

Date: 22/04/2019

TITLE CERTIFICATE

To,

KANTAM INFRASTRUCTURE

a Partnership Firm through its Partner

MR. BHAVESHKUMAR KANTILAL PATEL

Address at: 116/1, Anand Flat,

Opp. Bapunagar Police Station,

Bapunagar, Ahmedabad



Reg: Investigation of title to the Non-Agricultural land bearing Revenue Survey/Block No: 634+635+636+637+638+639 (before Re-Survey Old Survey No: 187 paiki 1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 +190) presently comprised in Final Plot No: 442/1+443 total admeasuring 13,545 Sq.Mtrs or thereabout of Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) situated at Mouje: ARSODIA, within the Registration Sub District & Taluka Kalol of District Gandhinagar.

At the request of you to investigate the title of the aforesaid land/property and for the purpose of the title Certificate. I have caused searches to be taken of the available Revenue Records and also available Records of the Sub Registrar of Assurances at Kalol from 1989. I had issued Public Notice in local daily Newspaper "Gujarat Samachar" on 11/04/2019 for inviting claims, if any, in response to which I have not received any objection from any Person or Financial Institution till today. I have also perused the copies of papers and documents submitted by them and believing the same are true and genuine. I have to report to you as under.

- (1)(1)The land bearing old Revenue Survey No: 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 was originally belongs to Keshavlal Lallubhai Vyas prior to year 1963,
- (2) Then after Keshavlal Lallubhai died intestate on 27/12/1981 leaving behind his direct legal heirs namely (1) Divaliben wd/o Keshavlal lallubhai Vyas & (2) Rameshchandra Keshavlal Vyas said fact were Recorded in Revenue Records by Mutation Entry No: 660 of dated: 23/04/1982.
- (3) Then after Divaliben wd/o Keshavlal lallubhai Vyas died intestate on 31/12/1998 and her direct legal heirs name were already mutated therefore her name were deleted from the Revenue Records by Mutation Entry No: 1245 of dated: 14/08/2002.

Office: 212, " AKASHRATH ", Opp; National Handloom, Law Garden, Ahmedabad-15

- (4) Then after said all survey number has been converted from restricted tenure in to agricultural old tenure under the order passed by Assistant Collector by order no: Po/Jamin/Khas Zumbes/S.R-716/07 of dated: 25/09/2007.
- (5) Then after owner-occupant of survey number 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 viz Rameshchandra Keshavlal Vyas had sold and conveyed the said land to the Purchaser viz Rabari Valjibhai Kalyanbhai by Sale-Deed, which was Registered with Sub-Registrar office Kalol on 25/03/2008 under Serial No: 2969 said fact were Recorded in Revenue Records by Mutation Entry No: 1712 of dated:30/04/2008.
- (6) Then after owner-occupant of survey number 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 viz Rabari Valjibhai Kalyanbhai had sold and conveyed the said land to the Purchaser viz Narendrabhai Narbheram Mistry (Parmar) by Sale-Deed, which was Registered with Sub-Registrar office Kalol on 20/09/2010 under Serial No: 9168 said fact were Recorded in Revenue Records by Mutation Entry No: 1976 of dated:30/09/2010.
- (7) Then after said all survey numbers viz 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 was comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted Final Plot No: 442/1 admeasuring 7900 Sq.Mtrs & Final Plot No: 442/2 admeasuring 8336 Sq.Mtrs
- (8) Then after as per order Passed by Prant Officer, Kalol of its ordered no: PO/Kalol/Re-Survey/Promulgation/Arsodia/2016 of dated: 12/07/2016, said all survey numbers viz 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 has been allotted or comprised in to New Survey No: 634+635+636+637+638 respectively Said fact were Recorded in the Revenue Records by Mutation Entry No: 2504 of dated: 14/10/2016.
- (9) Then after Non-Agricultural permission for Residential use has been given by District Collector Gandhinagar for (1) Survey No: 187 paiki 1 by ordered No: CB/Jamin/Tatkal/Bikhe/S.R./27/17/Vasi-12377 to 12391 /2018 on dated:25/04/2018 said fact were Recorded in the Revenue Records by Mutation Entry No: 2615 of dated: 25/04/2018 & (2) Survey No: 187 paiki 2 by ordered No: CB/N.A/Gandhinagar/ Arsodia/635/



