

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
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REF. NO.

11514/2019

To,

M/s. Satva Construction.

TITLE CERTIFICATE CUM TITLE REPORT

Reg.: Non Agricultural land bearing Final Plot No. 18 admeasuring 6,633 Sq. mtr. (given in lieu of proportionate land of Amalgamated Block No. 835 paiki) in Draft Town Planning Scheme No. 10 (Adalaj - Por) situate, lying and being at Moje Adalaj, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar and belonging to M/s. Satva Construction, a partnership firm.



As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 22-05-2019) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ copies/ papers etc lying in his/its file 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 record is not available which would make the title defective, we hereby give our Title Certificate cum Title Report on title as under:-

(A) History of land bearing Block No. 835 paiki:-

- (1) That land bearing Block No. 835 paiki admeasuring 1,366 Sq. mtr. was belonging to (1) Surendrabhai Pranjivandas (having

3/4th undivided share in the land) and (2) Pravinbhai Chinubhai (having 1/4th undivided share in the land) since prior to the year of 1990.

- (2) That said Surendrabhai Pranjivandas died intestate on 20-06-1990. Hence name of his heirs viz. (1) Hemantbhai Surendrabhai (2) Umangbhai Surendrabhai and (3) Neeruben wd/o Surendrabhai Pranjivandas were recorded as Co. Owner in revenue record of the land bearing Block No. 835 paiki. Mutation entry to the said effect was made in revenue record vide Entry No. 7774 dated 27-12-1990.
- (3) That Ranchhodbhai Dahyabhai had filed an application before Mamlatdar to enter his name in revenue records. Therefore Deputy Mamlatdar (Revenue), Gandhinagar by his order bearing No. R.T.S. Con. 1191 dated 15-07-1991, rejected the said application and ordered to not to enter the name of Ranchhodbhai Dahyabhai in 7/12 forms (Paani Patrak) of the revenue record of land bearing Block No. 835. Mutation entry to the said effect was made in revenue record vide Entry no. 7913 dated 13-08-1991.
- (4) That Additional Special Land Acquisition Officer, Ahmedabad by his order bearing No. L.A.Q. 4030/ 8/ 68, Durasti Patrak No. 27 was issued and Durasti of area of Block No. 835 and 836 was made. Accordingly land bearing Block No. 835 paiki admeasuring 1,163 Sq. mtr. was acquired. Mutation entry to the said effect was made in revenue record vide Entry No. 8481 dated 24-05-1995, which was cancelled as earlier mutation entry no. 7797 was mutated. However effect of above acquisition is made in 7/12 Forms.
- (5) That Mutation Entry No. 8618 dated 21-03-1996 does not pertains to the said land. Hence not dealt with herein.



- (6) That note of 'Fragment land' was removed from the Second Rights of Column of revenue record of land bearing Block No. 835. Mutation entry to the said effect was made in revenue record vide Entry No. 8811 dated 17-10-1996.

(B) History of land bearing Block No. 836 paiki:-

- (1) That land bearing Block No. 836 paiki admeasuring 3,331 Sq. mtr. (including 708 Sq. mtr. Pot Kharaba land) was belonging to (1) Surendrabhai Pranjivandas (having 3/4th undivided share in the land) and (2) Pravinbhai Chinubhai (having 1/4th undivided share in the land) since prior to the year of 1990.
- (2) That said Surendrabhai Pranjivandas died intestate on 20-06-1990. Hence name of his heirs viz. (1) Hemantbhai Surendrabhai (2) Umangbhai Surendrabhai and (3) Neeruben wd/o Surendrabhai Pranjivandas were recorded as Co. Owner in revenue record of the land bearing Block No. 836 paiki. Mutation entry to the said effect was made in revenue record vide Entry No. 7774 dated 27-12-1990.
- (3) That Ranchhodbhai Dahyabhai had filed an application before Mamlatdar to enter his name in revenue records. Therefore Deputy Mamlatdar (Revenue), Gandhinagar by his order bearing No. R.T.S. Con. 1191 dated 15-07-1991, rejected the said application and ordered to not to enter the name of Ranchhodbhai Dahyabhai in 7/12 forms (Paani Patrak) of the revenue record of land bearing Block No. 836. Mutation entry to the said effect was made in revenue record vide Entry no. 7913 dated 13-08-1991.
- (4) That Additional Special Land Acquisition Officer, Ahmedabad by his order bearing No. L.A.Q. 4030/ 8/ 68, Durasti Patrak No. 27 was issued and Durasti of area of Block No. 835 and 836 was made. Accordingly land Block

