

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

12906/2022

To,

M/s. KESARI CORPORATION

TITLE CERTIFICATE CUM REPORT

Reg.: [1] Non - Agricultural Land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs. (Given in lieu of Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) and [2] Non Agricultural land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.), both Final Plots forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dhodakuva) situate, lying and being at Moje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and belonging to M/s. KESARI CORPORATION - A Partnership Firm.



As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 20-04-2023) of the 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 its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:

[A] History of Land bearing Final Plot No. 126 (Block 392 Paiki)

1. That since prior to the year 1970 land bearing Survey No. 266/1 admeasuring about Acre 02 - 35 Gs. was belonging to Kantilal Dungarbhai and Ishvarbhai Somabhai was a ordinary Tenant.
2. That as per order passed by Mamlatdar and Agricultural Land Tribunal, Gandhinagar in Ganot Case 394/70, the name of Ishvarbhai Somabahi was erroneously entered as a tenant in the revenue records of land bearing Survey No. 266/1. Hence the name was deleted from the revenue records of the said land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 1204 dated 17-09-1970.
3. Thereafter the amalgamation scheme became applicable to the land of Village Kudasani as per the order of the Settlement Commissioner, Ahmedabad bearing no. LR.7 dated 12-08-1970 and the same was implemented pursuant to the order of the District Inspector of Land Records (DILR), Ahmedabad vide his order dated 15-10-1977 bearing No. K.J.P. S.R./4/77-78. Accordingly the land bearing old Survey No. 266/1 was given Block No. 392 and its area was determined to be 11,654 Sq. Mtrs. and Kantilal Dungarbhai was declared to be the occupier thereof. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1521/56 dated 15-06-1979.
4. That as per on the persual of the Sale Deed dated 20-01-1981 registered before the Sub - Registrar of Gandhinagar at Serial No. 65 on 20-01-1981 it can be seen that oral family partition took place between Kantilal Dungarbhai and other family members and accordingly the said land bearing Block No. 392 admeasuring aboput 11,654 Sq. Mtrs. came to the share of Gomtiben Dungarbhai.

Thereafter Gomtiben Dungarbhai sold and conveyed the said land bearing Block No. 392 admeasuring about Acre 02-35 Gs. i.e; 11,654 Sq. Mtrs. to Kantilal Virchandbhai vide registered Sale Deed

dated 20-01-1981 registered before the Sub - Registrar of Gandhinagar at Serial No. 65 on 20-01-1981. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 1619 dated 01-09-1981.

NOTE - We have not been provided with copy of the above mentioned Partition Deed executed between Gomtiben Dungarbhai and Kantilal Dungarbhai.

5. That proceeding under Section 84 C of The Gujarat Tenancy and Agricultural Lands Act, 1948 was initiated. Therefore Mamlatdar and Agricultural Land Tribunal, Gandhinagar vide its order dated 11-04-1983 in Ganot Case No. 2566/82 ordered that the above mentioned Sale Transaction was against the provisions of The Gujarat Tenancy and Agricultural Lands Act, 1948 and ordered to enter the name of Shree Sarkar in revenue records of the land bearing Block No. 392 if the said land does not get back in the original situation within 90 days. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 1696 dated 02-06-1983.

6. That pursuant to above referred order dated 06-05-1983 passed by Mamlatdar and Agricultural Land Tribunal, Gandhinagar, an appeal was not filed by the land owners and the land was not restored in the original situation. Therefore Mamlatdar, by his order bearing No. Vashi 7449/85, ordered to enter the name of Shree Sarkar in the revenue record of the said land bearing Block No. 392 and possession was ordered to be taken over by the Talati. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 1769 dated 16-11-1985.

NOTE- We have not been provided with the copy of the above referred order.

7. That Mutation Entry No. 1858 does not apply to the said land bearing Block No. 392.



8. That as per order of Deputy Mamlatdar, Ganot Gandhinagar dated 04-08-1994 and 05-08-1994, possession of the land bearing Block No. 392 was taken over by Government in the presence of witnesses. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2391 dated 05-08-1994.

