



J. D. RAJAN Advocate

Gujarat High Court

643, Ekta Colony, Sector-27, Gandhinagar. M: 99040 96638

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	Title Report of property – Non agricultural lands bearing Block/Survey No. 2615 (Old Survey No. 413/1-A) situated at Village : Randheja in District of Gandhinagar	
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Gujarat High Court

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Date: 04-12-2017

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To,
Prakashbhai Nagjibhai Shingala,
Partner of M/s. Vinayak Corporation,
23, Itihas Residency,
Nikol, Ahmedabad.

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Respected Sir,

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**Subject : NON-ENCUMBRANCES CERTIFICATE &
DETAILED REPORT ON TITLE.**

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Ref:- The Title report of the property non agricultural lands admeasuring area of 4756 Sq.mtrs. bearing Block/Survey No. 2615 (Old Survey No. 413/1-A) situated and located at Village : Randheja in the Registration of Sub District and Dist. Gandhinagar.

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I have caused necessary searches for the period from 2007 to 2015 in the office the Sub-Registrar, Gandhinagar and all other relevant documents in respect of the aforesaid property. Our report is as follows ::

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Original the total land of Survey No. 2615 (Old Survey No. 413/1) Account No. 2087 (Old Account No.1987) of Village Randheja was owned by Chimanlal Hargovandas Patel in the year of 1947 .

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Thereafter, Chimanlal Hargovandas Patel transfer total land of Old original Survey No. 413/1, Account No. 2087 (Old Account No.1987) to Kantilal Shivram Patel by executing registered Sale Deed on Dtd.20/12/1948. Thereby, name of Kantilal Shivram Patel is entered in the revenue record by Mutation Entry No. 83.

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Thereafter, Kantibhai Shivram Patel have entered the name of (1) Samuben W/o. Kantibhai Shivram Patel, (2) Amrutlal Kantibhai Patel, (3) Manubhai Kantibhai Patel, and (4) Rameshbhai Kantibhai Patel in the said Agriculture land of Old original Survey No. 413/1 as a his legal heirs. On the basis of the legal heirs of Kantibhai Shivram Patel - name of (1) Samuben W/o. Kantibhai Shivram Patel, (2) Amrutlal Kantibhai Patel, (3) Manubhai Kantibhai Patel, and (4) Rameshbhai Kantibhai Patel was entered in the revenue record by Mutation Entry No. 6532 on Dtd.19/07/1972 and same was certified by revenue authority on Dtd.03/11/1972. Thereby, Kantibhai Shivram Patel and his legal heirs name of - (1) Samuben W/o. Kantibhai Shivram Patel, (2) Amrutlal Kantibhai Patel, (3) Manubhai Kantibhai Patel, and (4) Rameshbhai Kantibhai Patel became the owner and occupiers of the land of Old original Survey No. 413/1.

Thereafter, Kantibhai Shivram Patel by taken a loan in State Bank of India, Randheja Branch and Encumbrance entered in the revenue record by Mutation Entry No. 7068.

Thereafter, Kantibhai Shivram Patel was made a registered Will in Sub-Registrar, Ahmedabad City Vibhag-6, (Naroda) on Dtd.07/10/1998. Thereafter, Kantibhai Shivram Patel was died on Dtd.05/11/1998. So, Kantibhai Shivram Patel ownership was delete in the revenue record by Mutation Entry No. 9792 on Dtd.28/01/2002 and same was certified by revenue authority on Dtd.07/06/2002.

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Thereafter, the land owners Amrutbhai Kantibhai Patel and others paid up a loan of State Bank of India, Randheja Branch, and unencumbered property entered in the revenue record by Mutation Entry No. 9973 on Dtd.04/06/2003 and same was certified by revenue authority on Dtd.30/07/2003.

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Thereafter, the land owners Amrutbhai Kantibhai Patel and others by taken a loan in State Bank of India, Randheja Branch and Encumbrance entered in the revenue record by Mutation Entry No. 9998.

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Thereafter, the entered ownership of Amrutbhai Kantibhai Patel and Rameshbhai Kantibhai Patel as per the Will made by Late Kantilal Shivram Patel by revenue record Mutation Entry No. 9999 on Dtd.30/07/2003 and same was Cancelled by revenue authority on Dtd.23/09/2003.

