

V. V. Patel & Associates

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Dt : 13/08/2021

To,
Skyline Buildcon
A Partnership firm

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report of non agricultural land bearing Final Plot No. 113 admeasuring 2631 Sq. Mtrs allotted in lieu of Revenue Survey No. 153/1 admeasuring 4047 Sq. Mtrs which are comprised in T. P Scheme No. 2 (Koba) , Situated at Mouje : Koba, Taluka : Gandhinagar in the Registration District and Sub-District Gandhinagar.

As per instructions, we have investigated the title of the above referred property and have caused to be taken searches 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 property during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under :-



- 1) Prior to 1955, Chimanlal Narsinhbhai, Vrajlal Narsinhbhai and Bai Mani Wd/o Narsinhbhai Bhudarbhai were the owner of Survey No. 153 paiki 1 of Mouje : Koba, Taluka – Gandhinagar, District- Gandhinagar.
- 2) Thereafter, owner of the said land Chimanlal Narsinhbhai died and name of his legal heirs 1) Vasudev Chimanlal 2) Baldev Chimanlal 3) Rasik Chimanlal 4) Dahiba Wd/o Chimanlal Narsinhbhai were entered in the revenue records vide mutation entry No. 965 on 14/4/1955. The said entry was certified by the concerned authority.
- 3) Thereafter, circular issued under provision of the Bombay Personal Abolition Act 1952 Which was order W.T.N 908 passed by the Hon. Collector Of Gandhinagar on dated 28/7/1953. Government was entered as a Possessor of the said land in the revenue record. The entry to that effect was entered in the revenue records vide mutation entry No. 970 on 25/4/1955. The said entry was certified by the concerned authority.
- 4) Thereafter, As per the order passed by concern authority of revenue department, the name of Parsottam Lakhabhai was removed from the revenue record as a "Protected Tenant". The entry to that effect was entered in the revenue records vide mutation entry No. 1040 on 30/8/1956. The said entry was certified by the concerned authority.
- 5) Thereafter, owner of the said land Bai Mani Wd/o Narsinhbhai Bhudarbhai died and name of her legal heirs 1) Vrajlal Narsinhbhai 2) Vasudev Chimanlal 3) Baldev Chimanlal 4) Rasik Chimanlal 5) Dahiba Wd/o Chimanlal Narsinhbhai were entered in the revenue records



vide mutation entry No. 1169 on 27/5/1962. The said entry was certified by the concerned authority.

- 6) Thereafter, on the basis of family partition, 1) Vrajlal Narsinhbhai 2) Vasudev Chimanlal 3) Baldev Chimanlal 4) Rasik Chimanlal 5) Dahiba Wd/o Chimanlal Narsinhbhai became the owner of the said land. The entry to that effect was entered in the revenue records vide mutation entry no. 1170 on 28/5/1962. The said entry was certified by the concerned authority.
- 7) Thereafter, I find Tenant Case no. 89/32 C on 12/4/1963 which was passed by the Concern Authority. According to the said order the name of Shankarbhai Prabhudas was restricted (dismiss) as a tenant with his all rights due to he was not plough the said land, So possession was take away from the tenant and given to the owner Bai Dahi Wd/o Chimanlal Narshibhai. The entry to that effect was entered by the mutation entry No. 1245 on dated 11/6/1963. And the same entry was certified by the concern authority.
- 8) Thereafter, owner of the said land Vrajlal Narsinhbhai died and name of his legal heirs 1) Jagabhai Vrajlal 2) Ramanlal Vrajlal 3) Taraben Vrajlal 4) Kokilaben Vrajlal were entered in the revenue records vide mutation entry No. 1284 on 1/5/1965. The said entry was certified by the concerned authority.
- 9) Thereafter, owner had borrowed an amount from Dena Bank Koba Branch. The entry to that effect was entered in the revenue records vide mutation entry No. 1998 on 24/6/1987. The said entry was certified by the concerned authority.