9. That being aggrieved from the order dated 28-03-1983 of Mamlatdar and Agricultural Land Tribunal, Gandhinagar in GANOTCASE 2566/82, Heirs of Kantilal Virchandbhai Viz. (1) Mahendrabhai Kantilal (2) Rohitbhai Kantilal (3) Varshaben Kantilal (4) Shaileshbhai Kantilal (5) Naynaben Kantilal and (6) Subhadraaben Wd/o Kantilal Virchandbhai filed an appeal in the Court of Prant Officer, Gandhinagar where vide order bearing No. GANOT/APPEAL/S.R 28/86 dated 02-11-1987 Prant Officer, Gandhinagar upheld the order dated 28-03-1983 of Mamlatdar and Agricultural Land Tribunal, Gandhinagar. Thereafter being aggrieved from the said order Heirs of Kantilal Virchandbhai Viz. (1) Mahendrabhai Kantilal (2) Rohitbhai Kantilal (3) Varshaben Kantilal (4) Shaileshbhai Kantilal (5) Naynaben Kantilal and (6) Subhadraaben Wd/o Kantilal Virchandbhai filed a Revision Application before the Gujarat Revenue Tribunal, which vide its order bearing No. TNBA/81/88 dated 30-09-1988 dismissed the said revision application. Thereafter Heirs of Kantilal Virchandbhai Viz. (1) Mahendrabhai Kantilal (2) Rohitbhai Kantilal (3) Varshaben Kantilal (4) Shaileshbhai Kantilal (5) Naynaben Kantilal and (6) Subhadraaben Wd/o Kantilal Virchandbhai filed Appeal in the Hon'ble High Court of Gujarat where the Hon'ble High Court vide its order bearing No. Sp. Civil Application No. 830/1989 dated 22-09-1993 ordered to cancel the orders passed by lower authorities and remanded the Mamlatdar and Agricultural Land Tribunal, Gandhinagar to re-investigate the said case and restart the proceedings accordingly.

That as per order bearing No. GANOTCASE 46/97 dated 27-08-2007 of Mamlatdar and Agricultural Land Tribunal, Gandhinagar, Kantilal Virchandbhai Shah was held as an Agriculturist at the time of the purchase of the said land vide Sale dated 20-01-1981. Moreover

the proceedings under Section 84 C was also dismissed from the said land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 4571 dated 28-09-2007.

10. That Kantilal Virchandbhai had died intestate on 31-03-1996. Hence the names of his heirs (1) Mahendrabhai Kantilal (2) Rohitbhai Kantilal (3) Varshaben Kantilal (4) Shaileshbhai Kantilal (5) Naynaben Kantilal and (6) Subhadraaben Wd/o Kantilal Virchandbhai were entered in the revenue records of the said land vide Entry No. 4577 dated 03-10-2007.

11. That Shantaben D/o Dungardas Kadudas had instituted Regular Civil Suit bearing no. 80/2008 against Late Kantilal Virchand Shah before Civil Court, Gandhinagar for said land bearing Block No. 392.

That in reference to the above said Civil Suit bearing No. 80/2008, Shantaben D/o Dungardas Kakudas had registered a lis pendence which was registered before Sub - Registrar of Gandhinagar at Serial No. 2848 dated 26-02-2008. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 4763 dated 11-03-2008. The said entry was cancelled by Mamlatdar Revenue, Gandhinagar dated 09-09-2008.

