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B.Com. LL.B., Advocate

Office : Basement of Niramay Bunglow, B/h. Gujarat State Co.op Bank,
Nr. Parimal Under Bridge, Suvidha Char Rasta, Paldi, Ahmedabad.

Dt. 24/07/2015

TITLE CLEARANCE CERTIFICATE & REPORT

To,

Vrundavan Buildcon, a Partnership Firm

Ahmedabad.

Ref :- Investigation of title to Non Agricultural Land
bearing Final Plot No. 69 adm. about 4538 sq.
mtr of Town Planning Scheme No. 19, Block
No. 82 adm. about 6981 sq. mtrs (old Survey
No. 46/2) situate lying and being at Mouje
Raisan Sim of Taluka – Gandhinagar in the
Registration District of Gandhinagar and Sub
District of Gandhinagar.

Pursuant to your instructions to investigate the title to the immovable property more particularly described in the Schedule hereunder written. I have caused necessary searches to be taken of Sub-Registry records (Index-II) available since last fourteen years and have also perused the photocopy of papers/documents produced before me more particularly described in the Second Schedule hereunder written. On the basis of the said searches and on the basis of Encumbrance Statement issued by Sub-Registrar of Sub-Registrar of Gandhinagar dated 23/07/2015 and on the basis of the papers/documents/information produced/furnished to me, I have to state as under :-



1. Originally the said land bearing Block No. 82 adm. about 6981 sq. mtrs was belonged to and registered in the name of Kachrabhai Maganbhai, Prior to 1975.
2. Thereafter said Kachrabhai Maganbhai died intestate on 12/10/1979 leaving behind his heirs namely Bhogilal Kachrabhai, Ashokbhai Kachrabhai, Bharatkumar Kachrabhai, Unmiyaben Kachrabhai and Dahiben Kachrabhai and their names were entered in the revenue records by Mutation Entry No. 1394 dated 5/12/1979.
3. Thereafter partition took place between the family members and pursuant to the same, the said land came in the share of Bhogilal Kachrabhai, Ashokbhai Kachrabhai, Bharatkumar Kachrabhai, Unmiyaben Kachrabhai and Dahiben Kachrabhai and entry to that effect was entered in the revenue records by Mutation Entry No. 1473 dated 3/4/1983.
4. Thereafter the land owners obtained loan from The Potato Grosser Co. Op. Housing Society Ltd. and the charge was noted in revenue records by mutation entry no. 1682 dated 7/5/1993. Said loan was repald and the charge was deleted from revenue records by mutation entry no. 1917 dated 10/9/1978.
5. Thereafter the Prant Officer converted the said retracted land in Juni Sharat by his order bearing no. NIO/JAMIN/PRA.S.P./S.R.58/98 VASHI 1143-1146 and entry to that effect was entered in the revenue records by Mutation Entry No. 1890 dated 2/1/1998.



6. Thereafter said Bhogilal Kachrabhai, Ashokbhai Kachrabhai, Bharatkumar Kachrabhai, Unmiyaben Kachrabhai and Dahiben Kachrabhai sold and conveyed the said land to Bhikhabhai Girdharlal Patel, Popatlal Girdharlal Patel, Amrutlal Girdharlal Patel, Baldevbhai Atmaram Patel by a Sale Deed duly registered in the Office of Sub-Registrar of Gandhinagar under Sr. No. 4000 dated 22/9/1998. The entry to that effect was entered in the revenue records by Mutation Entry No. 2071 dated 17/3/2003.
7. Thereafter said Bhikhabhai Girdharlal Patel died intestate on 30/8/2004 leaving behind his heirs namely Gomtiben wd/o Bhikhabhai Girdharlal Patel, Dineshbhai Bhikhabhai Patel, Arunbhai Bhikhabhai Patel and Dakshaben Bhikhabhai Patel and their names were entered in the revenue records by Mutation Entry No. 2359 dated 9/2/2007.
8. Thereafter said Dakshaben Bhikhabhai Patel released her rights, title and interest in the said land and hence, her name was deleted from revenue records by mutation entry no. 2363 dated 17/2/2007.
9. Thereafter the Collector of Gandhinagar converted the said retracted land in Juni Sharat by his order bearing no. CB/GANOT/VASHI/4182 TO 4189/2011 and entry to that effect was entered in the revenue records by Mutation Entry No. 2915 & 2918 dated 7/5/2011 .
10. Thereafter said Popatlal Girdharlal Patel, Amrutlal Girdharlal Patel, Baldevbhai Atmaram Patel, Gomtiben wd/o Bhikhabhai Patel, Dineshbhai Bhikhabhai Patel and Arunbhai Bhikhabhai Patel sold and conveyed the said



land bearing Block No. 82 adm. about 6981 sq. mtrs to (1) Jayantibhai Jerambhai Korat (share of 8%), (2) Hiteshbhai Kishorbhai Korat (share of 8%), (3) Rameshbhai Govindbhai Patel (share of 10%), (4) Kanjibhai Popatbhai Vasani (share of 10%), (5) Pareshbhai Nagjibhai Gajera (share of 10%), (6) Jayebhai Laljibhai Patel (share of 10%), (7) Champaben Nanjibhai Savaliya & wife of Mansukhbhai Bhagwanbhai Satani (share of 5%), (8) Dharmendrabhai Dhirajbhai Rajpara (share of 12%), (9) Vinubhai alias Vinodrai Vallabhbbhai Zalavadia (share of 3%), (10) Chirag Bhikhabhai Patel (share of 5%), (11) Sureshkumar Chhaganbhai Dholariya (share of 4%), (12) Gopalbhai Naranbhai Zanzrukiya (share of 5%), (13) Vinubhai Popatbhai Gajera (share of 5%) & (14) Jashubhai Arjanbhai Vaghasiya (share of 5%) by a Sale Deed duly registered in the Office of Sub-Registrar of Gandhinagar under Sr. No. 12137 dated 13/10/2011. The entry to that effect was entered in the revenue records by Mutation Entry No. 2983 dated 13/10/2011.

