

Mahendrasinh N. Chavda

**B.Com., L.L.B.
(Advocate & Notary)**

Resi: 257/2, Yogikrupa Co.Op. Housing Society, Sector-22, Gandhinagar, Mo. 94260
17404

TITLE CLEARANCE CERTIFICATE

**Ref: For the property bearing Block/Survey No. 287/3 which
comprised in Town Planning Scheme No. 13 and allotted Final
Plot No. 70 admeasuring 1546 sq.mtrs land and Residential
building being constructed thereon which is known as
"SAFAL PARISAR" situated at : Vavol, in the Registration
District and Sub-Dist. Of Gandhinagar Gujarat.**

**This is to State that, I have examined the title of Ganesha
Buildcon a partnership firm and have caused to be taken searches of
available revenue and registration record for last 30 years me of the
Block/Survey No. 287/3 which comprised in Town Planning Scheme
No. 13 and allotted Final Plot No. 70 admeasuring 1546 sq.mtrs
Non-Agricultural land situated at : Vavol, in the Registration
District and Sub-Dist. Of Gandhinagar Gujarat and from filed
before me and also believing the documents/papers/copies etc.
furnished in the case file shown to me to be true and genuine, and
also based upon the information given by owner that no transfer
/agreement was made in respect of the land during the period for
which the record is not available which would make the title
defective, I hereby opinion that the same are clear and marketable
and free from reasonable doubts and without encumbrances.**



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Note of Caution and Disclaimer.

Please noted that the registration record of the year 1991 to 2021 of sub-registrars Office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepaired/maintained by the State Government agency and hence may be erroneous, resulting in to our error.

**Date : 28/07/2021
Place : Gandhinagar.**




**M.N. Chavda
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- B. According to shown the Entry no. 1361, Govabhai Valdas name was mentioned in the said entry.
- C. According to shown the Entry no. 1898, Moti Haribhai name was mentioned in the said entry.
- D. According to shown the Entry no. 2442, not mentioned the said land in the said entry.
- E. Thereafter Motibhai Haribhai availed loan of Rs.500/- from vavol Kheti Group V.V. Karyakari Sahkari Mandali and that purpose lean was entered in the revenue record of the said land. Entry to that effect was entered in the mutation registered by entry no. 2615 dated : 10/06/1958 and the said entry was certified.
- F. Thereafter Shankarbhai Haribhai Patel received this land has family took partition. Entry to that effect was entered in the mutation registered by entry no. 3527 dt. 16/05/1967 and the said entry was certified.
- G. Thereafter Kamlaben Shankarbhai, Lilaben Shankarbhai, Kashiben Shankarbhai were release their right, title, interest upon the said land. Entry to that effect was entered in the mutation registered by entry no. 3926 dt. 19/12/1971 and the said entry was certified.
- H. According to shown entry no. 3927, which was not applicable for the said land.



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TITLE REPORT

Ref: For the property bearing Block/Survey No. 287/3 which comprised in Town Planning Scheme No. 13 and allotted Final Plot No. 70 admeasuring 1546 sq.mtrs land and Residential building being constructed thereon which is known as "SAFAL PARISAR" situated at : Vavol, in the Registration District and Sub-Dist. Of Gandhinagar Gujarat.

As per instructions, I have investigated the title of the above referred land and have caused to be taken searches (Partly manual and partly computerzed) of available revenue and registration record of last 30 years, me and form that information given to me and believing the same to be true, correct and trustworthy also believing the documents/papers/copies etc. lying in the file to be true and genuine, and also based upon the information given by owner that no transfer /agreement was made in respect of the land during the period for which the record is not available which would make the title defective, I hereby give my report on title as under :-

- A. Originally Motibhai Haribhai name was running as a Long Term Possession Right holder in the said land of Survey No. 287 Hissa No.1. Entry to that effect was entered in the mutation registered by entry no. 613.**



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entered in the mutation registered by entry no. 8484 dt. 02/09/2015 and the said entry was certified.