12. That pursuant to mutual settlement, [A] (1) Shantaben D/o Dungardas Kakudas and W/o Kantibhai Kachradas (2) Leelaben D/o Kantibhai Kachradas (3) Bharatbhai Kantibhai Kachradas (4) Rjendrabhai Kantibhai Kachradas [B] (1) Kantibhai Dungardas (2) Puriben W/o Kantibhai Dungardas (3) Dineshbhai Kantibhai himself and as the Guardian of his Daughter Minor Twinkle D/o Dineshbhai (4) Shilpaben W/o Dineshbhai Kantilal (5) Vishnubhai Kantilal himself and as a Guardian of his son Minor Savan Vishnubhai (6) Kokilaben W/o Vishnubhai Kantilal and (7) Jyotsnaben D/o Kantilal Dungardas confirmed the above referred Sale Deed dated 20-01-1981 registered before the Sub - Registrar of Gandhinagar at Serial No. 65 on 20-01-1981 vide Confirmation Deed dated 17-02-2010 which was

registered before the Sub Registrar of Gandhinagar at Serial No. 2780 on 17-02-2010 in favour of (1) Mahendrabhai Kantilal (2) Rohitbhai Kantilal (3) Varshaben Kantilal (4) Shaileshbhai Kantilal (5) Naynaben Kantilal and (6) Subhadraaben Wd/o Kantilal Virchandbhai.

13. That (1) Mahendrabhai Kantilal Shah (2) Rohitbhai Kantilal Shah (3) Shaileshbhai Kantilal Shah (4) Varshaben Kantilal Shah and (5) Naynaben Kantilal Shah sold and conveyed land bearing Block No. 392 admeasuring about 11,654 to Manali Payank Patel vide Sale Deed dated 26-07-2010 registered before the Sub - Registrar of Gandhinagar at Serial No. 14290 on 26-07-2010.

That Subhadraaben Wd/o Kantilal Shah joined as the confirming party and confirmed the above mentioned sale deed. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5944 dated 17-08-2010.

14. That in furtherance of the above mentioned Regular Civil Suit bearing No. 80/2008 mutual settlement was arrived at between the Parties, the Plaintiff vide withdrawal pursis had withdrawn the said Regular Civil Suit Accordingly the Principal Civil Judge, Gandhinagar vide its order dated 22-02-2010 disposed the said Regular Civil Suit was withdrawn. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6089 dated 30-11-2010.
15. That earlier charge of The Kudasana Seva Sahkari Mandali Ltd. was released from the said land bearing Block No. 392. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6093 dated 01-12-2010.
16. That upon implementation of the Draft Town Planning Scheme No. 4 (Kudasana - Dholakuva) the land bearing Block No. 392 was given Final Plots No. as stated hereunder :-

Block No.	Area (in sq. mtrs.)	Final Plot No.	Final Plot Area (in sq. mtrs.)
392 Paiki	2,588	126	1,682
392 Paiki	9,066	87	5,440
Total	11,654		



17. That as per Order bearing No. CB/JAMIN/N.A/S.R.273/13 VASHI. 22323 to 22335/13 dated 25-09-2013 passed by the Collector, Gandhinagar, Non Agricultural Use permission for Residential Purpose Use for the said land of Final Plot No. 126 admeasuring 1,682 Sq. Mtrs. (given in lieu of land bearing Survey No. 392 Paiki admeasuring 2,588 Sq. Mtrs.) was granted. Mutation Entry to the said effect is made in the revenue record of said land vide Mutation Entry No. 7436 dated 03-10-2013.
18. That upon violation of conditions laid down in the above mentioned N.A. order bearing No. CB/JAMIN/N.A/S.R.273/13 VASHI. 22323 to 22335/13 dated 25-09-2013, the Collector, Gandhinagar vide his order bearing No. CB/JAMIN/RUBRU SUNVAI/S.R.56/17/VASHI.13222 to 13227/2018 dated 04-04-2018, imposed fine of Rs. 84,100 on Manali Payank Patel. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10690 dated 25-04-2018.
19. That Mutation Entry No. 11210 dated 09-10-2018, Entry No. 12063 dated 09-08-2019 and Entry No. 12078 dated 16-08-2019 are in respect of other land bearing Final Plot No. 87 admeasuring about 5,440 Sq. Mtrs. Hence not dealt with herein.

