

SHAILESH K. PATEL

GUJARAT HIGH COURT
ADVOCATE

Res.80/957, Shrinath Apartment, B/h. Vyaswadi, Nava Vadaj, Ahmedabad-380013

Mob. 98799 72265

TITLE CLEARANCE CERTIFICATE

WITH SEARCH REPORT

Ref. : Non Agricultural land bearing Block No.381 Paiki admeasuring 5512 sq.mtrs. of Khata No.408 which is now given Final Plot No.118/2 Paiki admeasuring 3583 forming part of Draft Town Planning Scheme No.4 (Kudasan-Dholakuva) (Old Survey No.247 admeasuring Acre 2.20) situate lying and being at moje Kudasan Taluka Gandhinagar in the registration District of Gandhinagar and Sub District of Gandhinagar and belonging to M/s. Krishna Infra. A Partnership firm and on behalf of its partners (1) Pankajkumar Natvarlal Patel (2) Chiragkumar Mahendrabhai Patel.

As per instructions provided to me and all copy of papers / documents submitted to me, by persuming all such papers / documents for investigation of non agricultural land (more particularly described in the Schedule hereunder) and by doing necessary search from Sub Registrar Office, Gandhinagar vide application No.7796 dated 13/3/2017 for the year 2004 to 2018 and on the basis of the same I issue this report on title as under:-

1. That the land bearing old Survey No.247 admeasuring Acre 2-20 Gs i.e. approximately 10,118 sq.mtrs was belonging to Gandaji Khodabhai Sankalchand since prior to the year 1960.
2. that Khodabhai Sankalchand died in or around the year 1957. Hence the names of his heirs (1) Baldevbhai Khodabhai (2) Maniben Khodabhai and (3) Haribhai Khodabhai (Minor) through his natural guardian Maniben KHodabhai were entered in the revenue records of the said land bearing older Survey no.247. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.942 dated 21.04.1962.

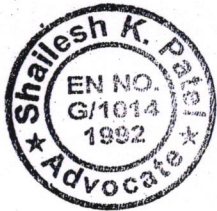


3. That part of land admeasuring Acre 0-17 Gs out of the total land admeasuring Acre 2-20 Gs was acquired for the Koba-Kudasan Patnagar road. By and under case No.3/511, the said part of the Land admesasuring Acre 0-17 Gs was transferred and re-entered tender the name of Executive Engineer Capital Yojana Vibhag-2 in the revenue records of the said land of old survey No.247. Mutation Entry to the said effect was made in the revenue records of the said land vide Etnry No.1043 dated 25.02.1967.

4. That since the part of the land admeasuring Acre 0-17 Gs out of the Total land of Survey No.247, was acquired for the Koba-Kudasan Road, Durasti Patrak No.12/11 was issued in this respect and as per the order bearing No.K.J.P.S.R.No.152 dated 21.02.1971 of District Inspector of Land Records (DILR), Ahmedabad and as per the order dated 19.03.1991 of Mamlatdar, Durasti was carried out with respect to the said land along with other lands of the Village Kudasan. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.1283 dated 12.03.1972. The details of the Durasti is as under:

Survey No.	Area reduced in Durasti (in Acre-Gs)	Area remaining (in Acre-Gs) (After Durasti)
247	0-17	2-03

5. That vide resoltuion passed by Settlement Commissioner bearing No.LR-7 dated 12.08.1970 which was approved by the Government on 29.09.1970 and as per order bearing No.KJP SR-4/77-78 dated 15.10.1977 of District Inspector If Lands Records, Ahmedabad passed under The Prevention of Fragmentation And Consolidation of Holdings Act, 1947 the Amalgamation Scheme became applicable to the land of village Kudasan and land of Survey No.247 was given Block No.381 and its area was fixed at 8324 sq.mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.1521 dated 15.06.1979.



