



MRUGESH PATEL

ADVOCATE

OFFICE : 301, Binali Complex, B/s., Satyam Skyline Flat, Opp. A.E.C. Zonal Office, Naranpura,
Ahmedabad-380013. M. : +91-98259 26458 • E-mail : mrugesh72@rediffmail.com.

To,
Gajanan Infraventures,
322, Binali Complex,
Naranpura, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Ref.: Investigation of title to the South-East side Non-Agricultural land to the extent of **Block No.G+H+I+J+K+L+M**, containing by total admeasuring **4694 Sq. Mtrs.** (including undivided land of 431 Sq. Mtrs. towards common roads and 426 Sq. Mtrs. towards common plot) of the entire project namely HOME TOWN-4 situate, lying and being on the entire residential and commercial purpose non-agricultural land bearing Final Plot No.80, containing by admeasuring 13233 Sq. Mtrs. (allotted in lieu of Survey No.308, containing by admeasuring 22055 Sq. Mtrs.) of Town Planning Scheme No.69 (Chandkheda-Tragad-Zundal) situated within the limits of the Village: Chandkheda, Taluka: Sabarmati in the Registration District Ahmedabad and Sub District Ahmedabad-2 (Vadaj) belonging to a partnership firm namely **Gajanan Infraventures.**

As per the instructions, I have gone through necessary searches made for more than 30 years from the available and legible records of revenue and registration (Index-II) of (1) Sub Registrar Office, Gandhinagar on dated 04/02/2019 having Application No.3630 & Receipt No.2019048006561 (1987 to 2010) and (2) Sub Registrar Office, Ahmedabad-2 (Vadaj) on dated 05/02/2019 having Application No.3696 & Receipt No.2019003006069 (2010 to 2019) and upon scrutiny of the submitted papers / deeds / documents / certificates submitted in the file believing the same to be correct and genuine, recitals thereof and on the basis of search with the competent government authority and accordingly I have investigated the titles to the land in question and hereby give my report on title as under:-





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1. That the land bearing Survey No.308 was agricultural land and belonging to (1) Khodidas Joitaram, (2) Ganeshbhai Joitaram, (3) Shivilal Kalidas and (4) Govindbhai Laldas as joint owners and occupiers of the land prior to forty years.
2. Thereafter, said Shivilal Kalidas died intestate on dated 27/12/2001 and names of Maniben Widow of Shivilal Kalidas, Mafatlal Shivilal, Gandalal Shivilal and Hiraben Shivilal were entered in the revenue record upon hereditary rights and entry to that effect was entered in the revenue records by Entry No.7208 on dated 22/03/2001, which was certified by the competent authority.
3. Thereafter, said Govindbhai Laldas Prajapati died intestate on dated 08/03/2000 and names of Kanubhai alias Dahyabhai Govindbhai and Kashiben Daughter of Govindbhai Laldas were entered in the revenue record upon hereditary rights and entry to that effect was entered in the revenue records by Entry No.7209 on dated 22/03/2001, which was certified by the competent authority.
4. Thereafter, said Ganeshbhai Joitaram Prajapati died intestate on dated 09/05/2002 and names of Sureshbhai Ganeshbhai, Rohitkumar Ganeshbhai, Manjulaben Ganeshbhai and Minaben Ganeshbhai were entered in the revenue record upon hereditary rights and entry to that effect was entered in the revenue records by Entry No.7604 on dated 21/04/2003, which was certified by the competent authority.
5. Thereafter, co-owners and co-occupiers of the land, (1) Maniben Widow of Shivilal Kalidas, Mafatlal Shivilal, Gandalal Shivilal and Hiraben Shivilal, (2) Kanubhai alias Dahyabhai Govindbhai and Kashiben Daughter of Govindbhai Laldas and (3) Sureshbhai Ganeshbhai, Rohitkumar Ganeshbhai, Manjulaben Ganeshbhai and Minaben Ganeshbhai have willingly released and waived their rights, shares and interests from the land in favour of Khodidas Joitaram Prajapati by Release Deed, duly registered in the office of the Sub-Registrar of





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Gandhinagar on dated 14/12/2014 under Serial No.1922 and their names were deleted from the revenue record and entry to that effect was entered in the revenue records by Entry No.7605 on dated 21/04/2003, which was certified by the competent authority.