20. That as per Order bearing No. 390/06/03/045/2020 dated 26-02-2020 passed by the Collector, Gandhinagar, Revised Non Agricultural Use permission for the said land of Final Plot No. 126 admeasuring 1,682 Sq. Mtrs. (given in lieu of land bearing Survey No. 392 Paiki admeasuring 2,588 Sq. Mtrs.) was granted. Mutation Entry to the said effect is made in the revenue record of said land vide Mutation Entry No. 12611 dated 26-02-2020.

21. That Manali Payank Patel sold and conveyed the said land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs (841 Sq. Mtrs for Residential Purpose + 841 Sq. Mtrs. For Commercial Purpose) (given in lieu of land bearing Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dholakuva) to M/s. Riddhi Siddhi Developers - A Partnership Firm through their partners (1) Chandubhai Revabhai Patel (having undivided 50% share) and (2) Harshadkumar Chandubhai Patel (having undivided 50% share) vide Sale Deed dated 10-08-2021 registered before the Sub - Registrar of Gandhinagar at Serial No. 25023 on 10-08-2021. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 13759 dated 20-09-2021.

22. That upon violation of conditions laid down in the above mentioned N.A. order bearing No. 390/06/03/045/2020 dated 26-02-2020, the Collector, Gandhinagar vide his order bearing No. CB/JAMIN/RUBRU SUNVAI/S.R.56/17/VASHI.1712 to 11714/2022 dated 29-07-2022, imposed fine of Rs. 84,100. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 14029 dated 10-08-2022.

23. That M/s. Riddhi Siddhi Developers - A Partnership Firm through their partners (1) Chandubhai Revabhai Patel (having undivided 50% share) and (2) Harshadkumar Chandubhai Patel (having undivided 50% share) sold and conveyed land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs (841 Sq. Mtrs for Residential

Purpose + 841 Sq. Mtrs. For Commercial Purpose) (given in lieu of land bearing Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dholakuva) to M/s. Kesari Corporation - A Partnership Firm vide Sale Deed dated 17-03-2023 registered before the Sub - Registrar of Gandhinagar at Serial No. 12619 on 17-03-2023. Mutation entry to the said effect was made in the revenue records of the said land vide Entry 14198 dated 09-3-2023.

24. That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily newspaper 'Gujarat Samachar' on 13-04-2022 and we have not received any objections against the same.

[B] History of Land bearing Final Plot No. 72 (Block 274Paiki)

1. That land bearing Survey No. 255 admeasuring Acre 01-11 Gs. was belonging to Khodabhai Sankabhai since prior to the year of 1962.
2. That said Khodabhai Sankabhai died intestate in or about in the year of 1957. Hence names of his heirs viz. (1) Baldevbhai Khodabhai and (2) Minor Haribhai Khodabhai through his guardian Baldevbhai Khodabhai were entered in the revenue record of the said land bearing Survey No. 255. Mutation Entry to the said effect was made in the revenue record vide Entry No. 942.
3. That Charge of Kudasan Seva Sahakari Mandali Ltd. was created by Haribhai Khodidas with respect to said land bearing Survey No. 255. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1297 dated 08-12-1974.

4. That the amalgamation scheme became applicable to the land of Village Kudasán as per the order of the Settlement Commissioner, Ahmedabad bearing no. LR.7 dated 12-08-1970 and the same was implemented pursuant to the order of the District Inspector of Land Records (DILR), Ahmedabad vide his order dated 15-10-1977 bearing No. K.J.P. S.R./4/77-78. Accordingly the land bearing old Survey No. 255 admeasuring Acre 01-11 Gs. was given Block No. 274 and its area was determined to be 5,113 Sq. Mtrs. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 1521 dated 15-06-1979.
5. That as per provisions of Prevention of Fragmentation and Consolidation of Land Holdings Act, the land bearing Block No. 274 admeasuring 5,113 Sq.mtrs. was declared as 'Fragment Land'. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1522 dated 01-07-1979.
6. That said (1) Baldevbhai Khodabhai and (2) Haribhai Khodabhai sold and conveyed the said land bearing Block No. 274 admeasuring 5,113 Sq. mtrs. and other lands to (1) Pannaben Rashmikant and (2) Rashmikant Dhirajlal by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 829 on 12-05-1981.
7. That proceeding under Section 84 C of The Gujarat Tenancy and Agricultural Lands Act, 1948 was initiated. Therefore Mamlatdar and Agricultural Land Tribunal, Gandhinagar vide their order dated 14-02-1983 in Ganot Case No. 2567/82 ordered that the above mentioned Sale Transaction was against the provisions of The Gujarat Tenancy and Agricultural Lands Act, 1948 and ordered to enter the name of Shree Sarkar in revenue records of the land bearing Block No. 392 if the said land does not get back in the original situation within 90 days. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 1696 dated 02-06-1983.