6. That charge of Kudasan Seva Sahakari Mandali was created by Haribhai Khodabhai with respect to the land bearing Block No.381. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.1746 dated 26.04.1985.
7. That charge of Kudasan Seva Sahakari Mandali was created by Baldevbhai Khodabhai with respect to the land bearing Block No.381. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.1983 dated 23.06.1989.
8. That the said land bearing Block No.381 paiki admeasuring about 812 sq.mtrs was acquired for Raisan-Gandhinagar Highway from land bearing Block No.381 totally admeasuring 8,324 sq.mtrs and pursuant to that Durasti Patrak No.16 in this respect was issued. Mutation Entry to the said effect was made in the revenue records vide Entry No.1999 dated 01.08.1989. The details of the abovestated Durasti is as under:

Block No.	Total Area	Area Acquired	Area remaining
	(In Sq.mtrs)	(In Sq.mtrs)	(In Sq.mtrs)
381	8,324	812	7512
9. That the revenue records of the Land bearing Block No.381 shows only Baldevbhai Khodabhai as occupier of the said land. Hence Baldevbhai Khodabhai got entered the name of his younger brother Haridas Khodabhai Patel in revenue records of the said land. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.2005 dated 07.11.1989.
10. That family partition took place internally between Baldevbhai Khodabhai and haribhai Khodabhai with respect to the said land and other lands and pursuant to such partition land bearing Block No.381 admeasuring 7,512 sq.mtrs came to the share of Haribhai Khodabhai. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.2006 dated 07.11.1989.
11. That Mutation Entry No.2497 in respect to the land bearing Block



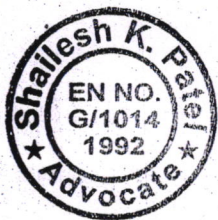
No.380 and does not pertain to the said land. Hence not dealt with herein..

12. That said (1) Haribhai Khodidas Patel for self and as a Karta and manager of his HUF (2) Kantaben W/o Haribhai Khodidas (3) Pareshbhai Haribhai Patel (4) Meenaben W/o Pareshbhai Khodidas (5) Nareshbhai Haribhai Patel sold and conveyed the land bearing Block No.381 admeasuring 7,512 sq.mtrs to (1) Satyam Manharlal (2) Rushabhbbhai Gayaprasad (3) Shashank Manharlal and (4) Pravinbhai Jitendrakumar vide a sale deed dated 18.10.1994 registered before the Sub Registrar, Gandhinagar at Serial No.3985 on 18.10.1994. In the said sale deed (1) Baldevbhai Khodabhai Patel for self and as a Karta and Manager of his HUF (2) Lalitaben W/o Baldevbhai Khodabhai (3) Bharatbhai Khodabhai Patel (4) Ramilaben W/o Bharatbhai Khodabhai Patel (5) Hasmukhbhai Khodabhai Patel (6) Chandrikaben W/o Hasmukhbhai Khodabhai (7) Pankajbhai Khodabhai Patel (8) Hasnaben Pankajbhai Khodabhai (9) Rameshbhai Khodabhai Patel and (10) Maniben D/o KHodabhai Sankalchand were joined as confirming party and confirmed the abovestated sale transaction. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.2498 dated 26.09.1985.
13. That the Non Agricultural Use permission for construction of Petrol Pump was granted in respect of the land bearing Block No.381 paiki admeasuring 2,000 sq.mtrs by the District Development Officer, Gadhinagar vide his order bearing No.J.P./Jamin/N.S.A.R./Vashi/4617-26/97 dated 15.11.1997. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.2730 dated 19.12.1997.
14. That said (1) Satyam Manharlal (2) Rushabhbbhai Gayaprasad (3) Shashank Manharlal and (4) Pravinbhai Jitendrakumar sold and conveyed the land bearing Block No.381 paiki admeasuring 5,512 sq.mtrs to (1) Patel Sankalchand Ramdas (2) Patel Rajendrakumar



Ishwarbhai (3) Patel Hargovanbhai Chaturbhai and (4) Patel Managalbhai Madhavlal vide a sale deed dated 28.07.2005 registered before the Sub Registrar Gandhinagar at Serial No.5658 on 25.07.2005. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.3715 dated 12.08.2005.