No. 836 paiki admeasuring 1,923 Sq. mtr. was acquired. Mutation entry to the said effect was made in revenue record vide Entry No. 8481 dated 24-05-1995, which was cancelled.

- (5) That Mutation Entry No. 8618 dated 21-03-1996 does not pertain to the said land. Hence not dealt with herein.
- (6) That note of 'Fragment land' was removed from the Second Rights of Column of revenue record of land bearing Block No. 836. Mutation entry to the said effect was made in revenue record vide Entry No. 8811 dated 17-10-1996.

(C) History of land bearing Block No. 953:-

- (1) That land bearing Block No. 953 paiki admeasuring 8,296 Sq. mtr. was belonging to (1) Surendrabhai Pranjivandas (having 3/4th undivided share in the land) and (2) Pravinbhai Chinubhai (having 1/4th undivided share in the land) since prior to the year of 1990.
- (2) That Deputy Collector, Gandhinagar by his order bearing No. P.O./ Jamin/ Tukada/ Vashi/ 2159/ 2237, released the land bearing Block No. 953 from restrictions of the 'Fragment Land'. Hence note of 'Fragment Land' was removed from the second rights column of revenue record of land bearing Block No. 935. Mutation entry to the said effect was made in revenue record vide Entry No. 7756 dated 21-12-1990.
- (3) That said Surendrabhai Pranjivandas died intestate on 20-06-1990. Hence name of his heirs viz. (1) Hemantbhai Surendrabhai (2) Umangbhai Surendrabhai and (3) Neeruben wd/o Surendrabhai Pranjivandas were recorded as Co. Owner in revenue record of the land bearing Block No. 953. Mutation entry to the said effect was made in revenue record vide Entry No. 8504 dated 24-05-1995.



- (4) That Mutation Entry No. 8618 dated 21-03-1996 does not pertain to the said land. Hence not dealt with herein.

(D) Common History of Block No. 835 paiki, 836 paiki and 953 paiki:-

- (1) That said (1) Pravinbhai Chinubhai (2) Hemantbhai Surendrabhai (3) Umangbhai Surendrabhai and (4) Neeruben wd/o Surendrabhai Pranjivandas (all are as self and karta and manager of their HUF wherever applicable) sold and conveyed the said land bearing Block No. 835 paiki admeasuring 1,366 Sq. mtr., Block No. 836 paiki admeasuring 2,623 Sq. mtr. and Block No. 953 paiki admeasuring 8,296 Sq. mtr. to (1) Amratbhai Chaganlal Prajapati (2) Chandulal Chaganlal Prajapati (3) Kashiben Chaganlal Prajapati and (4) Jayantilal Chimanlal Shah by sale deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 5600 on 12-12-1995. Mutation entry to the said effect was made in revenue record vide Entry No. 8619 dated 21-03-1996.

In the said sale deed (1) Monaben Hemantbhai (2) Minor Krishna Hemantbhai through guardian Hemantbhai Surendrabhai (3) Minor Bhavin Hemantbhai through his guardian Hemantbhai Surendrabhai (4) Babitaben Umangbhai and (5) Minor Richa Umangbhai through her guardian Umanbhai Surendrabhai joined as confirming party.