- 10) Thereafter, owner of the said land Jagabhai Vrajlal died and name of his legal heirs 1) Jyotsanaben Wd/o Jagabhai Vrajlal 2) Bhanuben Jagabhai 3) Bhartiben Jagabhai 4) Ashokbhai Jagabhai 5) Kiranbhai Jagabhai were entered in the revenue records vide mutation entry No. 2064 on 27/3/1990. The said entry was certified by the concerned authority.
- 11) Thereafter, owners 1) Jyotsanaben Wd/o Jagabhai Vrajlal 2) Bhanuben Jagabhai 3) Bhartiben Jagabhai 4) Ashokbhai Jagabhai 5) Kiranbhai Jagabhai relinquished & released their right, interest in the said land in favour of Ramanlal Vrajlal and their names were removed from the revenue records vide mutation entry No. 2086 on 29/9/1990. The said entry was certified by the concerned authority.
- 12) Thereafter, owner of the said land Dahiba Wd/o Chimanlal Narsinhbhai died so her name was removed from the revenue records vide mutation entry No. 2335 on 21/3/1995. The said entry was certified by the concerned authority.
- 13) Thereafter, owner of the said land Vasudevbhai Chimanlal died and name of his legal heirs 1) Daxaben Vasudevbhai 2) Jayaben Vasudevbhai 3) Rekhaben Vasudevbhai 4) Madhuben W/d Vasudevbhai Chimanlal were entered in the revenue records vide mutation entry No. 2336 on 21/7/1995. The said entry was certified by the concerned authority.
- 14) Thereafter, owners 1) Baldev Chimanlal 2) Rasik Chimanlal 3) Daxaben Vasudevbhai 4) Jayaben Vasudevbhai 5) Rekhaben Vasudevbhai 6) Madhuben W/d Vasudevbhai Chimanlal relinquished & released their right, interest in the said land in favour of 1) Ramanlal Vrajlal 2) Taraben Vrajlal 3) Kokilaben Vrajlal and their names were



removed from the revenue records vide mutation entry No. 2337 on 21/7/1995. The said entry was certified by the concerned authority.

- 15) Thereafter, owner 1) Ramanlal Vrajlal 2) Taraben Vrajlal 3) Kokilaben Vrajlal sold and conveyed Land admeasuring 4047 Sq. Mtrs of Survey No. 153/1 to Mathurbhai Parsottamdas by registered sale deed which was registered before Sub-Registrar on 14/2/1996. This Land admeasuring 4047 Sq. Mtrs of Survey No. 153/1 was mutated in the name of Mathurbhai Parsottamdas vide mutation entry No. 2419 on 22/4/1996. The said entry was certified by the concerned authority.
- 16) Thereafter, owner of the said land Mathurbhai Parsottamdas died and name of his legal heirs 1) Vishnubhai Mathurbhai 2) Arvindbhai Mathurbhai 3) Bharatbhai Mathurbhai 4) Hansaben Mathurbhai 5) Shardaben Mathurbhai were entered in the revenue records vide mutation entry No. 2987 on 21/1/2005. The said entry was certified by the concerned authority.
- 17) Thereafter, owners 1) Hanshaben Mathurbhai 2) Shardaben Mathurbhai relinquished & released their right, interest in the said land in favour of 1) Patel Arvindbhai Mathurbhai 2) Patel Bharatbhai Mathurbhai 3) Patel Vishnubhai Mathurbhai and their names were removed from the revenue records vide mutation entry No. 2988 on 21/1/2005. The said entry was certified by the concerned authority.
- 18) Thereafter, As per the order of Hon'ble Mamlatdar of Gandhinagar vide order No. Order No. JMN/VASHI.6823/08 on dated 18/9/2008. Rectification has been made by concerned authority. The entry to that effect was entered in the revenue records vide mutation entry



No. 3604 on 22/1/2009. The said entry was certified by the concerned authority.

- 19) Thereafter, name of 1) Champaben W/o Vishnubhai Mathurbhai 2) Darshan Vishnubhai 3) Nikhil Vishnubhai were entered as a legal heirs of Vishnubhai Mathurbhai in the revenue records vide mutation entry No. 3813 on 15/4/2010. The said entry was certified by the concern authority.
- 20) Thereafter, name of 1) Kanchanben W/o Arvindbhai Mathurbhai 2) Sanjay Arvindbhai 3) Sarojben Arvindbhai were entered as a legal heirs of Arvindbhai Mathurbhai in the revenue records vide mutation entry No. 3814 on 15/4/2010. The said entry was certified by the concern authority.
- 21) Thereafter, name of 1) Vasantiben W/o Bharatbhai Mathurbhai 2) Kavitaaben Bharatbhai 3) Roshan Bharatbhai were entered as a legal heirs of Bharatbhai Mathurbhai in the revenue records vide mutation entry No. 3815 on 15/4/2010. The said entry was certified by the concern authority.
- 22) Thereafter, Owner of the said land repaid loan amount to Dena Bank Koba Branch. which was availed on the said land and said Bank issued no due certificate and entry to that effect was entered in Revenue Record by mutation entry No. 5223 on 12/9/2018. The said entry was certified by the concerned authority.
- 23) Thereafter, Hon'ble Collector of Gandhinagar vide its order No.CB/NA/GANDHINAGAR/KOBA/153/1/10101712019 on 13/06/2019 gave permission to use Land admeasuring 2428 Sq. Mtrs of Survey No. 153/1 for Multi purpose of Bombay Tenancy & Agriculture Lands



Acts 1948. The effect of that was entered in the revenue record vide mutation entry No. 5443 on 16/07/2019. The said entry was Certified by the concerned authority.

