

SUHAGIYA & CO. (Advocate)

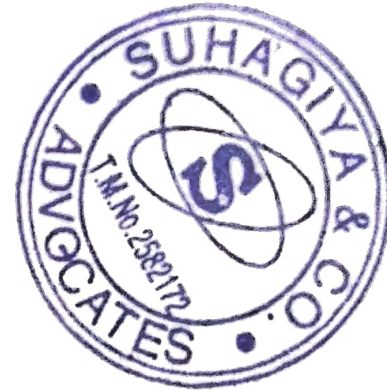
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Ref No

Date



Ref: Ta/457

Date: 18/01/2021

TITLE REPORT WITH CERTIFICATE

Ref : Non-Agricultural land for the residential Purpose on site known as “**BRIJ VILLA-1**” admeasuring about 1-01-18 Sq.Mtrs. Survey No.916/a (Old Block No.35) Situate lying and being at Mouje Village Por, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar belonging to “**1) PATEL KAMLABEN JASHUBHAI 2) PATEL KIRTIBHAI JASHUBHAI 3) PATEL BIPINCHANDRA JASHUBHAI 4) PATEL VIBHABEN JASHUBHAI 5) MUKESHKUMAR KARSANBHAI PATEL (50% share) 6) SAVITABEN VINODBHAI PATEL (25% share) 7) PATEL VIKAS BHAGVANBHAI (25% share)**”, R/o. Gandhinagar.



As per instructions, I have inspected and investigated the titles to the above-referred immovable property by taking search with available revenue records and available records of the Sub Registrar Office, Gandhinagar dated 13/01/2021 by Receipt No.2021048002637 having for last 30 years.

I have given public Notice in "GANDHINAGAR METRO" news paper & "GUJARAT SAMACHAR" news paper dated 26/07/2018 inviting any rights claims or interest if any in the said land I have not received any claim or objection and have gone through relevant documents my inspection, investigation and search revealed as under: -

Block/Survey No.916/A

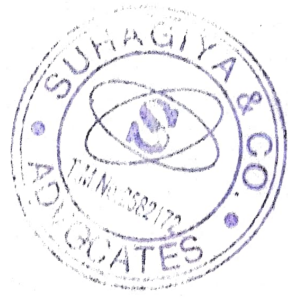
Old survey No.35

Mouje: Por

Taluka: Gandhinagar

District: Gandhinagar

No.	Date	Subject	
1) 2800	30/06/61	In the said land 1-aekar, 2-gutha (7260 sq.yard) in evey sq.yard 0-0-1 pai according condition pay to vi-dhara construction permission by Mamlatdar officer order No.L.N.D.N.A 136-59-60 on date 1/5/1960. 1320 sq yard (construction land) 2680 sq yard (open land) 950 sq yard (road) 2310 sq yard (left behind)	(Survey No 35/3+4)
2) 2857	21/09/62	As Chaturbhai Bakorbhai did not pay	(Survey



		the arrears, the land was auctioned on dt.5/6/62 and on one demanded rs.1 in the disputants noted that the order no.prant officer viramgam tgavi (5)2758 on dt.16/6/62 was approved and the land was cleared.	No.35/3+4)
3) 2963	16/06/64	Hon.setalment settlement commissioner & director of land record ahemdabad con/ dt.7/10/63 according to the order gujrat Government Patr no. 1 to 196 on dt.25/1/62 according to the order the new record has been written in the village depending on the basis.	Certified (Survey No.35)
4) 4225	26/12/69	Said Chaturbhai Bakorbhai was taken loan from Rs.5,000/- sahkari mandli to that effect was made in the said mutation entry.	Certified (Survey No.35)
5) 4944/1	08/03/85	In above Chaturbhai bakrobhai obtained Tagavi loan from said land and not to pay compleltely afterthen said land is khalsa but Incomplete payment repaid by said land return to the avibhajay condition according to the order.	Certified (Survey No.35)
6) 4944/2	08/03/85	In above said land Kashiben Chaturbhai, Kamlaben Chaturbhai, Dahyiben Chaturbhai & others name running but they are hepply remove name to this records So, his/her name removed from the said land.	Certified (Survey No.35)
7) 5371	06/05/93	In this entry effect of loan of the the	Certified