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Thereafter, Amrutbhai Kantibhai Patel and Rameshbhai Kantibhai Patel was applied by Appeal No. RTS/Appeal/RS/85/2004 before the Province (Prant) Officer, Gandhinagar against the Cancelled the revenue record Mutation Entry No. 9999 by revenue authority. The order of revenue authority is not change entered in the revenue record by Mutation Entry No. 6532. Thereafter, Amrutbhai Kantibhai Patel and Rameshbhai Kantibhai Patel was applied by Revision Appeal No. 14/2005 before the Collector, Gandhinagar against the order of Province (Prant) Officer, Gandhinagar of Cancelled the revenue record Mutation Entry No. 9999 by revenue authority. The order of revenue authority is not change entered in the revenue record by Mutation Entry No. 10795.

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In between, the land owner of Samuben W/o. Late Kantibhai Shivram Patel was waive her right and entered in the revenue record by Mutation Entry No. 10117 on Dtd.26/03/2004 and same was certified by revenue authority on Dtd.17/05/2004.

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Thereafter, the land owners Amrutbhai Kantibhai Patel and others paid up a loan of State Bank of India, Randheja Branch, and unencumbered property entered in the revenue record by Mutation Entry No. 11038 on Dtd.01/12/2007 and same was certified by revenue authority on Dtd.29/02/2008.

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Thereafter, Amrutbhai Kantibhai Patel, Rameshbhai Kantibhai Patel and Manubhai Kantibhai Patel transfer the land of Old original Survey No. 413/1, admeasuring area of 14243 Sq.mtrs. Land Part of (Part of Manubhai Kantibhai Patel) total admeasuring area of 21449 Sq.mtrs. Land to Kantibhai Joitaram Patel and Bhikhabhai Mangaldas Patel by executing registered Sale Deed No.14078 on Dtd.17/11/2007. Thereby, name of Kantibhai Joitaram Patel and Bhikhabhai Mangaldas Patel are entered in the revenue record by Mutation Entry No. 11048 on Dtd.18/12/2007 and same was certified by revenue authority on Dtd.02/07/2008 and, The Remaining land of Old original Survey No. 413/1, admeasuring area of 7206 Sq.mtrs. Land Part of (without Part of Manubhai Kantibhai Patel) total admeasuring area of 21449 Sq.mtrs. Land ownership by Amrutbhai Kantibhai Patel, Rameshbhai Kantibhai Patel.

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Thereafter, Kantibhai Joitaram Patel and Bhikhabhai Mangaldas Patel transfer the land of Old original Survey No. 413/1, admeasuring area of 14243 Sq.mtrs. Land Part of total admeasuring area of 21449 Sq.mtrs. Land to Prakashbhai Nagajibhai Shingala by executing registered Sale Deed No.14170 on Dtd.27/08/2008.

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The name of Prakashbhai Nagajibhai Shingala is entered as a Owner in the revenue record by Mutation Entry No. 11324 on Dtd.08/09/2008 and same was certified by revenue authority on Dtd.07/11/2008.

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Thereafter, The D.I.L.R., Gandhinagar Reminder Letter No. 11 A was produce in occupied record of rights by K.J.P. Reminder Entry No.11360 on Dtd.18/10/2008, but the entry was cancelled by the revenue authority.

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Thereafter, the land of Old original Survey No. 413/1, admeasuring area of 14243 Sq.mtrs. Land Part of total admeasuring area of 21449 Sq.mtrs. Land of Village Randheja in the District of Gandhinagar granted N.A. permission from District Development Officer, Gandhinagar vide order No.Ji.P./JMN/S.R./Vashi/2614 to 2621/08, Dated.10/11/2008 and entered in the revenue record by Mutation Entry No. 11398 on Dtd.23/11/2008 and same was certified by revenue authority on Dtd.18/04/2009, the Part of land ownership by Prakashbhai Nagajibhai Shingala.

