

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com
11537/2019 (O) 29710100 - 29710200

REF. NO.

To,

Nishithbhai Shirishbhai Desai

TITLE CERTIFICATE CUM TITLE REPORT

Reg :- Land bearing Survey No. 372/1 admeasuring 4,249 sq. mtrs. [out of which land admeasuring 2,475 sq. mtrs. is included in T.P. Scheme No. 07 (Sargasan-Kudasan-Por) and allotted F.P. No. 81 admeasuring 1,609 sq. mtrs. which is converted for N.A. use and remaining land admeasuring 1,774 sq. mtrs. is in agricultural Zone] situate, lying and being at Moje Sargasan, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar and belonging to Nishithbhai Shirishbhai Desai.



As per your instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of 06-10-2020) 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 furnished 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 said land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under:-

History of land :-

1. That the land bearing Survey No. 372/1 admeasuring about Acre 01-02 Gs. was belonging to the Vaghela Sangalji Fulaji since prior to the year 1951.

2. That said Vaghela Sangalji Fulaji died intestate on or around 06-11-1954 hence names of his legal heirs viz. (1) Vaghela Lakshmanji Sangalji (2) Vaghela Shivuji Sangalji (3) Vaghela Jiluji Sangalji were recorded in the revenue record with respect to the land bearing Survey No. 372/1. Mutation Entry to the said effect was made in the revenue record vide Entry No. 451.
3. That Hissa Form No. 12 was prepared by the Mamlatdar Mehsana for land bearing Survey No. 372 and several other lands. As per said Hissa Form No. 12 the area of Survey No. 372/1 was fixed as Acre 01-02 Gs. and Amthuji Dungarji was held occupier of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 941 dated 22-12-1965.
4. That the charge of Shri Sargasan Vikas Karyakari Sahkari Mandli was created by Vaghela Amthuji Dungarji with respect to the land bearing Survey No. 372/1. Mutation Entry to the said effect was made in the revenue record vide Entry No. 956.
Note: There is no Mutation Entry showing release of this charge.
5. That said Amthuji Dungarji died intestate on or around 28-03-1974 hence names of his legal heirs viz. Satuji Amthuji was recorded in the revenue record. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1233 dated 16-05-1975.
6. That we have not been provided with the Mutation Entry No. 1259, however we have been provided with a certificate of Prant officer, Gandhinagar stating that the order bearing No. Jamin/Tukdadhara/Vashi. Dated 18-07-1990 is not found.



7. That as per the Order of the Prant officer, Gandhinagar bearing No. P.O./Jamin/Tu. Dh./Vashi dated 18-07-1990, the note of 'Fragment' was directed to be removed from the records of all those lands of village Sargasan which were being cultivated with the water of the well/bore well and were likely to be so cultivated on a permanent basis. Accordingly the note of "Fragment" was removed from the records of the land of Survey No. 372/1 admeasuring 4,249 sq mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1696 dated 15-11-1998.

8. That said Satuji Amthuji sold and conveyed land bearing Survey No. 372/1 admeasuring about 4,249 sq. mtrs. to (1) Ashokkumar Chunilal and (2) Satyavratbhai Mohanlal vide Sale Deed dated 30-01-2003 Registered before Sub Registrar of Gandhinagar at serial No. 573. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2415 dated 11-02-2003.

9. That said (1) Ashokkumar Chunilal and (2) Satyavratbhai Mohanlal as self and as Power of Attorney holder of Ashokkumar Chunilal sold and conveyed land bearing Survey No. 372/1 admeasuring about 4,249 sq. mtrs. to Nishith Shirishbhai Desai vide Sale Deed dated 31-12-2004 Registered before Sub Registrar of Gandhinagar at serial No. 11414. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2696 dated 15-04-2005.

10. That as per order of the Mamlatdar, Gandhinagar bearing No. Jamin/Vashi.-/08 dated -09-2008, the errors which were found in the computerized Village Form No. 7/12 with respect to land bearing Survey No. 372/1 and revenue records concerned were directed to be rectified. Mutation Entry to the said effect was made in revenue record vide Entry No. 3810 dated 29-01-2009.