8. That as per order bearing No. P.O./ Jamin/ Tu. Dha./ Vashi dated 12-07-1990 passed by Prant Officer, Gandhinagar, the land bearing Block No. 274 admeasuring 5,113 Sq. mtrs. was released from restrictions of provisions of "Fragment Land". Mutation Entry to the said effect was made in the revenue record vide Entry No. 2089 dated 16-11-1990.
9. That as per order of Deputy Mamlatdar, Ganot Gandhinagar dated 04-08-1994 and 05-08-1994, possession of the land bearing Block No. 392 was taken over by Government in the presence of witnesses. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2391 dated 05-08-1994.
10. That the said transaction executed between (1) Baldevbhai Khodabhai and (2) Haribhai Khodabhai and (1) Pannaben Rashmikant and (2) Rashmikant Dhirajlal was not in violation of Section 63 of The Gujarat Tenancy and Agricultural Lands Act, 1948 and so the proceedings under Section 84 C were dropped as per order passed by Mamlatdar and Agricultural Land Tribunal, Gandhinagar in Ganot Case No. 25/93, 26/93, and 27/93 vide its order dated 29-01-1993. Mutation entry to the said effect was made in the revenue records of the said land vide Entry no. 2862 dated 21-07-1999.
11. That above referred order dated 29-01-1993 passed by Mamlatdar and Agricultural Land Tribunal, Gandhinagar was taken in review by the Deputy Collector (Land Records), Gandhinagar, who vide its order dated 24-06-1993 passed in Ganot Revision Case No. 25/93, 26/93, and 27/93 confirmed the order dated 29-01-1993. Mutation Entry to the said effect was made in the revenue records of the said land vide Entry No. 2802 dated 19-02-1999.
12. Mutation Entry No. 2863 is in duplication of earlier Mutation Entry No. 2802 hence was canceled.



13. That said Rashmikant Dhirajlal Patel died intestate on 05-08-1992. Hence names of his heirs viz. (1) Yunish Rashmikant Patel (2) Vishal Rashmikant Patel and (3) Pannaben Rashmikant Patel were entered in the revenue record of the said land bearing Block No. 274. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2876 dated 29-09-1999.
14. That upon repayment of loan, the charge of Kudasan Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 274. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3425 dated 24-12-2003.
15. That said (1) Pannaben Rashmikant Patel (2) Yunish Rashmikant Patel and (3) Vishal Rashmikant Patel through his power of attorney holder Yunish Rashmikant Patel sold and conveyed the said land bearing Block No. 274 admeasuring 5,113 Sq. mtrs. to (1) Anandiben Jayantibhai Patel and (2) Payank Jayantilal Patel by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 2622 dated 27-02-2004. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3473.
16. That Non Agricultural use permission for residential purpose for land bearing Block No. 274, 273 and 272 and other lands totally admeasuring 19,264 Sq. mtrs. was granted by Town Development Officer, Gandhinagar vide his order bearing No. T.P./ J.M.N./ N.A./ S.P.C./ 953 to 957/ 2004 dated 29-03-2004. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3488 dated 01-04-2004.
17. That said (1) Anandiben Jayantibhai Patel and (2) Payank Jayantibhai Patel sold and conveyed the said land bearing

Block No. 274 admeasuring 5,113 Sq. mtrs. to (1) Govindbhai Keshavlal and (2) Kiranbhai Chandubhai Patel through his power of attorney holder Govindbhai Keshavlal Patel by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 6563 dated 01-09-2005. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3737 dated 03-10-2005.

