



Date:-13/05/2023

TITLE REPORT WITH CERTIFICATE

Ref : Non-Agricultural land for the Multi Purpose on site known as “SKY DECK-78” admeasuring about 0-56-66 Sq. Mtrs Out of total land 3683 Sq. Mtrs. bearing Survey/Block No.173/c T.P. Scheme No.19(Raysan-Randesan-Koba), F.P. No.156/1/c, Situate lying and being at Mouje Village Raysan, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar belonging to **VELORUM INFRA**. R/o. Gandhinagar.

SUHAGIYA & CO. ADVOCATES

429, Arth Business Center(ABC), Opp.Kia Motors and Torrent Power, Nr.
Galaxy Heights, S.P. Ring Road, Nikol, Ahmedabad.



As per instructions, I have inspected and investigated the titles to the above-referred immovable property by taking search with available revenue records and available records of the Sub Registrar Office, Gandhinagar dated 20/12/2022 by Receipt No.202204800098358 and dated 10/05/2023 by Receipt No.8022023524501 Having for last 30 years.

Bharatbhai K. Suthar, Advocate issued a public Notice in "DIVYA BHASKAR" News Paper dated 18/12/2022 & "SANDESH" News Paper dated 21/12/2022 inviting any Kind of objection from the public at large, but during the period of notice they have not received and kind of objection, hitch and/or hindrance from anybody regarding the said land or any part thereof.



Block/Survey No.173/C

Mouje: Raysan

Taluka: Gandhinagar

District: Gandhinagar

No.	Date	Subject	
1) 1291	05/03/68	In the said land Shri settlement Commissioner and director of Land record Sir Notification No. Zon/gandhinagar/37 on dated 27/01/66. Authority by come on date 28/05/75. Which was declared on dt.10/2/66 Gujarat state department page no.648 published. On that basis to write his new recored aektrikaran officer gandhinagr No.Zon/raysan on dt.1/7/67 & order no. Zon-(v) 1883 on dt.26/7/76 according by note.	(Survey No.173)
2) 1334	11/7/72	Agreement to seal	(Survey



		seller:- Balchandbhai Revabhai Patel Purchaser:- Patel Revabhai Naranbhai Dt.11/8/70, Rs.11500/-	No.173)
3) 1335	11/7/72	Agreement to seal Seller:- Balchandbhai Revabhai Patel Purchaser:- Patel Revabhai Naranbhai Dt.28/7/71, Rs.6800/-	(Survey No.173)
4) 1393	11/9/79	Above said land owner Mahatbhai Revabhai Patel was died on 8/3/79 after his death as his legal heirs 1) Satokben widow of mahatbhai Revandas 2) Dahiben Mahatbhai 3) Indiraben Mahatbhai 4) Minor kanubhai, dasbhai, dashrathbhai mahatbhai name entered in the revenue record.	(Survey No.173)
5) 1531	1/12/ 86	District land recorded gandhinagar part no.he.je.p.s.r. 22/86/87 and mamlatdar gandhinagar part no.jamin/he.je.a/ V.S.R 57/86 on dt.13/11/86 village raysan-koba road land dursti part no.6 (L.A.FU.16/82) according by note. Block no.173 c, Jarayat Total land 3-74-60 Anused land 0-08-08 Used land 3-66-52 Acquired land 0-04-80 Aakar 0.31	Certified (Survey No.173)
6) 1643	25/2/91	Said land owner Patel Dahyabhai Revadas his legal heirs name entered for co-partners.	Certified (Survey No.173)



		1) Pravinbhai 2) Jasvantbhai 3) Pramukhbhai 4) Hasmukhbhai Dahyabhai name entered in the revenue record.	
7) 1655	25/7/91	Agreement to seal cancelation According to entry no.1334, 1335 seller:- Balchandbhai Revabhai Patel Purchaser:- Patel Revabhai Naranbhai	Certified (Survey No.173)
8) 1663	6/2/92	Above said land owner Patel Balchandbhai Revabhai was died on 18/2/82 after his death as his legal heirs 1) Manubhai Balchandbhai 2) Nareshbhai Balchandbhai 3) Chandrikaben Balchandbhai 4) Vinaben Balchandbhai 5) Jiviben widow of Balchandbhai Revabhai name entered in the revenue record.	Certified (Survey No.173)
9) 1682	07/05/93	Said land owner Dahyabhai Revabhai obtained loan from The potato gross co.o.li., Ltd. and mamltadar officer in no.2401/93 on dt.1/5/93 entry to that effect was made in the said mutation entry.	Certified (Survey No.173)
10) 1723	03/05/95	Above said land owner Dahyabhai Revandas was died on 25/5/94 after his death as his legal heirs 1) Pravinbhai 2) Jasvantbhai 3) Pramukhbhai 4) Subhadraben widow of Dahyabhai	Certified (Survey No.173)





