

Ref. No. 5179

To,

"Shriji Infrastructure", a partnership

firm through its Admin. Partner,

Amit Sakalchand Patel,

5, Ramkutir Bunglow, Dafnala

Road, Shahibaug, Ahmedabad.

TITLE CERTIFICATE WITH REPORT



Reg :- Non-agricultural Land bearing Final Plot No. 48 (allotted in lieu of Block No. 230 containing by admeasurements 9030 Sq. Mtrs.) containing by admeasurements 5870 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 4 (Kudasan-Dholakuva) situate, lying and being at mouje Kudasan. Taluka Gandhinagar in the Registration District and Sub District Gandhinagar belonging to a partnership firm "Shriji Infrastructure", a partnership firm.

As per instructions I have got necessary searches made for more than last 30 years from the available Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated titles to the land in question and report on title as under:-

- 1... That, prior to the year 1953, the land bearing Survey No. 134 was owned, occupied and possessed by Lalluji Jesangji Thakor.
- 2... Thereafter, Lalluji Jesangji Thakor died intestate leaving behind him his only legal heir Dhulaji Lalluji Thakor and hence his name has been entered as an owner and occupier of the land and entry to that effect was entered in the Mutation Register by Entry No. 210.
- 3... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 230 given in lieu of the Survey No. 134 and area affixed 17124 Sq. Mtrs. to it wherein names of Dhulaji Lalluji Thakor standing as an owner and occupier of the land and entry to that effect was mutated in the Mutation Register vide Entry No. 1521, dated 15-6-1979.
- 4... Thereafter, owner and occupier of the land, Dhulaji Lalluji died intestate leaving behind him his legal heirs Babaji Dhulaji Thakor and Ramtuji Dhulaji Thakor hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register

by Entry No. 1798, dated 22-9-1986.

- 5... Thereafter, co-owner and co-occupier of the land, Ramtuji Dhulaji Thakor died intestate leaving behind him his legal heirs Kalaji Ramtuji Thakor, Balaji Ramtuji Thakor, Navghanji Ramtuji Thakor, Shakriben Ramtuji Thakor, Babiben Ramtuji Thakor, Jaliben Ramtuji Thakor and Maniben wd/o Ramtuji Dhulaji Thakor hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1978 on dated 23-6-1989.
- 6... Thereafter, owners and occupiers of land, Babaji Dhulaji Thakor, Kalaji Ramtuji Thakor, Balaji Ramtuji Thakor, Navghanji Ramtuji Thakor, Shakriben Ramtuji Thakor, Babiben Ramtuji Thakor, Jaliben Ramtuji Thakor and Maniben wd/o Ramtuji Dhulaji Thakor have sold and conveyed the agricultural land bearing Block No. 230 Paiki, Aker 02-11 Guntha to Girishbhai Jayantibhai Patel by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 20-10-1992 under Serial No. 3156 and entry to that effect mutated in Mutation Register by Entry No. 2267 dated 13-11-1992.
- 7... Thereafter, owner and occupier of land, Girishbhai Jayantibhai Patel has sold and conveyed the agricultural land bearing Block No. 230 Paiki, Aker 02-11 Guntha to Narharibhai Hiralal Amin by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 11-4-1994 under Serial No. 1218 and entry to that effect mutated in Mutation Register by Entry No. 2375 dated 29-6-1994.
- 8... Thereafter, Nitaben w/o Narharibhai Hiralal Amin was having right and share in the land and hence her name has been entered as a co-owner and co-occupier of the land with the name of Narharibhai Hiralal Amin and entry to that effect was entered in the Mutation Register by Entry No. 2539, dated 21-3-1996.
- 9... Thereafter, owners and occupiers of land, Kalaji Ramtuji Thakor, Balaji Ramtuji Thakor, Navghanji Ramtuji Thakor, Shakriben Ramtuji Thakor, Babiben Ramtuji Thakor, Jaliben Ramtuji Thakor, Maniben wd/o Ramtuji Dhulaji Thakor, Shantaben wd/o Babaji Dhulaji Thakor, Lilaben d/o Babaji Dhulaji Thakor, Kankuben d/o Babaji Dhulaji Thakor, Gangaben d/o Babaji Dhulaji Thakor and Khodaji Babaji Thakor have sold and conveyed the agricultural land bearing Block No. 230 Paiki, Aker 02-00 Guntha to Gokalbhai Bapudas, Kokilaben wd/o Manilal Gokalbhai, Rakeshbhai Manibhai, Mehulbhai Manibhai, Hetalkumar Manibhai, Babuben wd/o Gokalbhai Bapudas Patel by