11. That the District Collector of Gandhinagar extended the above referred limit of juni sharat by order bearing no. CB/GANOT/VASHI.2956 to 2962/2014 dated 3/5/2014. The entry to that effect was entered in the revenue records by Mutation Entry No. 3233 & 3236 dated 5/5/2014.
12. Thereafter District Collector of Gandhinagar granted Non Agricultural Use Permission to the said land bearing Block No. 82 paiki adm. about 4538 sq. mtr (Final Plot No. 69) by Order No. CB/JAMIN/Binkheti/SR-17/14/Vashi 14211 to 14224/2014 dated 3/7/2014. The entry to that effect was entered in the revenue records by Mutation Entry No. 3268 dated 18/7/2014.



13. Thereafter (1) Jayantibhai Jerambhai Korat, (2) Hiteshbhai Kishorbhai Korat, (3) Rameshbhai Govindbhai Patel, (4) Kanjibhai Popatbhai Vasani, (5) Pareshbhai Nagjibhai Gajera, (6) Jayebhai Laljibhai Patel, (7) Champaben Nanjibhai Savaliya & wife of Mansukhbhai Bhagwanbhai Satani, (8) Dharmendrabhai Dhirajbhai Rajpara, (9) Vinubhai alias Vinodrai Vallabhbhai Zalavadia, (10) Chirag Bhikhabhai Patel, (11) Sureshkumar Chhaganbhai Dholariya, (12) Gopalbhai Naranbhai Zanzrukiya, (13) Vinubhai Popatbhai Gajera & (14) Jashubhai Arjanbhai Vaghasiya formed a Partnership Firm in the name & style of "Vrundavan Buildcon" and a Deed of Partnership was registered in the Office of Sub-Registrar of Gandhinagar under Sr. No. 10652 dated 31/7/2014 and thereby the land owners have brought their undivided share in the land bearing Final Plot No. 69 adm. about 4538 sq. mtr of Town Planning Scheme No. 19, Block No. 82 adm. about 6981 sq. mtrs (old Survey No. 46/2) as capital in the said firm. The entry to that effect was entered in the revenue records by Mutation Entry No. 3286 dated 6/8/2014.
14. Thereafter Gandhinagar Urban Development Permission sanctioned plans and specifications for construction of residential units on the said land by Order No. PRM/RAISAN/98/03/2012/8783/2014 dated 19/12/2014.
15. Thereafter said Vrundavan Buildcon, a Partnership Firm organized scheme known as "Vrundavan Homes" on the said land bearing Final Plot No. 69 adm. about 4538 sq. mtr of Town Planning Scheme No. 19, Block No. 82.



16. It is pertinent to note that the some of the flats along with undivided share in the land have agreed to be sold/sold to concern owner. But neither the information is furnished before me nor provided by concern registrar office regarding how many/much flats land undivided are sold/agreed to be sold and hence, I could not mention in my report and hence, it is advisable to obtain details regarding how much/many share/flats are to be sold. This report is issued only for unsold land.
17. As informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title.
18. This Search Report on Title is based on the search taken with available revenue records, manually and computerized records of Sub-Registrar of Gandhinagar and the photo copy of papers/documents/information produced/furnished before me only. It is pertinent to note that as per the new method of search, physical search of Register of Index-II are not permitted but the sub-registrar office itself makes the search and issued encumbrance certificate and I have to depend on such computerized search report the computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous. And according to the report of the computerized search, I have issued this search report. Please verify the original documents and come to any conclusion. It is pertinent to note that Offices of Sub-Registrar has/have given the information regarding



the land only not any type of construction i.e. Units/Sellers and hence, this report is also shown the details of land only not any type of construction.

19. This report is relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.

In view of the forgoing and in view of the photo copy of documents produced before me and revenue records and on the basis of the Encumbrance Statement issued by Sub-Registrar of Gandhinagar dated 23/7/2015, I am of the opinion that the title of Vrundavan Buildcon, a Partnership Firm to the non agriculture land more particularly described in the Schedule-I hereunder written clear, marketable and free from any encumbrances and reasonable doubts in question subject to verify the original documents.

THE SCHEDULE-I ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Non Agricultural Land bearing Final Plot No. 69 adm. about 4538 sq. mtr of Town Planning Scheme No. 19, Block No. 82 adm. about 6981 sq. mtrs (old Survey No. 46/2) situate lying and being at Mouje Raisan Sim of Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar.



THE SCHEDULE-II ABOVE REFERRED TO

1. Photo Copy of Deed of Partnership, RR & Index-II bearing Reg. No. 10652 dated 31/7/2014 in favour of Vrundavan Buildcon, a Partnership Firm.
2. Photo Copy of Sale Deed & R.R bearing Reg. No. 12177 dated 13/10/2011.
3. Photo Copy of N.A. Permission dated 3/7/2014.
4. Photo Copy of Development Permission of GUDA dated 19/12/2014.
5. Photo Copy of Approved Plan.
6. Photo Copy of Village Form No. 7/12 dated 23/7/2015.
7. Photo Copy of Village Form No. 6.
8. Original Search Receipts dated 23/07/2015.
9. Original Encumbrance Statement of Sub-Registrar of Gandhinagar dated 23/07/2015.

Ahmedabad dated this 24th day of July, 2015.



A handwritten signature of Nayan C. Kansara in black ink.

Nayan C. Kansara

(Advocate)