



VIJAY CHAUGULE
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ADVOCATE

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2166/2019

To,
M/s. PRAMUKH KRUPA CORPORATION,
Post Uvarsad,
Ta. Dist. Gandhinagar.

Dear Sir,

Re. : Investigation of title to the Freehold Residential Non-Agricultural Land bearing (A) Old Revenue Survey No. 535 and as per resurvey New Revenue Survey No. 1231 admeasuring 16693 sq.mtrs. and (B) Old Revenue Survey No. 536/1 and as per resurvey New Revenue Survey No. 1235 admeasuring 8114 sq.mtrs. PAIKI 3028 sq.mtrs., which are covered under the Town Planning Scheme and proposed Final Plot No. 535 and 536/1/1 were given in lieu thereof and area thereof fixed to admeasuring 10016 and 1817 sq.mtrs. making in total 11833 sq.mtrs, of Mouje Uvarsad of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"PRAMUKH KRUPA CORPORATION"**, a Partnership Firm of Gandhinagar having its office at : At & Po. Uvarsad, Taluka & District Gandhinagar.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :



DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Mamlatdar Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje Uvarsad and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for the last more than 22 years viz. 1986 to 11/05/2018 (the registration records of the year 1986 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 12 years (2008 to 2018) is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct and brief history of the said land as follows ;

(A) Old Revenue Survey No. 535 and as per resurvey New Revenue Survey No. 1231 admeasuring 16693 sq.mtrs.

1. That prior to 1950 the Revenue Survey No.535 admeasuring 4 Acre 05 Gutha originally belonged to Nagindas Parabhudas as an absolute owner and possessor thereof.
2. That thereafter name of Rayaji Uka was entered in the revenue records as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under





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serial No. 3207 duly certified by the concerned revenue authority.

3. That thereafter on death of the said Nagindas Parabhudas on dated 06/01/1951 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Shakarchand Nagindas (2) Shantilal Nagindas (3) Bai Hira wd/o Jechandbhai Nagindas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3407 on 02/04/1951 duly certified by the concerned revenue authority.
4. That thereafter the said (1) Shakarchand Nagindas (2) Shantilal Nagindas (3) Bai Hira wd/o Jechandbhai Nagindas have been sold and conveyed the said land bearing Survey No. 535 to Atmaram Rayajibhai by Deed of Conveyance dated 15/05/1956 duly registered with the Sub-Registrar of Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4577 on 22/06/1956 duly certified by the concerned revenue authority.
5. That thereafter name of said Rayaji Uka was deleted from the revenue records as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under



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serial No. 4614 on dated 12/01/1957 duly certified by the concerned revenue authority.

6. That thereafter said Atmaram Rayjibhai had raised loan on security of the said land from Uvarsad Seva Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8123 on dated 21/04/1989 duly certified by the concerned revenue authority.
7. That thereafter said Atmaram Rayjibhai had again raised loan on security of the said land from Central Bank of India. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8280 on dated 22/11/1990 duly certified by the concerned revenue authority.
8. That Thereafter said Atmaram Rayjibhai has been repaid the said loan to Uvarsad Seva Sahkari Mandali and accordingly the said land has been released from the charge of said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8722 on dated 29/09/1995 duly certified by the concerned revenue authority.
9. That thereafter said Atmaram Rayjibhai has been repaid the said loan to Central Bank of India and accordingly the said land has been released from the charge of said





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Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8873 on dated 19/12/1996 duly certified by the concerned revenue authority.

10. That thereafter said Uvarsar Seva Sahkarai Mandali has issued No Dues Certificate of the said land vide its letter dated 01/09/1998 and accordingly charge of the said mandali again deleted from the revenue records. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9207 on dated 04/09/1998 duly certified by the concerned revenue authority.
11. That thereafter said Atmaram Rayjibhai had raised loan on security of the said land from Uvarsad Seva Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9319 on dated 08/05/2000 duly certified by the concerned revenue authority on dated 23/06/2000.
12. That thereafter said Central Bank of India has issued No Dues Certificate of the said land vide its letter dated 29/11/2005 and accordingly charge of the said Bank again deleted from the revenue records. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.



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10366 on dated 19/12/1996 duly certified by the Circle Officer, Gandhinagar on dated 04/03/2006.