994639/2018 on dated: 17/10/2018 said fact were Recorded in the Revenue Records by Mutation Entry No: 2682 of dated: 13/11/2018 & (3) Survey No: 188 paiki 1 by ordered No: CB/Jamin/Tatkal/ Bikhe/S.R. /26/17/Vasi-12475 to 12489/2018 on dated: 28/03/2018 said fact were Recorded in the Revenue Records by Mutation Entry No: 2614 of dated: 25/04/2018 & (4) Survey No: 188 paiki 2 by ordered No: CB/Jamin/Tatkal/Bikhe/S.R./25/18/Vasi-39959 to 39973/2018 on dated: 19/11/2018 said fact were Recorded in the Revenue Records by Mutation Entry No: 2687 of dated: 04/12/2018 & (5) Survey No: 189 by ordered No: CB/N.A/Gandhinagar/Arsodia/638/996627/2019 on dated: 23/01/2019 said fact were Recorded in the Revenue Records by Mutation Entry No: 2716 of dated: 15/03/2019.

(10) Therefore said Non-Agricultural land bearing Revenue Survey/Block No: 634 + 635 + 636 + 637 + 638 (before Re-Survey old Survey No: 187 paiki1 + 187 paiki 2 + 188 paiki 1 + 188 paiki 2 & 189) comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted Final Plot No: 442/1 admeasuring 7900 Sq.Mtrs was come in the ownership of Narendrabhai Narbheram Mistry (Parmar).

(2)(1) The land bearing old Revenue Survey No: 190 was originally belongs to Keshavlal Lallubhai Vyas prior to year 1947.

(2) Then after Keshavlal Lallubhai died intestate on 27/12/1981 leaving behind his direct legal heirs namely (1) Divaliben wd/o Keshavlal lallubhai Vyas & (2) Rameshchandra Keshavlal Vyas said fact were Recorded in Revenue Records by Mutation Entry No: 660 of dated: 23/04/1982.

(3) Then after Then after owner-occupant of survey number 190 viz (1) Divaliben wd/o Keshavlal lallubhai Vyas & (2) Rameshchandra Keshavlal Vyas had sold and conveyed the said land to the Purchaser viz (1) Maneklal Nandas Patel & (2) Maneklal Shankardas by Sale-Deed, which was Registered with Sub-Registrar office Kalol on 07/08/1984 under Serial No: 1591 said fact were Recorded in Revenue Records by Mutation Entry No: 708/3.

(4) Then after one of the owner-occupant viz Maneklal Nandas died intestate on 15/05/1990, leaving behind his direct legal heirs namely (1) Lilavatiben Maneklal (2) Taraben wd/o Hasmukhbhai Maneklal (3)



Office: 212, " AKASHRATH ", Opp; National Handloom, Law Garden, Ahmedabad-15

Ramilaben Maneklal (4) Narendrabhai Maneklal (5) Gitaben Maneklal (6) Rajendrakumar Maneklal (7) Sachivkumar Hasmukhbhai (8) Switiben Hasmukhbhai & (9) Palakben Hasmukhbhai and therefore their name were entered in the Revenue Records by Mutation Entry No: 791 on 18/05/1991.

(5) Then after owner-occupant viz (1) Lilavatiben Maneklal (2) Ramilaben Maneklal (3) Gitaben Maneklal (4) Switiben Hasmukhbhai & (5) Palakben Hasmukhbhai had waived their right, title and interest from the said land in favour of other owners of the land therefore their name were deleted from the Revenue Records by Mutation Entry No: 2001 on 12/11/2010.

(6) Then after said old survey number 190 was comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted Final Plot No: 443 admeasuring 5645 Sq.Mtrs.

(7) Then after as per order Passed by Prant Officer, Kalol of its ordered no: PO/Kalol/Re-Survey/Promulgation/Arsodia/2016 of dated: 12/07/2016, said survey numbers 190 has been allotted or comprised in to New Survey No: 639 Said fact were Recorded in the Revenue Records by Mutation Entry No: 2504 of dated: 14/10/2016.

