring area 9409 Sq.mtr. land granted for the N.A. permission from Collector and District Magistrate, Gandhinagar vide order No. 1230/ 06/ 03/ 071/ 2019, Dtd.12/09/2019 as per

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demand application of applicant Mr. Bharatbhai Ranchhodbhai Patel as per Section 65(A) of Gujarat Land Revenue Rules, 1879 and the order entry entered in the revenue record by Mutation Entry No. 5649 on Dtd. 12/09/2019 and certified by revenue authority on Dtd. 11/11/2019.

---: HISTORY OF BLOCK / SURVEY NO. 238/2 :---

Original the total land of Block / Survey No. 238/2 of Village Chiloda (Naroda) was owned by Bai Divali daughter of Chunilal Narandas in the year of 1943.

Thereafter, Bai Divali daughter of Chunilal Narandas was died and therefore by Mutation Entry No. 549, Dtd. 20/01/1943, and Gandhi Mathurdas Fulchand were entered in revenue record as successors of deceased and the said entry was certified by revenue authority.

Thereafter, Gandhi Mathurdas Fulchand transfer part of total land of original Block / Survey No. 238 to Baraiya Rajaji Kakuji by executing registered Sale Deed on Dtd. 28/06/1943. Thereby, name of Baraiya Rajaji Kakuji is entered in the revenue record by Mutation Entry No. 560 on 15/07/1943 and same was certified by revenue authority.

Thereafter, the owned namely - Mathurdas Fulchand was applied before the revenue authority against the Sale Mutation entry of Baraiya Rajaji Kakuji and revise the entry by the order no. RTS/ SRI/ 72 on Dtd. 19/06/1944 and enter the name in part of



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total land of 4 vigha - Rajaji Kakuji and other land enter the name of Mathurdas Fulchand and entered in the revenue record by Mutation Entry No. **580** on Dtd.24/07/1944 and same was certified by revenue authority.

Thereafter, Mathurdas Fulchand transfer part of total land of original Block / Survey No. 238 to Baraiya Rajaji Kakuji by executing registered Sale Deed on Dtd. 27/06/1945. Thereby, name of Baraiya Rajaji Kakuji is entered in the revenue record by Mutation Entry No. **595** on 10/07/1945 and same was certified by revenue authority.

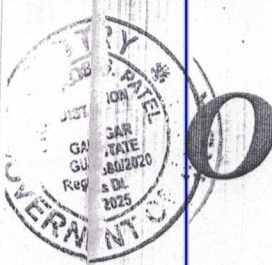
Thereafter, The said land was enter as Tukada and same entered in the revenue record by Mutation Entry No. **728** on Dtd.30/06/1951 and same was certified by revenue authority as per Tukada.

Thereafter, the total land part of owned namely - Rajaji Kakuji was mortgage his owned land in Society and entered in the revenue record by Mutation Entry No. **749** on Dtd.29/10/1952 and same was certified by revenue authority.

Thereafter, the total land part of owned namely - Rajaji Kakuji was mortgage his owned land in Gujarat State Co. Op. Bank, Gandhinagar and entered in the revenue record by Mutation Entry No. **1232** on Dtd.21/10/1967 and same was certified by revenue authority on Dtd.09/02/1968.

Thereafter, The said land was cancelled as Tukada, because the said land use for agriculture purpose and same entered in the

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revenue record by Mutation Entry No. 1869 on Dtd.17/12/1990 and same was certified by revenue authority on Dtd.22/02/1991.

Thereafter, Rajaji Kakuji was died on 18/01/1981 and Surajben Rajaji was died on 10/09/1994 and therefore by Mutation Entry No. 3431, Dtd.05/08/2010, and their daughter namely - Laxmiben Rajaji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority.

Thereafter, Laxmiben Rajaji wife of Chanduji was died on 22/03/2013 and therefore by Mutation Entry No. 4621, Dtd.25/03/2015, and his daughter namely - Gangaben Chanduji Rataji wife of Sursangji Motiji were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on Dtd.20/07/2015.

Thereafter, the loan amount of Gujarat State Co. Op. Bank, Gandhinagar was paid up by Laxmiben Rajaji - others and release the said her owned all rights and produce the no due certificate in revenue record then deleted the burden entry entered in the revenue record by Mutation Entry No. 5137 on Dtd.09/10/2017 and certified by revenue authority on Dtd.02/01/2018.

Thereafter, Gangaben Chanduji Rataji transfer the said her owned land of Survey No. 238/2 admeasuring area 2327 Sq.mtr. to Bharatbhai Ranchhodbhai Patel by executing registered Sale Deed No. 6620 on Dtd.03/04/2018. Thereby, name of Bharatbhai Ranchhodbhai Patel are entered in the revenue record by Mutation Entry No. 5244 on 03/04/2018 and same was certified by revenue authority on Dtd.14/05/2018.

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Thereafter, The said land granted N.A. permission for residential purpose from Collector and District Magistrate, Gandhinagar vide order No. CB/ Jamin/ N.A./ S.R. - 143/ 18/ Vashi. 37349 to 379363 / 2018, Dtd.16/10/2018 and the order entry entered in the revenue record by Mutation Entry No. **5405** on Dtd.13/11/2018 and certified by revenue authority on Dtd.27/12/2018.