		Revadas & Shakriben widow of Dahyabhai Revadas name entered in the revenue record.	
11) 1795	08/08/96	Said land owner Dahyabhai Revandas was taken loan from the Raysan Seva Sahkari Mandli Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.173)
12) 1832	28/02/97	Said land owner Dahyabhai Revandas obtained loan from The potato gross co.o.li., Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.173)
13) 1861	09/07/97	Said land owner Manilal Revandas legal heirs obtained loan from Raysan Seva Sahkari Mandli Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.173)
14) 1864	09/07/97	Said land owner patel Revandas etc.. obtained loan from Raysan Seva Sahkari Mandli Ltd. on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.173)
15) 1897	26/02/98	Said Land owner obtained loan from Rs.2,00,000/- Dena bank, koba branch to that effect was made in the said mutation entry.	Certified (Survey No.173)
16) 1926	04/01/1999	Said Land owner Manubhai Balchandbhai & Nareshbhai Balchandbhai obtained loan from Rs.2,65,000/- Dena bank, koba branch to that effect was made in the said mutation entry.	Certified (Survey No.173)





17) 2016		Said Land owner Manubhai Balchandbhai & Nareshbhai Balchandbhai obtained loan from Rs.4,00,000/- Dena bank, koba branch to that effect was made in the said mutation entry.	Certified (Survey No.173)
18) 2169	04/10//05	Said Land owner Manubhai Balchandbhai & Nareshbhai Balchandbhai obtained loan from Rs.50,000/- Dena bank, koba branch to that effect was made in the said mutation entry.	Certified (Survey No.173)
19) 2385.	11/05/07	This land owner Patel Manubhai balchandbhai etc. name running. Prant officer gandhinagar on dt.21/04/07 in order No.p.o/ jamin/ S.R-4/07/ vashi. 6896/07 block divided. Survey no.173/c Sq.mtrs 1-51-39 Owner:- Pravinbhai Dahyabhai Jashvantbhai Dahyabhai Pramukhbhai Dahyabhai Hasmukhbhai Dahyabhai Subhdraben Dahyabhai Shakriben widow of Dahyabhai Shivabhai Revabhai Satokben widow of Manilal Manubhai Balchandbhai Nareshbhai Balchandbhai Chandrikaben Balchandbhai Vinaben Balchandbhai Dahyiben Manilalindr	Certified (Survey No.173)
20) 2422	21/07/2007	Hon. D.I.L.R Gandhinagar according to durasti patr no.72 said land divided.	Certified (Survey



		As of now survey no.173 Sq.mtrs 3-74-60 Aakar 21.11 After Durasti Survey no.173/a 1-51-39 sq.mtrs Survey no.173/b 0-46-54 sq.mtrs Survey no.173/c 0-56-66 sq.mtrs	No.173)
21) 2428	01/08/2007	Said land owner Manubhai Balchandbhai Patel etc.. Obtained loan from Dena bank, Koba branch on the said land which was repaid by him so effect of loan removed from record.	Certified (Survey No.173)
22) 2429	06/08/2007	Above said land sharing of brother's share according by note. 1) Survey no.173/a Sq.mtrs 1-51-39 Jiviben Balchandbhai Manubhai Balchandbhai Nareshbhai Balchandbhai 2) Survey no.173/b Sq.mtrs 0-46-54 Pravinbhai Dahyabhai Hasmukhbhai Dahyabhai 3) Survey no.173/c Sq.mtrs 0-56-66 Shivabhai Revabhai	Certified (Survey No.173)
23) 2458	03/11/2007	Applicant :- Shobhanaben wife of mukeshbhai shivabhai as a self & as a parents minor Ronak Mukeshbhai Patel Residency:- 3/d, 938/2, sector-13,	Certified (Survey No.173)



gandhinagar.