- (2) That names of (1) Prashantbhai Jayantibhai (2) Chetanbhai Jayantilal were entered in revenue record along with name of Jayantibhai Chimanlal as Co. owner of land bearing Block No. 835, 836 and 953. Mutation entry to the said effect was made in revenue record vide Entry No. 9135 dated 29-12-1997.

- (3) That said Kashiben Chaganlal Prajapati died intestate on 27-03-1999. Hence names of her heirs viz. (1) Amrutlal Chaganlal (2) Chandulal Chaganlal and (3) Anandiben Chaganlal were entered in revenue record as Co. owner of land bearing Block no. 835, 836 and 953. Mutation entry to the said effect was made in revenue record vide Entry No. 9443 dated 29-07-1999.
- (4) That said Anandiben Chaganbhai Prajapati released her rights in favour of other Co. Owners from land bearing Block no. 835, 836 and 953. Hence name of Anandiben Chaganbhai Prajapati was removed from the revenue record of the land bearing Block No. 835, 836 and 953. Mutation entry to the said effect was made in revenue record vide Entry no. 9835 dated 24-05-2003.
- (5) That as per the order of the Prant Officer, Gandhinagar bearing No. Jamin/ Vashi/ 7357 to 7362/ 08 dated 06-09-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms, were directed to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 11436 dated 26-09-2008.
- (6) That said Jayantilal Chimanlal Shah died intestate on 02-09-2009. Prior to his death he had executed WILL dated 16-07-2002. As per the Will he had bequeathed his share in the land bearing Block No. 835, 836 and 953 to (1) Prashantbhai Jayantilal Shah and (2) Chetan Jayantilal Shah. Hence name of Jayantilal Chimanlal Shah was deleted from the revenue record of land bearing Block No. 835,836 and 953. Mutation entry to the said effect was made in revenue record vide Entry No. 11815 dated 01-10-2009, which was cancelled as family pedigree and probate from civil court were not produced.





Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

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- (7) That effect of Mutation entry No. 11815 dated 01-10-2009 was again made in revenue record vide Entry no. 11866 dated 24-11-2009, which was certified on 06-01-2010.
- (8) That on implementation of Draft Town Planning Scheme No. 10 (Adalaj - Por), land bearing Block No. 835 admeasuring 1,366 Sq. mtr., Block No. 836 admeasuring 3,331 Sq. mtr. and Block No. 953 admeasuring 8,296 Sq. mtr. totally admeasuring 12,993 Sq. mtr. was jointly given Final Plot No. 18 admeasuring 6,586 Sq. mtr. and Final Plot No. 20 admeasuring 1,859 Sq. mtr.
- (9) That N.A. use permission for Residential and Commercial purpose for land bearing Final Plot No. 18+20 admeasuring 8,445 Sq. mtr. given in lieu of Block No. 835, 836 and 953 in Draft Town Planning Scheme No. 10 (Adalaj -Por) was granted by Collector, Gandhinagar vide his order bearing No. C.B./ Jamin/ B.Kh./ S.R./ 174/ Vashi 6277 to 6292/ 2010 dated 16-04-2010. Mutation entry to the said effect was made in revenue record vide Entry No. 12093 dated 05-05-2010.
- (10) That said (1) Amrutlal Chaganlal Prajapati (2) Chandulal Chaganlal Prajapati (3) Prashant Jayantibhai Shah and (4) Chetanbhai Jayantibhai Shah sold and conveyed the said land bearing Final Plot No. 20 admeasuring 1,812 Sq. mtr. (given in lieu of proportionate land of Block No. 835, 836 and 953) in Draft Town Planning Scheme No. 10 (Adalaj - Por) to M/s. Shreeji Corporation, a partnership firm by sale deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 11554 on 18-06-2010. Mutation entry to the said effect was made in revenue record vide Entry No. 12155 dated 28-06-2010.
- (11) That in pursuant to entry No. 12155 dated 28-06-2010, the errors that were made in entering name of occupier in

revenue records of land bearing Block No. 835, 836 and 953 were rectified vide order bearing No. P.O./ Jamin/ vashi 1465 - 69/ 2011 dated 09-02-2011 passed by Prant Officer, Gandhinagar. Mutation entry to the said effect was made in revenue record vide Entry no. 12664 dated 18-04-2011.