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Thereafter, The D.I.L.R., Gandhinagar Reminder Letter No. 11 A was produce in occupied record of rights by K.J.P. Reminder Entry No.11888 on Dtd.17/06/2010, but the entry was cancelled by the revenue authority on Dtd.07/08/2010.

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Thereafter, The Remaining land of Old original Survey No. 413/1, admeasuring area of 7206 Sq.mtrs. agriculture land of remaining except 14243 Sq.mts. Land from total 21449 sq.mtrs. land is ownership by Amrutbhai Kantibhai Patel, Rameshbhai Kantibhai Patel.

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Thereafter, The land owners - Amrutbhai Kantibhai Patel and Rameshbhai Kantibhai Patel transfer the land of Old original Survey No. 413/1, admeasuring area of 4756 Sq.mtrs. of land at D.P. Road on east side of admeasuring area of 7206 Sq.mtrs. of land remaining except 14243 Sq.mts. Land from total 21449 sq.mtrs. land to Nagajibhai Nanjibhai Shingala by executing registered Sale Deed No.12124 on Dtd.13/10/2011.

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The name of Nagajibhai Nanjibhai Shingala is entered as a Owner in the revenue record by Mutation Entry No. 12588 on Dtd.13/10/2011 and same was certified by revenue authority on Dtd.01/12/2011.

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Thereafter, the land of Old original Survey No. 413/1, admeasuring area of 4756 Sq.mtrs. Land Part of total admeasuring area of 21449 Sq.mtrs. Land of Village Randheja in the District of Gandhinagar granted N.A. permission from Collector, Gandhinagar vide order No. CB/LAND/N.A./S.R.-281/11/VASHI. 10883 to 10898/2012, Dated.28/05/2012 and entered in the revenue record by Mutation Entry No. 12783 on Dtd.04/06/2012 and same was certified by revenue authority on Dtd.04/09/2012, the Part of land ownership by Nagajibhai Nanjibhai Shingala.

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Thereafter, The Old original Survey No. 413/1, admeasuring area of 4756 Sq.mtrs. Land on Construction Plan approval by the Gandhinagar Urban Development Authority and Allowing for the Development (Form GH Rule 10) by Completions Certificate Order No. PRM/Randheja/294/06/12/4412/2012, Dtd.08/11/2012 (in mentioning Revenue Survey No./Block No./Plot No. 413/1/A).

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Thereafter, (1) Manishbhai Bhikhubhai Patel, (2) Prakashbhai Nagajibhai Shingala, (3) Nagajibhai Nanjibhai Shingala, (4) Ketanbhai Rameshbhai Shingala, (5) Chiragbhai Nagjibhai Shingala and (6) Amitkumar Nagjibhai Shingala are made a Partnership deed by executing registered Partnership Deed No. 4305 on Dtd.17/04/2013 for the business of all type of land, plot and construction and labour contract for construction etc. a firm of M/s. Vinayak Corporation and by applied for the M/s. Vinayak Corporation enter the ownership name in revenue record by the Sale order and entered in the revenue record by Mutation Entry No. 13093 on Dtd.16/05/2013 and same was certified by revenue authority on Dtd.29/07/2013.

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Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 209.36 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.76) to Tushar Kakubhai Vyas and Chhaya Tushar Vyas by executing registered Sale Deed No.14696 on Dtd.07/11/2012.

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The name of Tushar Kakubhai Vyas and Chhaya Tushar Vyas is entered as a Owner in the revenue record by Mutation Entry No. 13108 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

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Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 315.20 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.64) to Nilama Krushnajivan Mehta and Krushnajivan Bhikhalal Mehta by executing registered Sale Deed No.3858 on Dtd.20/03/2013.

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The name of Nilama Krushnajivan Mehta and Krushnajivan Bhikhalal Mehta is entered as a Owner in the revenue record by Mutation Entry No. 13109 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.19/07/2013.

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Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 269.17 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.108) to Sonal Vipinbhai Pandya and Vipinbhai Babubhai Pandya by executing registered Sale Deed No.4436 on Dtd.29/03/2012.

The name of Sonal Vipinbhai Pandya and Vipinbhai Babubhai Pandya is entered as a Owner in the revenue record by Mutation Entry No. 13110 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

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Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 187.27 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.82) to Sandip Devjibhai Patel by executing registered Sale Deed No.5844 on Dtd.22/04/2013.