Versus

Defendants :-

- 1) Mukeshbhai Shivabhai Patel
- 2) Shivabhai Revandas patel
- 3) Pravinbhai Dahyabhai Patel
- 4) Jashavantbhai Dahyabhai Patel
- 5) Subhadraaben Dahyabhai Patel
- 6) Pramukhbhai Dahyabhai Patel
- 7) Hasmukhbhai Dahyabhai Patel
- 8) Shakriben widow of Dahyabhai Revandas
- 9) Manubhai Balchandbhai
- 10) Nareshbhai Balchandbhai
- 11) Chandrikaben Balchandbhai
- 12) Vinaben Balchandbhai
- 13) Jiviben widow of Balchandbhai Revandas
- 14) Dahyiben Manibhai
- 15) Minor Kanubhai Manilal parents Satokben Manibhai
- 16) Minor Haribhai Manilal parents Satokben Manibhai
- 17) Dashrathbhai Manibhai parents Satokben Manibhai
- All Residency:-village raysan, gandhinagar.
- 18) Nayab collector & Prant officer gandhinagar

Order :-

The petitioner's remand for an injunction was returned by the assistant collector





		shree gandhinagar an injunction granted the hearing in this matter is held on dt.22/11/07 at the office of the industrial commissioner. According this order by note.	
24) 2511	04/06/2008	Said land bearing the survey number is situated in entry no.2441 burden relief dt.18/09/2007 which was certified on dt.8/1/08 but all these block number divided from note no.2429. The petitioner could not given effect to the bill of discharge of burden entry no.2441 by submitting the necessary documents along with the application.	Certified (Survey No.173/c)
25) 2882	10/03/11	Said land owner Shivabhai Revabhai his legal heirs name entered for co-partners. 1) Shardaben Shivabhai 2) Mukeshkumar Shivabhai 3) Nikulkumar Shivabhai 4) Anjanaben Shivabhai name entered in the revenue record.	Certified (Survey No.173/c)
26) 3698	06/06/2017	Above said land Shivabhai Revabhai (Revandas) & others name running was dead on dt.25/09/2013 her name remove into revenue records.	Certified (Survey No.173/c)
27) 3705	14/06/2017	Said 1) Anjnaben Shivabhai 2) Nikulkumar Shivabhai 3) Shardaben Shivabhai 4) Mukeshkumar Shivabhai sold and transferred the said land by registered sale deed on dated 14/06/2017 to Dilipkumar Manilal Patel and the said sale deed was registered in the office of	Certified (Survey No.173/c)





		Sub-Registrar, Gandhinagar on the same date at Serial No.8450. Thereby Dilipkumar Manilal Patel became the owner and occupier of said survey no.173/c in 5566 sq.mtr bearing T.P. Scheme No.1(koba), F.P. No.167 paiki 883 sq.mts Name of said purchaser was entered in revenue record.	
28) 3742	08/09/2017	Revenue Department Government of Gujarat order no.M.vi.v/con/gdhn/13/0 on dt.01/06/2010 in survey no.173/c, village raysan, gandhinagar according by note. <u>Applicant :-</u> Shobhanaben wife of mukeshbhai shivabhai as a self & as a parents minor Ronak Mukeshbhai Patel Versus <u>Defendants :-</u> Mukeshbhai Shivabhai Patel & other Deputy collector Gandhinagar order no.P.O./land/R.S.4/07/vashi/6896/07 on dt.21/04/2007 according The revision application of the petitioner is withdrawn unconditionally.	Certified (Survey No.173/c)
29) 4367	05/02/2020	Collector shri Gandhinagar 's N.A. Order No. 301/06/03/053/2020 on date 05/02/2020 order mouje Raysan, Ta.Gandhinagar Survey No.173/c, of 5666 sq.mtrs for Applicant Dilipkumar	Certified (Survey No.173/c)