18. That said (1) Govindbhai Keshavlal and (2) Kiranbhai Chandubhai Patel through his power of attorney holder Govindbhai Keshavlal Patel sold and conveyed the said land bearing Block No. 274 admeasuring 5,113 Sq. mtrs. to (1) Naimishbhai Yadukantbhai Patel (having undivided 20% share in the land) (2) Harshul Naimish Patel (having undivided 15% share in the land) and (3) Meghana Harshul Patel (having undivided 10% share in the land) (Sr. No. 2 and 3 through their power of attorney holder Naimish Yadukantbhai Patel) (4) Alok Rushikesh Vaidh (having undivided 10% share in the land) and (5) Jayantibhai Kalidas Amin (having undivided 45% share in the land) by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 5371 on 30-04-2007. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4396 dated 02-06-2007.

19. That as per order passed by D.I.L.R., Gandhinagar, hissa durasti of land bearing Block No. 272, 273, and 274 was made, Accordingly the land bearing Block No. 272, 273, and 274 was divided into different plots having different area. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4895 dated 03-06-2008.

NOTE- This Mutation Entry is certified but it appears that separate 7/12 Forms were not prepared.

20. That as per order passed by D.I.L.R., Gandhinagar, hissa durasti of land bearing Block No. 272, 273, and 274 was made,

accordingly the land bearing Block No. 272, 273, and 274 was divided into different plots and its areas was determined to be 19,264 Sq. mtrs. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6147 dated 25-12-2010, which was cancelled as ownership in revenue record did not match.

21. That as per order passed by D.I.L.R., Gandhinagar, hissa durasti of land bearing Block No. 272, 273, and 274 was made, accordingly the land bearing Block No. 272, 273, and 274 was divided into different plots and its areas was determined to be 19,264 Sq. mtrs. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6314 dated 28-03-2011, which was cancelled as ownership in revenue record did not match.

22. That land bearing Block No. 274 totally admeasuring about 5,113 Sq. Mtrs. was included in following 2 Draft Town Planning Schemes:-

DRAFT TOWN PLANNING SCHEME NO. 22			
Block No.	Area (is Sq. Mtrs.)	F.P. No	Area (in Sq. Mtrs.)
274 Paiki	3,438	82	2,063
DRAFT TOWN PLANNING SCHEME NO. 4			
Block No.	Area (is Sq. Mtrs.)	F.P. No	Area (in Sq. Mtrs.)
274 Paiki	1,675	72	1,340

23. That said (1) Naimishbhai Yadukantbhai Patel (having undivided 20% share in the land) (2) Harshul Naimish Patel (having undivided 15% share in the land) and (3) Meghana Harshul Patel (having undivided 10% share in the land) (Sr. No. 2 and 3 through their power of attorney holder Naimish Yadukantbhai Patel) (4) Alok Rushikesh Vaidh (having

undivided 10% share in the land) and (5) Jayantibhai Kalidas Amin (having undivided 45% share in the land) sold and conveyed the said land bearing Final Plot No. 82 admeasuring 2,063 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 3,438 Sq. mtrs.) in Town Planning Scheme No. 22 to Keshavam Buildcon, a Partnership Firm by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 24829 on 04-10-2019.

24. That Revised Non Agricultural use permission for land bearing Block No. 274 paiki admeasuring 3,403 Sq. mtrs. (as per Final Plot Area) was granted by Collector, Gandhinagar by its order bearing No. 522/ 06/ 03/045/2020 dated 20-03-2020. Mutation Entry to the said effect was made in the revenue record vide Entry No. 12718 dated 20-03-2020.