15. That said (1) Patel Sankalchand Ramdas (2) Patel Rajendrakumar Ishwarbhai through his power of Attorney holder Amit Sankalchand Patel (3) Patel Hargovanbhai Chaturbhai and (4) Patel Managalbhai Madhavlal Sold and conveyed the land bearing Block No.381 paiki admeasuring 5,512 sq.mtrs to Vishwabandhu Dahyabhai Patel vide a sale deed dated 20.06.2006 registered before the Sub Registrar Gandhinagar at Serial No.5231 on 27.06.2006. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.3929 dated 07.07.2006.
16. That upon repayment of the loan the charge of Kudasan Seva Sahakari Mandali stand released with respect to the land bearing Block No.381. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.4630 dated 03.11.2007.
17. That said Vishwabandhu Dahyabhai Patel sold and conveyed the land bearing Block No.381 paiki admeasuring 5,512 sq.mtrs to (1) Bhikhabhai Ramdas Patel and (2) Ratibhai Prabhudas Patel vide a sale deed dated 02.02.2008 registered before the Sub Registrar Gandhinagar at Serial No.1529 on 02.02.2008. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.4749 dated 06.02.2008.
18. That the public notice inviting objections against issuance of a clear title certificate has been published in the daily newspaper Gujarat Samachar on 28.06.2018 and the title clear certificate has been issued by Jani & Company vide Ref. No.11181/2018 dated 26.07.2018.
19. Thereafter, the said (1) Bhikhabhai Ramdas Patel and (2) Ratibhai Prabhudas Patel got the N.A. Permission for the commercial use of



the said non agricultural land bearing Survey/Block No.381 (F.P.No..118/2), 3583 sq.mtrs. area from the Hon. District Collector Gandhinagar vide their order No.CB/JAMIN/N.A./S.R./435/18/VASHI. 39802 to 39815/2018, dated 20.11.2018. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.11328 dated 17.12.2018.

20. That said (1) Bhikhabhai Ramdas Patel and (2) Ratibhai Prabhudas Patel Sold and conveyed the said land bearing Block No.381 paiki admeasuring 5512 sq.mtrs paiki 3583 sq.mtrs land to M/s. Krishna Infra, A Partnership Firm through its partner (1) Pankajkumar Natvarlal Patel & (2) Chiragkumar Mahendrabhai Patel vide a sale deed dated 11.03.2019 registered before the Sub Registrar Gandhinagar at Serial No.5743 on 11.03.2019. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No.11570 dated 16.03.2019.

SCHEDULED

"Description of the land"

All that undivided piece & parcel of freehold Non Agricultural land bearing Block No.381 Paiki admeasuring 5512 sq.mtrs. of Khata No.408 which is now given Final Plot No.118/2 Paiki admeasuring 3583 forming part of Draft Town Planning Scheme No.4 (Kudasan-Dholakuva) (Old Survey No.247 admeasuring Acre 2.20) situate lying and being at moje Kudasan Taluka Gandhinagar in the registration District of Gandhinagar and Sub District of Gandhinagar and belonging to M/s. Krishna Infra. A Partnership firm and on behalf of its partners (1) Pankajkumar Natvarlal Patel (2) Chiragkumar Mahendrabhai Patel.



AS PER MY OPINION :-

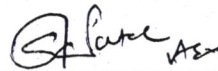
The titles of immovable property bearing Non Agricultural land bearing Block No.381 Paiki admeasuring 5512 sq.mtrs. of Khata No.408 which is now given Final Plot No.118/2 Paiki admeasuring 3583 forming part of Draft Town Planning Scheme No.4 (Kudasan-

Dholakuva) (Old Survey No.247 admeasuring Acre 2.20) situate lying and being at moje Kudasani Taluka Gandhinagar in the registration District of Gandhinagar and Sub District of Gandhinagar and belonging to M/s. Krishna Infra. A Partnership firm and on behalf of its partners (1) Pankajkumar Natvarlal Patel (2) Chiragkumar Mahendrabhai Patel is clear & marketable and available to sell and free from all types of lien, encumbrances, attachments and all reasonable doubts.



Place : Ahmedabad.

Date : 25.03.2019


Shailesh K. Patel
Gujarat Highcourt Advocate
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C-80/957, Shrinath Apartment,
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