		Manilal Patel etc., Gujarat land revenue Aartical-1879 in legal section-65 under given N.A. Permission order according by this note.	
30) 4761	22/07/2022	Civil JJ Sir gandhinagar RCS no.290/2003 on dt.2/04/2010 according by note. <u>Applicant :-</u> Shobhanaben wife of mukeshkumar shivabhai <u>Versus</u> <u>Defendants :-</u> Mukeshkumar Shivabhai Patel & other READ THE COMPROMIISE PURSIS CONTANT OF THE PURSIS READ OVER BOTH THE PARTIES AGGRED AND CONSENTED THATH THEY HAVE WITH THHIR OWN ONSENT FILED THIS COMPROMISE PURSIS. CONTAINS OF THIS PURSIS READ OVER MAKE THEN UNDERSTAND IN THEIR OWN LANGUAGE. AS THEY HAVE BEEN AGRRED FOR THAT HENCE, THIS PURSIS IS RECORDED AND DECREE BE DRAWAN ACCORDINGLY AND IN TEARMS OF COMPROMISE PURSIS. COURT FEE REFUND BE INSUED ON THE NAME OF PLANTIF AS PER RULS.	Certified (Survey No.173/c)





31) 4817	21/02/2023	Said Dilipkumar Manilal Patel sold and transferred the said land by sale deed on dated 21/02/2023 at the same date at serial No.7862 & Rs.1,80,00,000/- to Velorum infra Name of partnership firm's as a partner Dilip mansukhbhai Dobaria and the said sale deed. Thereby Velorum infra Name of partnership firm's partner became the owner and occupier of said Non-Agriculture land admeasuring about 3639 Sq.Mtrs Out of total land 0-56-66 Sq.Mtrs. bearing T.P. No.19(raysan-randesan-koba), F.P No.156/1/c (Survey No.173/c) Name of said purchaser was entered in revenue record.	Certified (Survey No.173/c)
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1) After that, the said land obtained development permission and approval from GUDA Commencement No.PRM/GMC/163/Raysan-19/02/2023/9328 on date 05/05/2023 they have given Scheme Name as "SKYDECK-78".

I have referred the following documents.

- Copy of Village form No.7 and 12 and 8A
- Copy of Village from No.6 record of rights entries.
- Copy of N.A. Order.
- Copy of approved lay out plan approved by GUDA.
- Copy of permission letter issued by GUDA.
- Affidavit of land owner.

1. I have taken search of available sub-registry record as well as available revenue record. I have verified relevant papers and documents produced before me by the party. On verification of such



record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

2. Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts.
3. This Certificate give this Certificate's particulars exactness or truly give a not security & this certificate giver above other information relating to loss any right suit/claim for not a responsible.



THIS IS TO CERTIFY THAT, I have investigated the Titles of said above referred Non-Agricultural for the Multi Purpose land admeasuring about 3683 Sq.Mtrs (blok/Survey No.173/c) situate lying and being at Mouje Raysan, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar from that & from the affidavit filed before me, I have found the same to be clear, marketable and free from reasonable doubts and without encumbrances; subject to...

1. Usual Declaration being made at the time of transfer/mortgage.

Note:-

1. I have taken search of the office of concerned Sub-Registrar Gandhinagar However I have found that, the entries are not up-to-date maintain. So I rely on documents submitted to me and the land revenue records i.e. Village Form No.7/12 and mutation entries i.e. Village Form No.6 recorded periodically under the provision of the Bombay land revenue act-1879. These entries covering transfer, inheritance, and other diverse, interest created on the land.

2. We are informed that at Presents no litigation/suits are filed/ Pending before any Judicial/Qusai Judicial authorities.

THE SCHEDULE ABOVE REFEREED TO

Non-Agricultural land for the Multi Purpose on site known as "SKY DECK-78" admeasuring about 0-56-66 Sq. Mtrs Out of total land 3683 Sq. Mtrs. bearing Survey/Block No.173/c T.P. Scheme No.19(Raysan-Randesan-Koba), F.P. No.156/1/c, Situate lying and being at Mouje Village Raysan, Taluka Gandhinagar and registration district of Gandhinagar and sub-district of Gandhinagar and bounded as under.

East : F.P. No.156/1/B

West : F.P.No.156/1/A

North : F.P.No.153

South : 24 mtrs road

Dated this 13th day of the May 2023.