11. That On implementation of Preliminary Town Planning Scheme No. 07 (Sargasan- Kudasan-Por), the land bearing Survey No. 372/1 paiki 2,475 sq. mtrs. out of total land admeasuring 4,249 sq. mtrs. was given Final Plot No. 81 and its area is fixed at 1,609 sq. mtrs. The remaining land admeasuring 1,774 sq. mtrs. of Survey No. 372/1 paiki is in Agriculture Zone.
12. That Non Agricultural use permission for multi purpose use for land bearing Final Plot No. 81 admeasuring 1,609 sq. mtrs. (given in lieu of Survey No. 372/1 paiki) in Preliminary Town Planning Scheme No. 07 (Sargasan-Kudasan-Por), was granted by Collector, Gandhinagar by his order bearing No. 22/06/03/039/2019 Dated 30-04-2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6747 dated 20-06-2019.
13. Thereafter M/s. Dhruvi Infra through its proprietor Nishith Desai have proposed to develop a residential scheme by the name '**HRUDHYA**' on the said land and has got the plans for construction on the said Land bearing Final Plot No. 81+ 82 [Given in lieu of Survey Nos. 372/1 paiki and 372/2 respectively] sanctioned from the Gandhinagar Urban Development Authority (GUDA) and development permission dated 10-09-2020 bearing Rajachitthi no. PRM/Sagasan/18/02/2020/5251/2020 has been issued in this regard.
14. That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" on 25-09-2020, inviting objections for issuance of title certificate for the above stated land. We have not received any objections from anyone till today.



In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural Land bearing Survey No. 372/1 admeasuring 4,249 sq. mtrs. [out of which land admeasuring 2,475 sq. mtrs. is included in T.P. Scheme No. 07 (Sargasan-Kudasan-Por) and allotted F.P. No. 81 admeasuring 1,609 sq. mtrs. which is converted for N.A. use and remaining land admeasuring 1,774 sq. mtrs. is in agricultural Zone] situate, lying and being at Moje Sargasan, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar and belonging to Nishithbhai Shirishbhai Desai shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual declaration cum Indemnity bond being made at the time of transfer of the said land.
- [2] Terms and conditions of N.A. use permission being fulfilled.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of GUDA and plans of construction being sanctioned by GUDA and provision of Preliminary Town Planning Scheme No. 07 (Sargasan- Kudasan-Por).

DATED THIS 17th DAY OF OCTOBER, 2020

Jani & Co.

ATTORNEY-AT-LAW

Note of caution and disclaimer:

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of year 1987 to 2007 of the Sub Registrar's office is destroyed/ torn out. Hence it cannot 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] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no other pending litigations or injunction/status quo granted therein in respect of the said land.
- [3] We are informed that at present no other litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.

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(O) 29710100 - 29710200

REF. NO. 11537/2019

To,

Nishithbhai Shirishbhai Desai

TITLE CERTIFICATE CUM TITLE REPORT

Reg :- Non-Agricultural Land bearing Final Plot No. 82 admeasuring 2,165 sq. mtrs. given in lieu of Survey No. 372/2 admeasuring about 3,339 sq. mtrs. in Preliminary Town Planning Scheme No. 07 (Sargasan-Kudasan-Por) situate, lying and being at Moje Sargasan, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar and belonging to Nishithbhai Shirishbhai Desai.



As per your instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of 08-10-2020) 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 furnished 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 said land during the period for which the record is not available which would make the title defective, we hereby give our report on title as under:-

History of land:-

1. That the land bearing Survey No. 372/2 admeasuring about Acre 01-34 Gs. was belonging to the Amthuji Dungarji since prior to the year 1965.
2. That Hissa Form No. 12 was prepared by the Mamlatdar Mehsana for land bearing Survey No. 372 and several other

lands. As per said Hissa Form No. 12 the area of Survey No. 372/2 was fixed as Acre 01-34 Gs. and Amthuji Dungarji was held occupier of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 941 dated 22-12-1965.