13. That thereafter said Atmaram Rayjibhai had repaid the said loan to Uvarsad Seva Sahkari Mandali Ltd. and accordingly the said land has been released from the charge of said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 10367 on 19/12/2005 duly certified by the Circle Officer, Gandhinagar on dated 04/03/2006.
14. That as shown in the Mutation Entry No. 10797 dated 13/02/2007 the said land belonged to Atmarambhai Rayajibhai as an absolute owner and possessor thereof, however names of Kunvarben Rayajibhai and Lalbhai Vithhalbhai were wrongly entered in the revenue records, which was deleted from the revenue records, but said mutation entry was entered in the Village Form No.6 without any order of the competent authority, hence said mutation entry was canceled by Circle Officer, Gandhinagar on 23/03/2007.
15. That thereafter the said Atmarambhai Rayajibhai Patel has been sold and conveyed the said land bearing Survey No.535 admeasuring 16693 sq.mtrs. land to Anandiben Jayantibhai Patel by Sale Deed dated 09/02/2007 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 1746. The entry to that effect was





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entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 10915 on dated 02/04/2007 duly certified by the circle officer, Gandhinagar on dated 26/06/2007.

16. That thereafter as per order of the Prant Officer, Gandhinagar vide order No. Po/Re-Survey/Promulgation/Uvarsad/17, dated 12/06/2017 the New Survey No. 1231 was given in lieu of said Old Survey No. 535 and the area thereof was fixed to admeasuring 16693 sq.mtrs.. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 15621 on dated 14/09/2017 duly certified by the Prant Officer, Gandhinagar.
17. That thereafter the said land was converted into non-agricultural residential use land as per order No. CB/LAND/N.A./S.R.234/17/VASHI.30862 to 20876/2018, dated 27/08/2018 of the District Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 16192 on 09/10/2018 duly certified by the concerned revenue authority on dated 30/11/2018.
18. That said Old Revenue Survey No. 535 and as per resurvey New Revenue Survey No. 1231 admeasuring 16693 sq.mtrs. covered within the Town Planning Scheme and proposed Final Plot No. 535 allotted in lieu thereof and area thereof



fixed to admeasuring 10016 sq.mtrs. it is seen from the Letter No. Guda/Technical Branch.8588/2018 dated 27/12/2018.

19. That thereafter the said Anandiben Jayantibhai Patel has been sold and conveyed the said land to **"PRAMUKH KRUPA CORPORATION"**, a Partnership Firm of Gandhinagar having its office at : At & Po. Uvarsad, Taluka & District Gandhinagar by Deed of Conveyance dated 19/11/2018 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 22905. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 16256 on 26/11/2018 duly certified by the circle officer, Gandhinagar on 05/01/2019.

(B) Old Revenue Survey No.536/1 and as per resurvey New Revenue Survey No.1235 admeasuring 8114 sq.mtrs. PAIKI 3028 sq.mtrs.

1. That prior to 1950 the Revenue Survey No.536/1 admeasuring 2 Acre 0 Gutha originally belonged to Nagindas Parabhudas as an absolute owner and possessor thereof.
2. That thereafter name of Virchand Lallubhai was entered in the revenue records as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under





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serial No. 3207 duly certified by the concerned revenue authority.

3. That thereafter on death of the said Nagindas Parabhudas on dated 06/01/1951 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Shakarchand Nagindas (2) Shantilal Nagindas (3) Bai Hira wd/o. Jechandbhai Nagindas. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3407 on 02/04/1951 duly certified by the concerned revenue authority.
4. That thereafter name of Khodabhai Bapubhai was entered in the revenue records as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4074 duly certified by the concerned revenue authority.
5. That thereafter the said (1) Shakarchand Nagindas (2) Shantilal Nagindas (3) Bai Hira wd/o Jechandbhai Nagindas have been sold and conveyed the said land bearing Survey No. 536/1 to Minor Joitabhai Virchand through his guardian Rambai Wd/o. Virchand Lallubhai by Deed of Conveyance dated 15/05/1956 duly registered with the Sub-Registrar of Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of



the Village Form No.6 under serial No. 4576 on dated 22/06/1956 duly certified by the concerned revenue authority.

6. That thereafter name of said Virchand Lallubhai was deleted from the revenue records as Protected Tenant of the said land. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4614 on dated 12/01/1957 duly certified by the concerned revenue authority.
7. That thereafter name of said Khodabhai Bapubhai was deleted as ordinary tenant of the said land from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4615 on dated 12/01/1957 duly certified by the concerned revenue authority.
8. That thereafter Joitabhai Virchandbhai had raised loan on security of the said land from Central Bank of India. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7123 on dated 14/12/1978 duly certified by the concerned revenue authority on dated 17/05/1979.
9. That thereafter Joitabhai Virchandbhai had raised loan on security of the said land from Uvarsad Seva Sahkari Mandali Ltd. The entry to that effect was entered in the revenue records of mutation entry book of the Village





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Form No.6 under serial No. 7831 on dated 19/05/1986
duly certified by the concerned revenue authority.