sale deed registered in the office of the sub-registrar of Gandhinagar on dated 21-1-1997 and entry to that effect mutated in Mutation Register by Entry No. 2646 dated 24-1-1997.

- 10... Thereafter, owners and occupiers of land, Gokalbhai Bapudas, Kokilaben wd/o Manilal Gokalbhai, Rakeshbhai Manibhai, Mehulbhai Manibhai, Hetalkumar Manibhai, Babuben wd/o Gokalbhai Bapudas Patel by have sold and conveyed the agricultural land bearing Block No. 230 Paiki, Aker 02-00 Guntha to Shri Swaminarayan Sarvopari Siddhant Digvijay Trust sale deed registered in the office of the sub-registrar of Gandhinagar on dated 7-7-1998 and entry to that effect mutated in Mutation Register by Entry No. 2767 dated 17-7-1998.
- 11... Thereafter, the Prant Officer, Gandhinagar has given permission to Shri Swaminarayan Sarvopari Siddhant Digvijay Trust to sell the agricultural land bearing Block No. 230 Paiki, containing by admeasurements 8094 Sq. Mtrs. for educational/social/religious activities/purposes by their Order No. PO/Land/Vashi/3272-75/2001, dated 5-10-2001 and entry to that effect mutated in Mutation Register by Entry No. 3085 dated 24-10-2001.
- 12... Thereafter, the land bearing Block No. 228 Paiki, 230 Paiki and 231 Paiki have been amalgamated in Block No. 224 as per order of the DILR, Gandhinagar under Durasti Patrak No. 31 and by virtue of that, (1) durasti made for the land of Block No. 230, containing by total admeasurements 17124 Sq. Mtrs. and after durasti its area was affixed for 9030 Sq. Mtrs., owned and occupied by Narhari Hiralal Amin and Nitaben Hiralal Amin, (2) Block No. 224, Block No. 228 Paiki, Block No. 230 Paiki and Block No. 231 Paiki were amalgamated and given Block No. 224 and after durasti its area was affixed for 43668 Sq. Mtrs., owned and occupied by Shri Swaminarayan Sarvopari Siddhant Digvijay Trust through Chunilal Ambalal Thakkar and (3) after durasti area of Block No. 228 was affixed for 28615 Sq. Mtrs. owned and occupied by Babuji Manaji Thakor and others, Ghanshyambhai Hiralal Amin and Narhari Hiralal Amin and (4) after durasti area of Block No. 231 was affixed for 456 Sq. Mtrs. owned and occupied by Gordhanbhai Nanjibhai Kathiriya, Kishorbhai Bhailalbai Sheladiya and Dineshkumar Arjanbhai Patel and entry to that effect mutated in Mutation Register by Entry No. 3118 dated 9-1-2002.
- 13... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for the land bearing Block No. 230, containing by admeasurements 9030 Sq. Mtrs. for Farm House purpose by their



Order No. CB/Land/Vashi.2489 to 2855, dated 7-6-1994 and entry to that effect was mutated in the Mutation Register vide Entry No. 7509, dated 26-12-2013.

