



VIJAY CHAUGULE
Advocate

VIJAY Y. CHAUGULE & CO.

ADVOCATE

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3905/2023

To,
"GANESH BUILDCON"
B/103, Shri Hari Gift City,
B/h. Sardar Party Plot,
Nr. Pavandham Residency,
Hanspura, Ahmedabad - 382330

Dear Sir,

Re. : Investigation of title to the Non Agricultural Land bearing Sub-Plot No. 3 (Sub Plot No. 46/3) admeasuring 5135.51 sq.mts. forming part Freehold Non Agricultural land bearing Block No.4, admeasuring 24787 sq.mts. Covered within the draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 admeasuring 14873 sq.mts. of Mouje Hanspura of Asarva Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-6 (Naroda) more particularly described in the Schedule hereunder written belonging to **"GANESH BUILDCON"**, a partnership firm having its Office at : B/103, Shri Hari Gift City, B/h. Sardar Party Plot, Nr. Pavandham Residency, Hanspura, Ahmedabad - 382330.

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 Ahmedabad Taluka at Asarwa and that of the Talati



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Mouje Hanspura and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad- 6 (Naroda) for the last more then 30 years viz. (the registration records of the year 1987 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 26 years (1994 to 10/10/2023) 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 it appears that said Block No. 4 and brief history of the said land as follows ;

01. That prior to 1975 the Agricultural land bearing Block No. 4 admeasuring 24787 sq.mtrs. originally belonged to Lalji Mandir as an absolute owners thereof, while name of Punjaji Hirabhai and Gulabji Amaraji was continued as tenant of the said land in the revenue record concerned.
02. That the Mamlatdar and Krushipanch, Hanspura in Tenancy Case No.311/75 has been order on 29/12/1975 to allot the said entire land to Punjaji Hiraji and Gulabji Amaraji as Restricted Tenure Land (PRATIBANDHIT SATTA PRAKAR) provided under the Gujarat Tenancy and Agricultural Lands Act, 1948 subject to payment of the purchase price Rs. 6675/- . The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1305 on 12/06/1976 duly certified by the concerned revenue authority on dated 22/01/1977.





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03. That thereafter on death of the said Punjaji Hiraji in the years of 1981, hence his share in 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 heir Jehaji Punjaji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1381 on dated 16/10/1984 duly certified by the concerned revenue authority.
04. That thereafter said owner had raised a Loan on security of the said land from the Huka Seva Sahakari Mandali Limited. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1383 on 09/04/1985 duly certified by the concerned revenue authority.
05. That as per order No. RTS/Record Promulgation/14/08, dated .../07/2008 of the Mamlatdar, Ahmedabad the name of Motibhai Chhabhai and Becharbhai Revabhai as administrator of Lalji Mandit is being entered in the second right column 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.1887 dated 18/07/2008 duly certified by the concerned revenue authority on dated 12/09/2008.
06. That thereafter on death of the said Galabji Amaraji on dated 27/07/2007 and his share in 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) Lalluji Galabji Thakor (2) Ramaji Galabji Thakor (3)



(4)

Shardaben Galabji Thakor (4) Laxmiben Wd/o. Keshaji Galabji (5) Girishbhai Keshaji Thakor (6) Dineshbhai Keshaji Thakor (7) Arvindhbhai Keshaji Thakor. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2004 on dated 06/01/2010 duly certified by the concerned revenue authority on dated 06/03/2010.

07. That thereafter said Shardaben Galabji Thakor has been released their rights, title and interest in the said land in favour of (1) Lalluji Galabji Thakor (2) Ramaji Galabji Thakor (3) Girishbhai Keshaji Thakor (4) Dineshbhai Keshaji Thakor (5) Arvindhbhai Keshaji Thakor, hence her name were deleted from the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 2005 on 06/01/2010 duly certified by the concerned revenue authority on dated 06/03/2010.
08. That thereafter said owner has been repaid the said loan to Huka Seva Sahakari Mandali Limited and said bank has been released the charge on 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.2006 on 06/01/2010 duly certified by the concerned revenue authority on 23/03/2010.
09. That during the lifetime of the Punjaji Hariji and Galabji Amaraji was paid purchase price of Rs.6675/- to the said Lalji Mandir and hence Mamlatdar and Krushipanch, Gandhinagar vide his Order dated 01/07/1989 has being issued Purchaser





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Certificate in Form No.9. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2008 on 08/01/2010 duly certified by the concerned revenue authority on 06/03/2010.