Thereafter, The said admeasuring area 400 Sq.mtr. part of total admeasuring area 2327 Sq.mtr. land granted for the N.A. permission from Collector and District Magistrate, Gandhinagar vide order No. 1231/ 06/ 03/ 071/ 2019, Dtd.12/09/2019 as per demanded application of applicant Mr.Bharatbhai Ranchhodbhai Patel as per Section 65(A) of Gujarat Land Revenue Rules, 1879 and the order entry entered in the revenue record by Mutation Entry No. **5650** on Dtd.12/09/2019 and certified by revenue authority on Dtd.11/11/2019.

Thereafter, Bharatbhai Ranchhodbhai Patel transfer total land admeasuring area 9409 Sq.mtr. of Survey No. 238/1 and total land admeasuring area 2327 Sq.mtr. of Survey No. 238/2 to Shaileshbhai Bholabhai Patel (HUF) partner of Sai Buildcon by executing registered Sale Deed No.8167 on Dtd.05/06/2020. Thereby, name of Baraiya Rajaji Kakuji is entered in the revenue record by Mutation Entry No. **5837** on 05/06/2020.

Likewise, in presently Shaileshbhai Bholabhai Patel (HUF) partner of Sai Buildcon is is legal owner and possessor of the said property of non agricultural lands admeasuring total final plot area

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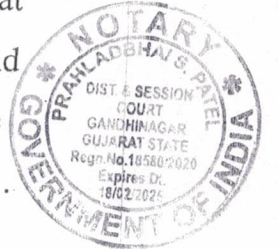
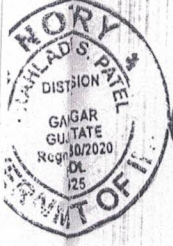
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of 7042 Sq.mtr. in part of 6242 Sq.mtr. residential purpose and part of 800 Sq.mtr. commercial purpose, the Final Plot No. 160 in allotted T.P. Scheme No. 241 (Chiloda-Naroda) bearing Survey / Block No. 238/1 admeasuring area 9409 Sq.mtr. and Survey / Block No. 238/2 admeasuring area 2327 Sq.mtr. situated and located at Village : **Chiloda (Naroda)** in the Registration of Sub District and District Gandhinagar.

I have taken search at Sub Registrar Office, Gandhinagar for years 1989 to 2020 of available sub-registry record as well as available revenue record. I have verified relevant papers and documents produced before me by the my client. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of property of the Non Agriculture Land admeasuring total final plot area of 7042 Sq.mtr. in part of 6242 Sq.mtr. residential purpose and part of 800 Sq.mtr. commercial purpose, the Final Plot No. 160 in allotted T.P. Scheme No. 241 (Chiloda-Naroda) bearing Survey / Block No. 238/1 admeasuring area 9409 Sq.mtr. and Survey / Block No. 238/2 admeasuring area 2327 Sq.mtr. situated and located at Village : **Chiloda (Naroda)** in the Registration of Sub District and District Gandhinagar.

Looking to the transactions which took place, search available sub-registry record as well as available revenue record and verification of papers and documents, I am of the option that the titles of the said property under reference and clear and marketable without beyond any reasonable doubts and I certify the

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rights and titles as clear and marketable as per the presently
produce ownership documents and instruction by my clients.

-:: SCHEDULE ::-

All that piece and parcel of the property of the Non Agriculture
Land admeasuring total final plot area of **7042 Sq.mtr.** in part of
6242 Sq.mtr. residential purpose and part of **800 Sq.mtr.**
commercial purpose, the Final Plot No. **160** in allotted T.P.
Scheme No. **241 (Chiloda-Naroda)** bearing Survey / Block No.
238/1 admeasuring area **9409 Sq.mtr.** and Survey / Block No.
238/2 admeasuring area **2327 Sq.mtr.** situated and located at
Village : **Chiloda (Naroda)** in the Registration of Sub District and
District Gandhinagar or thereabouts and bounded as follows that is
to say ::

Bounded of Survey/ Block No. 238/1 as follows ::

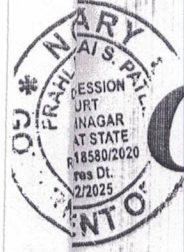
North : Final Plot No.250
South : 24 Meter Road
East : Final Plot No. 161/1 and 161/2
West : Final Plot No. 152/2

Bounded of Survey/ Block No. 238/2 as follows ::

North : Final Plot No.250
South : 24 Meter Road
East : Final Plot No. 161/1 and 161/2
West : Final Plot No. 152/2

Date :: 04/07/2020.
Gandhinagar.

Prahlad
(Prahlad S. Patel)
Advocate



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Date:: 04 /07/2020

-:: CERTIFICATE ::-

I hereby certify that title of the property of the Non Agriculture Land admeasuring total final plot area of 7042 Sq.mtr. in part of 6242 Sq.mtr. residential purpose and part of 800 Sq.mtr. commercial purpose, the Final Plot No. 160 in allotted T.P. Scheme No. 241 (Chiloda-Naroda) bearing Survey / Block No. 238/1 admeasuring area 9409 Sq.mtr. and Survey / Block No. 238/2 admeasuring area 2327 Sq.mtr. situated and located at Village : **Chiloda (Naroda)** in the Registration of Sub District and District Gandhinagar.

In view of what is stated hereinabove. I hereby certify that titles to the said property in question which is more particularly described in the schedule hereinabove written are clear and marketable and free from all encumbrances.

Date ::04/07/2020.
Gandhinagar.

Prahlad S. Patel
(Prahlad S. Patel)
Advocate



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