- 14... Thereafter, Varun Narharibhai Amin was having right and share in the land and hence his name has been entered as a co-owner and co-occupier of the land with the name of Narharibhai Hiralal Amin and Nitaben w/o Narharibhai Hiralal Amin and entry to that effect was entered in the Mutation Register by Entry No. 8171, dated 26-3-2015.
- 15... Thereafter, the land bearing Block No. 230, containing by admeasurements 9030 Sq. Mtrs. or thereabouts merged into Town Planning Scheme No. 4 (Kudasan-Dholakuva) and it has allotted Final Plot No. 48, containing by admeasurements 5870 Sq. Mtrs.
- 16... Thereafter, the Hon. District Collector, Gandhinagar has granted Revised Non-Agricultural Use Permission for the land bearing Final Plot No. 48, containing by admeasurements 5870 Sq. Mtrs. for residential & commercial purpose from Farm House purpose by their Order No. CB/Land/N.A./S.R. 118/Revise/Vashi.27632 to 27645/2018, dated 1-8-2018 and entry to that effect was mutated in the Mutation Register vide Entry No. 11084, dated 24-8-2018.
- 17... Thereafter, owners and occupiers of the land, Narharibhai Hiralal Amin and Nitaben w/o Narharibhai Hiralal Amin and Varun Narharibhai Amin have sold and conveyed the said non agricultural land bearing Final Plot No. 48 (allotted in lieu of Block No. 230, containing by admeasurements 9030 Sq. Mtrs. or thereabouts) containing by admeasurements 5870 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 4 (Kudasan-Dholakuva) to a partnership firm, Shriji Infrastructure by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 26-12-2018 under Serial No. 26343 and entry to that effect mutated in Mutation Register by Entry No. 11366 dated 27-12-2018.
- 18... I have issued a Public Notice in SANDESH NEWSPAPER dated 7-5-2018 in the name of Narhari Hiralal Amin and others inviting any claims, rights and/or encumbrances if any in respect of said land and I have received objection from Arjanji Becharji Thakor as a legal heir of Lasiben d/o Dhulaji Lalluji & w/o Becharji Thakor by his Advocate-Kirit A. Gurjar, dated 28-5-2018 in respect of his ancestral rights in the land as a legal heir of his deceased Mother-Lasiben d/o Dhulaji Lalluji and w/o Becharji Thakor. And thereafter Arjanji Becharji Thakor and Kalaji Becharji Thakor have jointly executed



a Declaration For Withdraw Objection, notarised before the Notary, Shamalbhai M. Desai, Ahmedabad on dated 21-8-2018 under Serial No. B/110/2018 regarding compromise in the matter of above objection, and also a Confirmation Deed executed by Arjanji Becharji Thakor and Kalaji Becharji Thakor as legal heirs of Lasiben d/o Dhulaji Lalluji and w/o Becharji Thakor on dated 18-8-2018 in favour of (a) Narharibhai Hiralal Amin, (b) Nitaben Narharibhai Amin and (c) Varun Narharibhai Amin, registered in the office of the sub registrar of Gandhinagar vide Serial No. 16913, dated 27-8-2018 and by virtue of which they have given their confirmation regarding sale and transfer of the land in favour of present owners. And till today I have not received another objection except the objection mentioned above.

- 19... Thereafter, the Junior Town Planner, Gandhinagar Urban Development Authority (GUDA) has approved layout and building plans for commercial and residential purpose for the said land bearing Final Plot No. 48, containing by admeasurements 5870 Sq. Mtrs. and issued Development Permission by their Letter No. PRM/Kudasan/08/01/2019/3808/2019, dated 30/03/2019.



I have examined titles of said land belonging to "Shriji Infrastructure", a partnership firm. and have caused to be taken searches of the available revenue and registration record for last 30 years through our search clerk to the Non-agricultural land bearing Final Plot No. 48 (allotted in lieu of Block No. 230, containing by admeasurements 9030 Sq. Mtrs.) containing by admeasurements 5870 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 4 (Kudasan-Dholakuva) situate, lying and being at mouje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar 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 said land during the period for which the records is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order and approved plans.

- [3] Provisions of the Town Planning and Urban Development Act and use as per Zone of GUDA and Plans of Construction being sanctioned by GUDA and Provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 12TH DAY OF APRIL, 2019.



(Sharad N. Darji)

Advocate

Note :

- [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 1980 to 1990 and 1992 to 2007 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (2007 to 2019) 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 title clearance certificate cum report.