		por seva Sahkari Mandali Ltd. removed from the Said land.	(Survey No.35)
8) 5378	24/7/93	Said Ambalal chaturbhai was taken loan from Rs.92,000/- Gujarat state co.op. Agree and rural bank to that effect was made in the said mutation entry.	Certified (Survey No.35)
9) 5567	01/09/96	In this entry effect of loan of the the Gujarat state co.op. Agree and rural bank. removed from the Said land.	Certified (Survey No.35)
10) 6089	28/03/04	Said Ambalal Chaturbhai bakorbhai was dead on Dt.06-04-03 after his death the name of legal heirs 1) Ashokbhai Ambalal patel 2) Dhirajbhai Ambalal patel 3) Arunbhai Ambalal patel Entered in to revenue records.	Certified (Survey No.35)
11) 6603	02/03/07	In above said land Kashiben Chaturbhai, Kamlaben Chaturbhai, Dahyiben Chaturbhai & others name running but they are hepply remove name to this records So, his/her name removed from the said land.	Certified (Survey No.35)
12) 7179	05/08/10	This entry is by mistake instead of mouje adalaj to mouje por so final decision.	
13) 7425	20/04/11	Said Arunbhai Ambalal Patel was taken loan from Rs.1,70,000/- the por vikas seva sahkari mandli to that effect was made in the said mutation entry.	Certified (Survey No.35)
14) 7856	20/06/13	Hon. Gandhinagar order No.Po/ Block	Certified



		Divided/vashi/1375/2013 on dt.3/7/13 As per this Noted on the basis of a copy of the order allowing the block to be divided. <u>Sr. No. 35</u> <u>Sq.Mtrs 0-65-71</u> <u>Occupier name</u> Jashubhai Chaturbhai <u>Sq.Mtrs 0-58-00</u> <u>Occupier name</u> Ashokbhai Ambalal <u>Sq.Mtrs 0-38-17</u> <u>Occupier name</u> Arunbhai Ambalal	(Survey No.35)
15) 8163	08/01/16	In this entry effect of loan of the the por seva Sahkari Mandali Ltd. removed from the Said land according to the application on dt.7/1/16.	Certified (Survey No.35)
16) 8325	14/09/17	The Provincial Records Officer, Shri R.V Vyas, has been prepared for the re-survey. Public notice has been issued from Province Officer's Office, Gandhinagar on order number land / promulgation / por / dt.17 / 10/2016. And in day-1, it is instructed to submit written objection petitions. A new record has been prepared and associated with the amendments made under the objection requests submitted during the period of public notice. One hundred percent correctness of the new record	Certified (Survey No.35)





		prepared by the re-survey has been made by Mamlatdar Shri Gandhinagar. Subsequently, the newly prepared Re-survey related record has been promulgated by order of PO No. Re / Survey / Promulgation / Por / dt. General Chat Lounge According to the old-new survey number. Area. Shape. Details of the occupier are separately included in the letter. In addition to this, a notice of promotion of survey page 1 to survey number 9019 of total 942 page Moje Por village was issued	
17) 8362	09/01/18	Said Sr no.916 Jashubhai chaturbhai name running this land in 1) patel kamlaben jashubhai 2) patel kirtibhai jashubhai 3) patel bipinchandra jashubhai 4) patel vibhaben jashubhai name entered do appeal with pedhinamu-panchnamu present do as a partner name entered in revenue record.	Certified (Survey No.916)
18) 8470	20/08/18	Hon.D.L.I.R. Gandhinagar order no.durasti part no.2 K.J.P.S.R./ ga/52/2018-19 on dt.9/8/18 according said land divided. As is currently the case:- Sr no.916 Sq.mtrs:- 1-61-88 Aakar 39.20 As is after divided:-	Certified (Survey No.916)