The name of Sandip Devjibhai Patel is entered as a Owner in the revenue record by Mutation Entry No. 13111 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 187.27 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.80) to Nirmal Tripathi by executing registered Sale Deed No.10618 on Dtd.09/08/2012.

The name of Nirmal Tripathi is entered as a Owner in the revenue record by Mutation Entry No. 13112 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 277.00 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.109) to

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A — Bhavnaben Dipakbhai Dave by executing registered Sale Deed No.9847 on Dtd.25/07/2012.

D The name of Bhavnaben Dipakbhai Dave is entered as a Owner in the revenue record by Mutation Entry No. 13113 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

V Thereafter, The land owners - Prakashbhai Nagajibhai Shingala transfer the land of Old original Survey No. 413/1, admeasuring area of 187.93 Sq.mtrs. out of land of their part of admeasuring area 14243 Sq.mts. Land from total 21449 sq.mtrs. land (Scheme of Siddheswar Homes, Bunglow No.15) to Sumitraben Indrajitbhai Patel by executing registered Sale Deed No.9847 on Dtd.25/07/2012.

O The name of Sumitraben Indrajitbhai Patel is entered as a Owner in the revenue record by Mutation Entry No. 13114 on Dtd.12/06/2013 and same was certified by revenue authority on Dtd.29/07/2013.

C Thereafter, The D.I.L.R., Gandhinagar Reminder Letter No. 69 was produce in occupied record of rights by K.J.P. Reminder Entry No.13794 on Dtd.07/10/2015, and the entry was Certified by the revenue authority on Dtd.05/12/2015, and separate the part in revenue record of Block No.413/1/A(Account No.1987).

A Thereafter, The land revenue record is promulgation and presently the New Block / Survey No. is 2615 (New Account No.2087) and in mentioned old Block/ Survey No. is 413/1/A and admeasuring area is 2627 Sq.mtrs. by mistake.

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In presence, the default of mentioning admeasuring area 2627 Sq.mtrs. to correction admeasuring area 4756 Sq.mtrs. by applying before the revenue authority to the instruction of me by my client.

Likewise, in presently **M/s.Vinayak Corporation** is legal owner and possessor as per the presently revenue record of the said property –

-:: SCHEDULE ::-

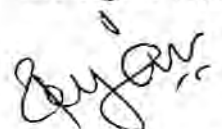
Non Agricultural lands admeasuring area of 4756 Sq.mtrs. bearing Block/Survey No. 2615 (Old Survey No. 413/1-A), Account No. 2087 situated and located at Village : Randheja in the Registration of Sub District and Dist. Gandhinagar.

I have taken search of available sub-registry record as well as available revenue record for a period of 2007 to 2017. I have verified relevant papers and documents produced before me by the my client - Prakashbhai Nagjibhai Shingala, Partner of M/s.Vinayak Corporation. 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.

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 option that the titles of the land under reference and clear and marketable without beyond any reasonable doubts and I certify the rights and titles as clear and marketable.

Place : Gandhinagar
Date: 04/12/2017




(J. D. Rajan)
Advocate



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TITLE REPORT
SEARCH REPORT

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That, the non agricultural lands admeasuring area of 4756 Sq.mtrs. bearing Block/Survey No. 2615 (Old Survey No. 413/1-A), Account No. 2087 situated and located at Village : Randheja in the Registration of Sub District and Dist. Gandhinagar is presently legal owner and possessor of **M/s. Vinayak Corporation** as per produce the evidence before me by client.

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In view of what is stated hereinabove. I hereby certify that titles to the non agricultural lands admeasuring area of 4756 Sq.mtrs. bearing Block/Survey No. 2615 (Old Survey No. 413/1-A), Account No. 2087 situated and located at Village : Randheja in the Registration of Sub District and Dist. Gandhinagar in question which is more particularly described in the schedule hereinabove written are clear and marketable and free from all encumbrances as per produce the evidence before me by my client.

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Place: Gandhinagar

Date: 04/12/2017




(J. D. Rajan)
Advocate

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