(8) Then after Non-Agricultural permission for Residential use has been given by District Collector Gandhinagar by its ordered No: CB/Jamin/Bikhe/S.R./60/12/Vasi-4077 to 4090/2017 on dated: 08/03/2017 said fact were Recorded in the Revenue Records by Mutation Entry No: 2523 of dated: 21/03/2017.

(9) Therefore said Non-Agricultural land bearing Revenue Survey/Block No: 639 (before Re-Survey old Survey No: 190) comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted Final Plot No: 443 admeasuring 5645 Sq.Mtrs was come in the ownership of (1) Maneklal Shankarbhai Patel (2) Taraben Hasmukhbhai Patel (3) Rajendra Maneklal Patel (4) Narendra Maneklal Patel & (5) Sachiv @ Sachin Maneklal Patel.



(3) I find that owner-occupant of the land bearing Revenue Survey/Block No: 634 + 635 + 636 + 637 + 638 (before Re-Survey Old Survey No: 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 & 189) comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted

Office: 212, " AKASHRATH ", Opp; National Handloom, Law Garden, Ahmedabad-15

Final Plot No: 442/1 admeasuring 7900 Sq.Mtrs viz Narendrabhai Narbheram Mistry (Parmar) had sold conveyed the said land to Purchaser viz; Kantam Infrastructure, a Partnership firm by Sale-Deed (Conveyance-Deed) which is Registered with Sub-Registrar office at Kalol on 05/04/2019 under Serial No: 3777, Said fact were Recorded in the Revenue Records by Mutation Entry No: 2732 of dated: 11/04/2019.

(4) I find that owner-occupant of the land bearing Revenue Survey/Block No: 639 (before Re-Survey Old Survey No: 190) comprised in Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) and allotted Final Plot No: 443 admeasuring 5645 Sq.Mtrs viz (1) Maneklal Shankarbhai Patel (2) Taraben Hasmukhbhai Patel (3) Rajendra Maneklal Patel (4) Narendra Maneklal Patel & (5) Sachiv @ Sachin Maneklal Patel had sold conveyed the said land to Purchaser viz; Kantam Infrastructure, a Partnership firm by Sale-Deed (Conveyance-Deed) which is Registered with Sub-Registrar office at Kalol on 11/05/2017 under Serial No: 3538, Said fact were Recorded in the Revenue Records by Mutation Entry No: 2540 of dated: 25/05/2017.

(5) (a) For the purpose of the verification of title by taking necessary searches with the Revenue Records and Sub Registrar Records, I have caused necessary searches to be taken in the office of the Sub Registrar at Kalol, subject to availability of records (subject to torn pages and as per the availability of records) and documents as furnished to me and information provided to me during the course of part verification of title, I therefore disclaim any responsibility for the consequences which may arise on account of such non availability of records.

(b) Unless specifically stated herein the investigation of Title certificate necessarily depends upon the documents and information provided to me and also declared by the way of declaration being made by all prior owner assuming being true, complete and accurate, I have not verified the enforceability of the contractual arrangement comprised in the documents and or the information provided to me.

(6) I have been informed by you that neither you nor your erstwhile property owner's that said land/property has not been given in security



nor entered upon any transaction of transfer nor created any charge or encumbrance of any nature, whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or Government office or any authority are operating against the said land/property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land/property has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title, not disclosed to me.

- (7) I have not found any mortgage, charge or encumbrance charge over the said land/property in question from the available searches caused to be taken.

CERTIFICATE

Subject to Whatever is stated hereinabove, **I am of the opinion and certified that title to the N.A. land bearing Revenue Survey/Block No: 634+635+636+637+638+639 (before Re-Survey Old Survey No: 187 paiki1+ 187 paiki 2+ 188 paiki 1+ 188 paiki 2 + 189 +190) presently comprised in Final Plot No: 442/1+443 total admeasuring 13,545 Sq.Mtrs or thereabout of Draft Town Planning Scheme No: 3 (Kalol-Saij-Arsodia) situated at Mouje: ARSODIA as such is clear, marketable and free from encumbrance or charge and reasonable doubt.** Subject to :- (1) Declaration of no encumbrance and devolution of title being made by you (2) Laws applicable in force at the relevant time to effect legally and properly sale, transfer or other transaction with respect to the said land & (3) Any other Laws & Rules as applicable.

For V. D. Desai & Co.



Nimish V. Desai
Nimish V. Desai
Advocate