- 24) Thereafter, Hon'ble Collector of Gandhinagar vide its order No.1650/06/03/054/2019 on 30/09/2019 gave permission to use Land admeasuring 203 Sq. Mtrs of Survey No. 153/1 for Multi purpose of Bombay Tenancy & Agriculture Lands Acts 1948. The effect of that was entered in the revenue record vide mutation entry No. 5506 on 30/09/2019. The said entry was Certified by the concerned authority.
- 25) Thereafter, owner 1) Arvindbhai Mathurdas 2) Bharatbhai Mathurdas 3) Vishnubhai Mathurdas 4) Champaben Vishnubhai Mathurdas wife 5) Darshan Vishnubhai 6) Nikhil Vishnubhai 7) Kanchanben Arvindbhai Mathurdas wife 8) Sanjay Arvindbhai 9) Sarojben Arvindbhai 10) Vasantiben Bharatbhai Mathurdas wife 11) Kavitaaben Bharatbhai 12) Roshan Bharatbhai sold and conveyed Land admeasuring 2631 Sq. Mtrs of Survey No. 153/1 to Skyline Buildcon Partnership Firm by registered sale deed which was registered before Sub-Registrar on 12/12/2019. This Land admeasuring 2631 Sq. Mtrs of Survey No. 153/1 was mutated in the name of Skyline Buildcon Partnership Firm vide mutation entry No. 5560 on 31/12/2019. The said entry was certified by the concerned authority.

Documents Pursued:-

Sr No.	Documents	Date
1.	Photocopy of Village Form No. 7/12.	28/2/2019
2.	Photocopy of Entries of village Form 6.	Various dates



3.	Photocopy of Sale Deed executed by 1) Ramanlal Vrajlal 2) Taraben Vrajlal 3) Kokilaben Vrajlal in favour of Mathurbhai Parottamdas	Regi Serial No.536 Dated 14/02/1996
4.	Photocopy N.A. Order	13/06/2019
5.	Photocopy N.A. Order	30/09/2019
6.	Photocopy of Sale Deed executed by 1) Arvindbhai Mathurdas 2) Bharatbhai Mathurdas 3) Vishnubhai Mathurdas 4) Champaben Vishnubhai Mathurdas wife 5) Darshan Vishnubhai 6) Nikhil Vishnubhai 7) Kanchanben Arvindbhai Mathurdas wife 8) Sanjay Arvindbhai 9) Sarojben Arvindbhai 10) Vasantiben Bharatbhai Mathurdas wife 11) Kavitaben Bharatbhai 12) Roshan Bharatbhai in favour of Skyline Buildcon Partnership Firm	Regi Serial No.30470 Dated 12/12/2019
7.	Original "F" Form	19/03/2019
8.	Original Zoning Certificate and Part Plan	19/03/2019

I have issued a public notice in daily news paper "Gujarat Samachar" on dated 2/3/2019 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.

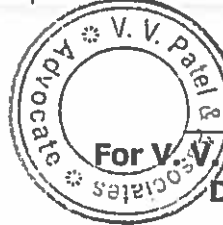
I am of the opinion and hereby certify that the title to non agricultural land bearing Final Plot No. 113 admeasuring 2631 Sq. Mtrs allotted in lieu of Revenue Survey No. 153/1 admeasuring 4047 Sq. Mtrs which are comprised in T. P Scheme No. 2 (Koba) , Situated at Mouje : Koba, Taluka : Gandhinagar in the Registration District Gandhinagar and Sub-District Gandhinagar belongs to Skyline Buildcon Partnership Firm is clear, marketable & free from encumbrance.

Subject to : -

- 1) Any other Laws, Acts and Rules if applicable.



- 2) And Various order which was passed by the different apex authority.



For V. V. Patel & Associates
Deepak H Makwana
(Advocate)
G-175/2002

Note :

1. Please note that the registration records of most of the years from 1984 to 1994 of sub-registrar's office is destroyed/torn out. Hence, it can't 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.
2. This is to inform that we are not responsible for computerized print of Search of registration record from office of Sub-Registrar, We are not responsible for any unregistered document executed by related parties of the said property.