10. That in the mean time said land bearing Block No.4 admeasuring 24787 sq.mts. covered within the limit of Draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 was given in lieu thereof and area thereof fixed to the extent of 14872 sq.mts.
11. That (1) Lalluji Galabji Thakor acting for himself and karta and manager of his HUF (2) Ramaji Galabji acting for himself and karta and manager of his HUF (3) Laxmiben Wd/o. Keshaji Galabji (4) Girishbhai Keshaji Thakor acting for himself and karta and manager of his HUF (5) Dineshbhai Keshaji Thakor acting for himself and karta and manager of his HUF (6) Arvindbhai Keshaji Thakor acting for himself and karta and manager of his HUF have been agreed to sell the said land to (1) Bharatbhai Karsanbhai Patel (2) Shantaben Karsanbhai Patel (3) Sureshbhai Karsanbhai Patel (HUF) and (4) Kashiben Kadvabhai Patel by Agreement to Sell dated 18/08/2010 duly registered with the Sub-Registrar of Ahmedabad - 6 (Naroda).
12. That thereafter on death of the said Jehaji Punjaji on dated 17/08/2007, hence 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) Savitaben Punjaji (2) Chandrasinh Punjaji (3) Khodaji Punjaji.



The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2194 on dated 11/04/2011 duly certified by the concerned revenue authority on dated 21/06/2011.

13. That thereafter said (1) Savitaben Punjaji (2) Chandrasinh Punjaji (3) Khodaji Punjaji have been released their rights, title and interest in the said land in favour of other co-owners, hence their name were deleted in the revenue record. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 2195 on 11/04/2011 duly certified by the concerned revenue authority on dated 21/06/2011.
14. That thereafter as per order of the Joint Secretary, Revenue Department, Government of Gujarat by his Order No. Pafar/102011/275/L/1, dated 17/03/2012 Taluka of Ahmedabad District has been divided in the two separate parts viz. (1) Ahmedabad City-East and (2) Ahmedabad City-West and the said Mouje Hanspura Village covered within the limit of Taluka Ahmedabad City-East. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2296 dated 03/05/2012 duly certified by the concerned revenue authority on 05/05/2012.
15. That thereafter Taluka of Ahmedabad District has been again divided in the seven separate parts and said Mouje Hanspura Village covered within the limit of Taluka Asarwa.





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16. That thereafter said Block No.4 admeasuring 24787 sq.mts. covered within the limit of Draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 was given in lieu thereof and area thereof fixed to the extent of 14872 sq.mts. was converted into Old Tenure Agricultural Land as per order No. Da.Pra./Jamin/Ga.Dha.Ka.-43/Hanspura/S.R.No. 554/2011 dated 08/05/2012 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2298 on 01/06/2012 duly certified by the concerned revenue authority on 08/08/2012.
17. That thereafter the said land bearing Block No.4 admeasuring 24787 sq.mts. covered within the limit of Draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 was given in lieu thereof and area thereof fixed to the extent of 14872 sq.mts. was converted into Non Agricultural as per order No. C.B./C.T.S./N.A./S.R.465/2012 dated 02/07/2012 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2318 on 10/07/2012 duly certified by the concerned revenue authority on dated 24/08/2012.
18. That thereafter the said (1) Lalluji Galabji Thakor (2) Ramaji Galabji Thakor (3) Laxmiben Keshaji Galabji Thaor (4) Girishbhai Keshaji Thakor (5) Dineshbhai Keshaji Thakor (6) Arvindbhai Keshaji Thakor have been sold and conveyed the



said land bearing Block No.4 admeasuring 24787 sq.mts. covered within the limit of Draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 was given in lieu thereof and area thereof fixed to the extent of 14872 sq.mts. to "M/s.GAYATRI ENTERPRISE", a partnership Firm by Deed of Conveyance dated 25/07/2012 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on 04/01/2013 under serial No. 7683 (Old) 195 (New), which was confirmed by (1) Bharatbhai Karsanbhai Patel (2) Shantaben Karsanbhaj Patel (3) Sureshbhai Karsanbhai Patel (HUF) and (4) Kashiben Kadvabhai Patel by joining themselves as confirmed party. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2363 on dated 11/01/2013 duly certified by the concerned revenue authority on dated 28/02/2013.

19. That said Punjaji Hariji had two daughter namely Jadiben Punjaji and Surajben Punjaji and said Surajben Punjaji and Legal heirs of Jadiben Punjaji have been filed Special Civil Application No.732/2012 before Principal Senior Civil Judge, Ahmedabad (Rural), but meantime said Surajben Punjaji was died and on compromised between the Legal heirs of Surajben Punjaji and Jadiben Punjaji have been withdrawn the said suit by withdrawal Pursis and waive his right, title in the said land and accordingly Hon'ble Court disposed the said suit vide its order dated 25/08/2013 and also Legal heirs of Surajben Punjaji and Jadiben Punjaji viz. (1) Melaji Mangaji Vaghela (2) Jawanji Mangaji Vaghela (3) Popatji Mangaji Vaghela (4) Baldevbhai Somaji Dabhi (5)





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Gopalbhai Somaji Dabhi (6) Reshamben Kanjibhai Dabhi (7) Kailashben Kanjibhai Dabhi (8) Gunvantbhai Kanjibhai Dabhi (9) Madhuben Dhanjibhai Khant (10) Kushkiben Baldevbhai Khant and (11) Sonalben Virendrabhai Thakor have been confirmed the sale of the said land by Confirmation Deed dated 01/02/2021 duly registered with the Sub-Registrar of Ahmedabad - 6 (Natoda) under serial No.2238.