3. That upon repayment of loan, the charge of Sargasan Seva Sahkari Mandli stands released by Amthuji Dungarji Vaghela. Mutation Entry to the said effect was made in the revenue record vide Entry No. 949 dated 26-06-1966.
4. That said Amthuji Dungarji died intestate on or around 28-03-1974 hence names of his legal heirs viz. Satuji Amthuji was recorded in the revenue record with respect to the land bearing Survey No. 372/2. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1233 dated 16-05-1975.
5. That as per the Order of the Prant Officer, Gandhinagar bearing No. P.O./Jamin/Tu. Dh./Vashi dated 18-07-1990, the note of 'Fragment' was directed to be removed from the records of all those lands of village Sargasan which were being cultivated with the water of the well/bore well and were likely to be so cultivated on a permanent basis. Accordingly the note of "Fragment" was removed from the records of the land of Survey No. 372/2 admeasuring 3,339 sq mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1696 dated 15-11-1998.
6. That said Satuji Amthuji sold and conveyed land bearing Survey No. 372/2 admeasuring about 3,339 sq. mtrs. to (1) Ashokkumar Chunilal and (2) Satyavratbhai Mohanlal vide Sale Deed dated 30-01-2003 Registered before Sub Registrar of Gandhinagar at serial No. 573. Mutation Entry to the said



effect was made in the revenue record vide Entry No. 2415 dated 11-02-2003.

7. That said (1) Ashokkumar Chunilal and (2) Satyavratbhai Mohanlal as self and as Power of Attorney holder of Ashokkumar Chunilal sold and conveyed land bearing Survey No. 372/2 admeasuring about 3,339 sq. mtrs. to Nishith Shirishbhai Desai vide Sale Deed dated 31-12-2004 Registered before Sub Registrar of Gandhinagar at serial No. 11415. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2696 dated 15-04-2005.
8. That as per order of the Mamlatdar, Gandhinagar bearing No. Jamin/Vashi./08 dated -09-2008, the errors which were found in the computerized Village Form No. 7/12 with respect to land bearing Survey No. 372/2 and revenue records concerned were directed to be rectified. Mutation Entry to the said effect was made in revenue record vide Entry No. 3810 dated 29-01-2009.
9. That on implementation of Preliminary Town Planning Scheme No. 07 (Sargasan- Kudasan-Por), the land bearing Survey No. 372/2 admeasuring 3,339 sq. mtrs. is given Final Plot No. 82 and its area is fixed at 2,165 sq. mtrs.
10. That Non Agricultural use permission for multi purpose use for land bearing Final Plot No. 82 admeasuring 2,165 sq. mtrs. given in lieu of Survey No. 372/2 admeasuring about 3,339 sq. mtrs. in Preliminary Town Planning Scheme No. 07 (Sargasan-Kudasan-Por), was granted by Collector, Gandhinagar by his order bearing No. 23/06/03/039/2019 Dated 02-05-2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6771 dated 09-08-2019.



11. Thereafter M/s. Dhruvi Infra through its proprietor Nishith Desai have proposed to develop a residential scheme by the name 'HRUDHYA' on the said land and has got the plans for construction on the said Land bearing Final Plot No. 81+82 [Given in lieu of Survey Nos. 372/1 paiki and 372/2 respectively] sanctioned from the Gandhinagar Urban Development Authority (GUDA) and development permission dated 10-09-2020 bearing Rajachitthi no. PRM/Sagasan/18/02/2020/5251/2020 has been issued in this regard.
12. That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" on 25-09-2020, inviting objections for issuance of title certificate for the above stated land; we have not received any objections from anyone till today.

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural Land bearing Final Plot No. 82 admeasuring 2,165 sq. mtrs. given in lieu of Survey No. 372/2 admeasuring about 3,339 sq. mtrs. in Preliminary Town Planning Scheme No. 07 (Sargasan-Kudasan-Por) situate, lying and being at Moje Sargasan, Taluka Gandhinagar, in the Registration District and Sub District of Gandhinagar is belonging to Nishithbhai Shirishbhai Desai shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual declaration cum Indemnity bond being made at the time of transfer of the said land.
- [2] Terms and conditions of N.A. use permission being fulfilled.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of GUDA and plans of construction being



sanctioned by GUDA and provision of Preliminary Town Planning
 Scheme No. 07 (Sargasan- Kudasan-Por).

DATED THIS 17th DAY OF OCTOBER, 2020

Jani & Co.

ATTORNEY-AT-LAW

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- [2] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no other pending litigations or injunction/status quo granted therein in respect of the said land.
- [3] We are informed that at present no other litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.