અરજી પહોંચ

મિલકત નું વર્ણન : SUR/BLOCK NO-153/1

Search in : કોબા /KOBA

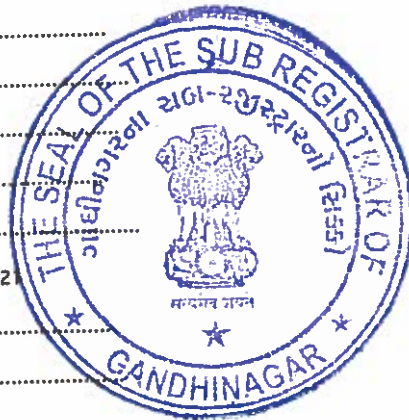
પહોંચ નંબર ૨૦૨૧૦૪૮૦૮૧૯૭૨ અરજી નંબર ૩૪૨૪૨ અરજી વર્ષ ૨૦૨૧
તારીખ ૨૧ માહે ડિસેમ્બર સને ૨૦૨૧

રજુ કરનારનું નામ BHAVESH SUKHADIYA

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1994 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૩૯૦.૦૦

કુલ એકંદરે રૂ. ૩૯૦.૦૦

અંકે રૂપીયા ત્રણ સો નેવું પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.


chirag atulbhai dave
સબ રજીસ્ટ્રાર
ગાંધીનગર

અંકે રૂ. : 390.00

20211218362224684

સબ રજીસ્ટ્રાર, ગાંધીનગર

મિલકત પરના બોજા અંગેનું પત્રક

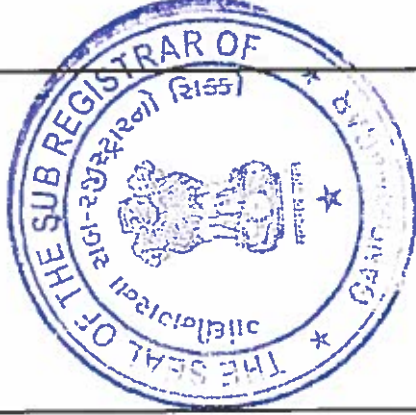
Search in : BHAVESH SUKHADIYA અરજી નંબર : 34242 ગામ નું નામ : Koba

મિલકતનું વર્ણન : SUR/BLOCK NO-153/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -28 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધકારી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખામ/વિચારણ રૂ.80000000.00	ખાતા નં.440 ના સરવે નં.153/1 ની આકાર રૂ.2.44 પેસા વાળી હે.આરે.પ્રતિ ચો.મી.0-40-47 થાને 4047 સ.ચો.મી. જમીનનો સમાવેશ ટાઉન પ્લાનીંગ સ્કીમ નં.2(કોબા) માં થવાથી ફાળવેલ ફાઇનલ પ્લોટ નં.113 ની 2631 સ.ચો.મી. બિનખેતીની જમીન			(1)અરવિંદભાઇ મથુરદાસ (2)ભરતભાઇ મથુરદાસ (3)વિષ્ણુભાઇ મથુરદાસ (4)ચંપાબેન વિષ્ણુભાઇ મથુરદાસની પત્ની (5)દર્શન વિષ્ણુભાઇ (6)નિખીલ વિષ્ણુભાઇ (7)કંચનબેન અરવિંદભાઇ મથુરદાસની પત્ની (8)સંજય અરવિંદભાઇ (9)સરોજબેન અરવિંદભાઇ (10)વસંતીબેન ભરતભાઇ મથુરદાસની પત્ની (11)કવિતાબેન ભરતભાઇ (12)રોશન ભરતભાઇ	સ્કાયલાઇન બિલ્ડકોન એ નામની ભાગીદારી પેઢી ના વતી અને તરફથી તેના અધિકૃત ભાગીદાર વિષ્ણુભાઇ નાથાલાલ પટેલ	12-12-2019 12-12-2019	30470	



સબ-રજીસ્ટ્રાર

મિલકત પરના બોજા અંગેનું પત્રક

Search in : BHAVESH SUKHADIYA અરજી નંબર : 34242 ગામ નું નામ : KOBA

મિલકતનું વર્ણન : SUR/BLOCK NO-153/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Gandhinagar Gandhinagar મા -28 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્ષાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

Sub-Registrar Office(SRO) Gandhinagar
Gandhinagar