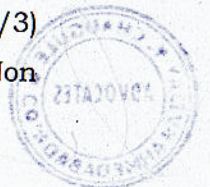
20. That thereafter as per the Letter dated 23/09/2020 of Ahmedabad Municipal Corporation said land bearing Block No.4 admeasuring 24787 sq.mts. covered within the limit of Draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 was given in lieu thereof and area thereof fixed to the extent of 14873 sq.mts.
21. That thereafter M/s.GAYATRI ENTERPRISE got approved a plan for sub-division of the said Final Plot No. 4 into three plats viz. Sub-Plot No. 1, 2 and 3 admeasuring 4749.11, 4988.38 and 5135.51 sq.mtrs. respectively from the Ahmedabad Municipal Corporation vide its Case No.001BDP20210253, Raja Chhithi No. 001LD20210097 dated 13/01/2021.
22. That thereafter the said M/s. GAYATRI ENTERPRISE, a partnership firm through its authorized partner Vasudev N. Hegde has been sold and conveyed the said Non-Agricultural Land bearing Sub-Plot No. 3 (Sub Plot No. 46/3) admeasuring 5135.51 sq.mts. forming part Freehold Non Agricultural land bearing Block No.4, admeasuring 24787 sq.mts. Covered



within the draft Town Planning Scheme No. 109 (Hanspura-Muthiya-Bilasiya) and Final Plot No. 46 admeasuring 14873 sq.mts. to "BAPASHREE INFRA" a partnership firm through its authorized partner Kaushalkumar Babubhai Patel by Deed of Conveyance dated 08/10/2021 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No. 20518. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3518 on dated 13/10/2021 duly certified by the concerned revenue authority on dated 03/12/2021.

23. That thereafter the said land bearing Block No.4 admeasuring 24787 sq.mts., T. P. Scheme No. 109 (Hanspura-Muthiya-Bilasiya), Final Plot No. 46 admeasuring 14872 sq.mts., PAIKI Sub-Plot No. 3 (Sub Plot No. 46/3) admeasuring 5135.51 PAIKI admeasuring 1000 sq.mts. was converted into Non Agricultural as per order No. 2407/07/14/026/2023 dated 13/03/2023 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3786 on 13/03/2023 duly certified by the concerned revenue authority on dated 03/04/2023.

24. That thereafter the said "BAPASHREE INFRA", a partnership firm through its authorized partners (1) Jigarbhai Shivabhai Patel (2) Maheshkumar Rangabhai Patel (3) Maheshbhai Rasiklal Panchal has been sold and conveyed the said Non-Agricultural Land bearing Sub-Plot No. 3 (Sub Plot No. 46/3) admeasuring 5135.51 sq.mts. forming part Freehold Non





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Agricultural land bearing Block No.4, admeasuring 24787 sq.mts. Covered within the draft Town Planning Scheme No. 109 (Hanspura- Muthiya-Bilasiya) and Final Plot No. 46 admeasuring 14873 sq.mts. to **"GANESH BUILDCON"** a partnership firm through its authorized partner Anandkumar Vinodchandra Patel by Deed of Conveyance dated 11/09/2023 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No. 23460. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3877 on dated 14/09/2023, which is at to be certify by concerned authotiry.

25. That thereafter said **"GANESH BUILDCON"** got approved a plan from the Gandhinagar Municipal Corporation for construction of Residential Units on the said land vide its Development Permission dated 03/10/2023 and implement a scheme to be known as will **"GANESH VALENCIA"** and since then said Firm is holding the same as an absolute owner and possessor thereof.
26. 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 13/06/2023 in the name of previous owners 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.



27. 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 in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded 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 **"GANESH BUILDCON"** 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 **"GANESH BUILDCON"** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;





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- 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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non Agricultural Land bearing Sub-Plot No. 3 (Sub Plot No. 46/3) admeasuring 5135.51 sq.mts. forming part Freehold Non Agricultural land bearing Block No.4, admeasuring 24787 sq.mts. Covered within the draft Town Planning Scheme No. 109 (Hanspura- Muthiya-Bilasiya) and Final Plot No. 46 admeasuring 14873 sq.mts. of Mouje Hanspura of Asarva Taluka in Registration District of Ahmedabad and Sub-District of Ahmedabad-6 (Naroda) and the same is bounded as follows :

On or towards the North : By Sub-Plot No.2
On or towards the South : By Final Plot No. 44
On or towards the East : By Village limit of Bilasiya
On or towards the West : By 18 Meter T.P. Road

PLACE : AHMEDABAD

DATE : 10/10/2023

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.
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