(12) That land bearing Block No. 835 admeasuring 1,366 Sq. mtr., Block No. 836 admeasuring 3,331 Sq. mtr. and Block No. 953 admeasuring 8,296 Sq. mtr. totally admeasuring 12,993 Sq. mtr. was amalgamated and given Amalgamated Block no. 835 and its area was determined as 12,993 Sq. mtr. vide order bearing No. Mam/ Jamin/ vashi 6521/ 10 dated 01-07-2011 passed by Mamlatdar, Gandhinagar. Mutation entry to the said effect was made in revenue record vide Entry no. 12856 dated 10-08-2011.

(13) That Mutation entry No. 14868 dated 08-09-2017, Entry no. 14870 dated 15-09-2017, Entry No. 14871 dated 15-09-2017, Entry No. 14872 dated 16-09-2017 and Entry No. 14920 dated 29-12-2017 pertains to other portion of the said land belonging M/s. Shreeji Corporation. Hence not dealt with herein.

(14) That City Development Officer, Gandhinagar vide its opinion letter bearing No. N.R.Y./ GUDA No. 10 (Adalaj - Por)/ Case No. 18+20/ 115 dated 06-03-2019, opined that the area of land bearing Final Plot No. 18 was determined as 6,633 Sq. mtr. and Final Plot No. 20 was determined as admeasuring 1,812 Sq. mtr.

(15) That said (1) Amrutlal Chaganlal Prajapati (2) Chandulal Chaganlal Prajapati (3) Prashant Jayantilal Shah (4) Chetan Jayantilal Shah (5) Bharatkumar Amrutlal Prajapati (6) Amit Amrutlal Prajapati (7) Kamlesh Chandulal Prajapati (8) Mahesh Chandulal Prajapati (9) Geet Prashant Shah and (10) Saumya Chetan Shah have formed a Partnership Firm in the



name of "Satva Construction" vide partnership dated 06-05-2019 registered at Serial No. 10542.

That (1) Amrutlal Chaganlal Prajapati (2) Chandulal Chaganlal Prajapati (3) Prashant Jayantibhai Shah and (4) Chetanbhai Jayantibhai Shah brought the said land bearing Final Plot No. 18 admeasuring 6,633 Sq. mtr. (given in lieu of proportionate land of Amalgamated Block No. 835 paiki) of Draft Town Planning Scheme No. 10 (Adalaj - Por) as their Capital in the said partnership firm. Mutation entry to the said effect was made in revenue record vide Entry No. 15518 dated 18-05-2019, which is yet to be certified.

- (16) That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 15-06-2019, inviting objections for issuance of Title Certificate for the above stated land; we have not received any objection from anyone till today.

In view of what is stated above, we hereby opine that the titles of above referred Non Agricultural land bearing Final Plot No. 18 admeasuring 6,633 Sq. mtr. (given in lieu of proportionate land of Amalgamated Block No. 835 paiki) in Draft Town Planning Scheme No. 10 (Adalaj - Por) situate, lying and being at Moje Adalaj, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar and belonging to M/s. Satva Construction, a partnership firm, shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Mutation entry no. 15518 dated 18-05-2019 being certified.
- [2] Fulfillment of Terms and conditions laid down in N.A. Use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate GUDA and plans of construction being sanctioned by appropriate GUDA and

provisions of Draft Town Planning Scheme No. 10 (Adalaj - Por).

DATED THIS 2nd DAY OF JULY, 2019

Hursh P. Jani

ATTORNEY-AT-LAW

Note of caution and disclaimer:

- [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 1986 to 2007 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.