10. That thereafter Joitabhai Virchandbhai had again raised loan on security of the said land from Central Bank of India. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8114 on dated 04/04/1989 duly certified by the concerned revenue authority.
11. That thereafter said Joitabhai Virchandbhai had again raised loan on security of the said land from Uvarsad Seva Sahkari Mandali Ltd. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8123 on dated 21/04/1989 duly certified by the concerned revenue authority.
12. That thereafter on death of the said Joitabhai Virchandbhai on 05/08/1996 and the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Sitaben wd/o Joitabhai Virchandbhai (2) Pramilaben daughter of Joitabhai Virchandbhai (3) Bhailalbhai son of Joitabhai Virchandbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.8795 on dated 05/08/1996 duly certified by the concerned revenue authority.



13. That thereafter said owners had repaid the said loan to Uvarsad Seva Sahkari Mandali Ltd. and accordingly the said land has been released from the charge of said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9645 on 22/11/2002 duly certified by the Circle Officer, Gandhinagar.
14. That thereafter said owners had raised loan on security of the said land from Uvarsad Seva Sahkari Mandali Ltd. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 9726 on dated 13/03/2003 duly certified by the concerned revenue authority.
15. That thereafter said (1) Sitaben wd/o Joitabhai Virchandbhai (2) Premilaben Joitabhai Patel (3) Bhailalbhai Joitabhai Patel have been sold and conveyed the said land to Anandiben Jayantibhai Patel by Sale Deed dated 09/02/2007 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 1747. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 10916 on dated 02/04/2007 duly certified by the circle officer, Gandhinagar on dated 26/06/2007.
16. That thereafter as per order of the Prant Officer, Gandhinagar vide order No. Po/Re-Survey/Promulgation/Uvarsad/17, dated 12/06/2017





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the New Survey No. 1235 was given in lieu of said Old Survey No. 536/1 and the area thereof was fixed to admeasuring 8114 sq.mtrs.. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 15621 on dated 14/09/2017 duly certified by the Prant Officer, Gandhinagar.

17. That thereafter owner had repaid the said loan to Central Bank of India and accordingly the said land has been released from the charge of said Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 15627 on dated 22/01/2018 duly certified by the Circle Officer, Gandhinagar on dated 07/04/2018.
18. That thereafter owner had repaid the said loan to Uvarsad Seva Sahkari Mandali Ltd. and accordingly the said land has been released from the charge of said Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 15628 on dated 22/01/2018 duly certified by the Circle Officer, Gandhinagar on dated 23/04/2018.
19. That thereafter the said land was converted into non-agricultural residential use land as per order No. CB/LAND/N.A./S.R.246/17/VASHI.30744 to 30758/2018, dated 27/08/2018 of the District Collector, Gandhinagar.



The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 16193 on 09/10/2018 duly certified by the concerned revenue authority on dated 30/11/2018.

20. That said Old Revenue Survey No. 536/1 and as per resurvey New Revenue Survey No. 1235 admeasuring 8114 sq.mtrs. covered within the Town Planning Scheme and proposed Final Plot No. 536/1 and 536/2 allotted in lieu thereof and area thereof fixed to admeasuring 1817 and 3051 sq.mtrs. respectively it is seen from the Letter No. Guda/Technical Branch.8588/2018 dated 27/12/2018.
21. That thereafter the said Anandiben Jayantibhai Patel has been sold and conveyed the said land bearing Revenue Survey No.1235 admeasuring 8114 sq.mtrs. PAIKI 3028 sq.mtrs. covered within the Town Planning Scheme and Final Plot No. 536/1/1 were given in lieu thereof and area thereof fixed to the extent of 1817 sq.mtrs. to **"PRAMUKH KRUPA CORPORATION"**, a Partnership Firm of Gandhinagar having its office at : At & Po. Uvarsad, Taluka & District Gandhinagar by Deed of Conveyance dated 21/02/2019 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 4194. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 16475 on dated 22/02/2019.





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GENERAL

That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 24/02/2019 inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

That by Declaration-Cum-Indemnity on 25/03/2019 made on oath by authorized partner of aforesaid firm duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute property and except them no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.

That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects/defects in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for



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execution of the sale deeds and any other laws, statutes applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent above sale of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unascertained liens, charge or any state of facts.

Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to "**PRAMUKH KRUPA CORPORATION**" and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said "**PRAMUKH KRUPA CORPORATION**" to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.





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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Residential Non-Agricultural Land bearing (A) Old Revenue Survey No. 535 and as per resurvey New Revenue Survey No. 1231 admeasuring 16693 sq.mtrs. and (B) Old Revenue Survey No.536/1 and as per resurvey New Revenue Survey No.1235 admeasuring 8114 sq.mtrs. PAIKI 3028 sq.mtrs., which are covered under the Town Planning Scheme and proposed Final Plot No. 535 and 536/1/1 were given in lieu thereof and area thereof fixed to admeasuring 10016 and 1817 sq.mtrs. making in total 11833 sq.mtrs, of Mouje Uvarsad of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar.

PLACE : AHMEDABAD

DATE : 25/03/2019



For, VIJAY Y. CHAUGULE & CO.

[Signature]
ADVOCATE