		<u>Sr no.916/a</u> Sq mtrs -1-01-18 P.k:-0-01-01 Aakar 24.25 <u>Sr no.916/b</u> Sq.mtrs:-0-60-70 Aakar 0	
19) 8594	11/03/19	Said Survey No.916/a(old sr no.35) 10118 Square Meters land residential purpose use permission is granted by condition order No CB/GANOT/ VASHI.1123 to 1131/2019 on Date 02/03/19 By Hon. Collector Shri Gandhinagar.	Certified (Survey No.916/a)
20) 8734	25/07/19	Said Jashubhai chaturbhai was died on Dt.09/07/2019 after her death so, her name removed from the said land.	Certified (Survey No.916/a)
21) 8854	02/01/20	Said sr no 916/a, 10118 Sq.Mtrs. land for residential purpose approved by Hon. Collector Shri Gandhinagar in order no.54/06/03/044/2020 on Dt.02/01/2020 use Non-Agricultural land according the conditions do this note	Certified (Survey No.916/a)
22) 8879	13/02/20	Said 1) Ashokbhai Ambalal 2) Dhirajbhai Ambalal 3) Arunbhai Ambalal was sold and transferred the said sr no.916/a (old block no.35) total 1-01-18 sq.mtrs Paiki 4756 sq.mtrs residential purpose Non- Agricultural land on date 05/02/2020	Certified (Survey No.916/a)



		by registered sale deed NO.3080 to 1) Mukeshkumar karsanbhai patel (50% share) 2) Savitaben vinodbhai patel (25% share) 3) patel vikas bhagvanbhai (25% share) (Confarming party 1) Patel bipinchandra jashubhai as a self & no. 2, 3 power of attorney holder 2) Patel kamlaben jashubhai 3) patel vibhaben jashubhai 4) Patel kirtibhai jashubhai) became the owner and occupier of said land of Survey No.916/a. Name of said purchaser was entered in revenue record.	
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1) After that, the said land obtained development permission and approval from **GUDA** Commencement No.1115LD20210017 on date 17/12/2020 they have given Scheme Name as "**BRIJ VILLA-1**".

I have referred the following documents.

- Copy of Village form No.7 and 12 and 8A
- Copy of Village from No.6 record of rights entries.
- Copy of N.A. Order.
- Copy of approved lay out plan approved by GUDA.
- Copy of permission letter issued by GUDA.
- Affidavit of land owner.

1. I have taken search of available sub-registry record as well as available revenue record. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.



2. Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts
3. This Certificate gives this Certificate's particulars exactness or truly give a not security & this certificate gives above other information relating to loss any right suit/claim for not a responsible

THIS IS TO CERTIFY THAT, I have investigated the Titles of said above referred Non-Agricultural land for the Residential Purpose land admeasuring about 1-01-18 Sq Mtrs. Survey No.916/a (Old Block No.35) situate lying and being at Mouje Por, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar from that & from the affidavit filed before me, I have found the same to be clear marketable and free from reasonable doubts and without encumbrances, subject to

1. Usual Declaration being made at the time of transfer/mortgage

Note:-

1. I have taken search of the office of concerned Sub-Registrar Gandhinagar. However I have found that, the entries are not up-to-date maintain. So I rely on documents submitted to me and the land revenue records i.e. Village Form No.7/12 and mutation entries i.e. Village Form No.6 recorded periodically under the provision of the Bombay land revenue act-1879. These entries covering transfer, inheritance, and other diverse, interest created on the land



10

2. We are informed that at Presents no litigation/suits are filed/
Pending before any Judicial/Qusai Judicial authorities.

THE SCHEDULE ABOVE REFEREED TO

The Non-Agricultural land for the residential Purpose on site known as "BRIJ VILLA-1" admeasuring about 1-01-18 Sq.Mtrs. Survey No 916/a (Old Block No.35) Situate lying and being at Mouje Village Por, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar and bounded as under.

East : Survey No.916/a Paiki land
West : Survey No.917
North : Survey No.912
South : Survey No.924

Dated this 18th day of the January 2021.