25. That said (1) Naimishbhai Yadukantbhai Patel (having undivided 20% share in the land) (2) Harshul Naimish Patel (having undivided 15% share in the land) and (3) Meghana Harshul Patel (having undivided 10% share in the land) (Sr. No. 2 and 3 through their power of attorney holder Naimish Yadukantbhai Patel) (4) Alok Rushikesh Vaidh (having undivided 10% share in the land) and (5) Jayantibhai Kalidas Amin (having undivided 45% share in the land) sold and conveyed the said land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.) in Draft Town Planning Scheme No. 04 (Kudasan- Dholakuva) to Pramukhbhai Dahyabhai Patel by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 30970 dated 18-12-2019. Mutation Entry to the said effect was made in the revenue record vide Entry No. 12749 dated 03-06-2020.

26. That said Pramukhbhai Dahyabhai Patel sold and conveyed the said land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs.

(given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.) in Draft Town Planning Scheme No. 04 (Kudasan-Dholakuva) to Kesari Corporation, a Partnership Firm by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 12622 on 17-03-2023. Mutation Entry to the said effect was made in the revenue record vide Entry No. 14197 dated 29-03-2023.

27. That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily newspaper 'Gujarat Samachar' on 13-04-2022 and we have not received any objections against the same.

[C] Common History

1. That M/s. Kesari Corporation has become the owner of both lands bearing [1] Non - Agricultural Land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs. (Given in lieu of Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) and [2] Non Agricultural land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.), both Final Plots forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dhodakuva) situate, lying and being at Moje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and belonging to M/s. KESARI CORPORATION - A Partnership Firm.
2. That Plan for making residential cum commercial construction on the land of [1] Non - Agricultural Land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs. (Given in lieu of Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) and [2] Non Agricultural land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.), both Final Plots forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dhodakuva) situate, lying and being at Moje

Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar is sanctioned by Gandhinagar Municipal Corporation (GMC) vide its Development Permission bearing No. P.R.M./ GMC/ 721/ Kudasan- / 11/2022/ 7343 dated 13-04-2023. The said plans are approved in the name of earlier owners M/s. Riddhi Siddhi Developers - A Partnership Firm and Pramukhbhai Dahyabhai Patel.

3. That as per the said approved plan, M/s. Kesari Corporation, a Partnership Firm has commenced residential cum commercial construction on the Final Plot No. 126 admeasuring 1,682 Sq. mtrs. (given in lieu of Block No. 392 Paiki admeasuring 2,588 Sq. mtrs. And Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 Paiki admeasuring 1,675 Sq. mtrs.), both final plots in Draft Town Planning Scheme No. 04 (Kudasan- Dholakuva) and named the said project as "HILLTOWN LUXURIA"

In view of what is stated above, we hereby opine that the title of above referred [1] Non - Agricultural Land bearing Final Plot No. 126 admeasuring about 1,682 Sq. Mtrs. (Given in lieu of Block No. 392 Paiki admeasuring about 2,588 Sq. Mtrs.) and [2] Non Agricultural land bearing Final Plot No. 72 admeasuring 1,340 Sq. mtrs. (given in lieu of Block No. 274 paiki admeasuring 1,675 Sq. mtrs.), both Final Plots forming part of Draft Town Planning Scheme No. 4 (Kudasan - Dhodakuva) situate, lying and being at Moje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and belonging to M/s. KESARI CORPORATION - A Partnership Firm. shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity bond being made at the time of Sale/Transfer of said Land.

- [2] Fulfillment of Terms and Conditions laid down in Non Agricultural use order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of GUDA/GMC and plans of construction being sanctioned by GUDA/GMC and provisions of Town Planning Scheme No.4 (Kudasan - Dholakuva).

DATED THIS 2nd DAY OF JUNE, 2023



Hursh P. Jani

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 application for sub-registrar search of registration record is to be done through online government portal ([https:// iora.gujarat.gov.in](https://iora.gujarat.gov.in)). Thereafter the concerned sub-registrar uploads the relevant data online and from there we have to download the Encumbrance Certificate search report from the government website. Hence we have to completely rely on search report uploaded by the sub-registrar office and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority issuing Encumbrance Certificate search report waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.
- [3] 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 pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.