L. Thereafter the said land owners paiki Ramanbhai Shankarbhai Patel was died on 14/05/2016, after his death his legal heirs Sakarben Wd/o Ramanbhai Shankarbhai Patel, Sudhaben Ramanbhai Patel, Shaileshbhai Ramanbhai Patel, Nitulaben Ramanbhai Patel and Riken Ramanbhai Patel names were entered in the revenue record of the said land. Entry to that effect was entered in the mutation registered by entry no. 8647 dt. 01/08/2016 and the said entry was certified.

M. Thereafter the said land owners paiki Sakarben Wd/o Ramanbhai Shankarbhai Patel, was died on 07/05/2020, so her name was removed from the revenue record of the said land. Entry to that effect was entered in the mutation registered by entry no. 9907 dt. 18/07/2020 and the said entry was certified.

N. The Collector Gandhinagar Granted N.A. Permission for Said Survey No. 287/3 adm. 2428 sq.mtrs Paiki 1546 sq.mtrs vide his order no. 1727/06/03/31/2020 dt. 19/12/2020 (Revenue entry no. 10078 dt. 19/12/2020) and the said entry was certified.



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- I. Thereafter for the land of Survey No. 287/1 adm. 2428 sq.mtrs, Survey No. 287/2-A adm. 3541 sq.mtrs and Survey No. 287/2-B, adm. 3541 sq.mtrs Hon'ble D.I.L.R. Shri, Gandhinagar was done stake measurement, after the completion of the said stake measurement, area were changed for the said land. And according to the Form No.11-A of Stake Measurement of D.I.L.R. (1) Survey No. 287/1 adm. 3567 sq.mtrs Possession holder Mafatbhai Govindbhai Patel etc. (2) Survey No. 287/2 adm. 3568 sq.mtrs Possession Holder Jashubhai Govindbhai Patel etc. (3) Survey No. 287/3 adm. 2428 sq.mtrs Possession Holder Ramanbhai Shankarbhai Patel etc, as per the same stake measurement was made. Entry to that effect was entered in the mutation registered by entry no. 6396 dt. 10/06/2005 and the said entry was certified.**
- J. Thereafter Mamlatdar Shri. Gandhinagar passed Order No. Land/Vashi-08 dt. 19/09/2008, according to the said in village Vavol, hand written revenue record was converted from computerized record. Entry to that effect was entered in the mutation registered by entry no. 6906 dt. 12/01/2009 and the said entry was certified.**
- K. Thereafter the said land owners paiki Jijiben Shankarbhai Patel was died on 11/10/2000, so her name was removed from the revenue record of the said land. Entry to that effect was**



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O. Thereafter Kokilaben Shankarbhai Patel D/o Shankarbhai Haribhai Patel and wife of Bhikhabhai Bhulabhai Patel, Madhuben Shankarbhai Patel D/o Shankarbhai Haribhai Patel and wife of Natvarbhai Bhulabhai Patel, Sudhaben Ramanbhai Patel D/o Ramanbhai Shankarbhai Patel and wife of Anilbhai Mafatbhai Patel, Shaileshbhai Ramanbhai Patel, Nitulaben Ramanbhai Patel D/o Ramanbhai Shankarbhai Patel and wife of Urveshbhai Mafatbhai Patel & Riken Ramanbhai Patel sold the said N.A. land bearing Survey No. 287/3 adm. 2828 sq.mtrs, Paiki T.P.Scheme No. 13, F.P.No. 70 adm. 1546 sq.mtrs to Ganesha Buildcon a Partnership firm through its authorized partner Dipak Natubhai Prajapati & Shaileshkumar Lalbhai Patel vide sale deed no. 2469 dt. 27/01/2021. Entry to that effect was entered in the mutation registered by entry no. 10140 dt. 29/01/2021 and the said entry was certified.

P. Thereafter Gandhinagar Urban Development Authority approved Plan vide order no. PRM/VAVOL/56/05/2021/ 2428/ 2021 dt. 23/07/2021.

Date : 28/07/2021
Place : Gandhinagar.




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