6. Thereafter, owner and occupier of the land, Khodidas Joitaram Prajapati has sold and conveyed the land bearing Survey No.308 to Kiranbhai Vitthalbhai Patel by Sale Deed, duly registered in the office of the Sub-Registrar of Gandhinagar on dated 29/11/2004 under Serial No.10571 and entry to that effect was entered in the revenue records by Entry No.8007 on dated 31/11/2004, which was certified by the competent authority.
7. Thereafter, Khodidas Joitaram Prajapati has submitted his objection under Dispute Case No.8/05 against certification above Entry No.8007 before the Mamlatdar, Gandhinagar wherein said authority has issued order on dated 30/04/2005 to cancel dispute case and certify the entry and entry to that effect was entered in the revenue records by Entry No.8055 on dated 19/05/2005, which was certified by the competent authority.
8. Thereafter, Khodidas Joitaram Prajapati was disappointed by above order of the Mamlatdar, Gandhinagar, dated 30/04/2005 and submitted an appeal under Case No.RTS/Appeal/S.R./106/200 wherein the Mamlatdar, Gandhinagar has issued order to continue to certify the entry and cancel the appeal and entry to that effect was entered in the revenue records by Entry No.8390 on dated 23/09/2006, which was certified by the competent authority.
9. Thereafter, revenue record for all survey numbers of Mouje Chandkheda, Taluka, District & Sub-District Gandhinagar has been transferred to Taluka Daskroi & District Ahmedabad and Sub-District Ahmedabad-2 (Vadaj) as per order of the Joint Secretary, Revenue Department, Gujarat State, Gandhinagar vide Order No.G.H.M./2008/2M/PFR-392008/35/L-1





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dated 17/01/2008, and entry to that effect was entered in the revenue record by Entry No.8821 on dated 08/02/2008, which was certified by the competent authority.

10. Thereafter, revenue area of Chandkheda Nagar Palika has been appended in Ahmedabad District instead of Gandhinagar District as per order of the Hon'ble District Collector, Ahmedabad vide Order No.CB/LND-2/C-4019/08 dated 30/01/2008, and entry to that effect was entered in the revenue record by Entry No.8822 on dated 08/02/2008, which was certified by the competent authority.
11. Thereafter, computerized record of Village Form No.7/12 has been promulgated as per order of the Mamlatdar, Daskroi Taluka, District Ahmedabad vide Order No.RTS/Record Promulgation/11/08, dated --/11/2008 and accordingly necessary promulgation made in the revenue record, and entry to that effect was entered in the revenue records by Entry No.9083, dated 03/01/2009, which was certified by the competent authority.
12. Thereafter, Appeal From Order No.11/2008 together with the Civil Application No.393/2008 in respect of the land were submitted before the Hon. High Court of Gujarat wherein said authority has given its judgement on dated 02/12/2008 and accordingly said appeal has been disposed off, and entry to that effect was entered in the revenue records by Entry No.9287 on dated 13/05/2009, which was certified by the competent authority.
13. Thereafter, owner and occupier of the land, Kiranbhai Vitthalbhai Patel has sold and conveyed the land bearing Survey No.308, containing by total admeasuring 22055 Sq. Mtrs. Paiki 5017 Sq. Mtrs. to Khodidas Joitaram Prajapati by Sale Deed being settlement between them pursuant to civil suits and criminal complaints, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 15/03/2010 under Serial No.4206 and entry to that effect was entered in the revenue records by





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Entry No.9688 on dated 13/05/2010, which was certified by the competent authority.

14. Thereafter, upon compromise and settlement between Khodidas Joitaram Prajapati and Kiranbhai Vitthalbhai Patel, necessary Samadhan Pursis submitted by Khodidas Joitaram in the matter of Revision Application No.71/08 before the Hon. District Collector, Ahmedabad wherein said authority has made Order No.L.B./R.A.No.71/08 and set-a-side said revision application from record, and entry to that effect was entered in the revenue records by Entry No.10181 on dated 21/04/2011, which was certified by the competent authority.
15. Thereafter, the Deputy Collector, Viramgam Prant, Ahmedabad has issued Order No.RTS/Appeal/Case No.34/2011 on dated 08/04/2011 in the matter of Khodidas Joitaram & Kiranbhai Vitthalbhai Versus Ishwarbhai Laxmanbhai, Vikrambhai Ramjibhai & Kalpeshbhai Amrutbhai for land bearing Survey No.308 but due to typing mistake survey number 308 was typed as 908 therein hence the said authority i.e. Deputy Collector, Viramgam Prant, Ahmedabad has made necessary rectification in survey number of the land as Survey No.308 instead of Survey No.908 by their Rectification Order No.RTS/Appeal Case No.34/2011, dated 03/05/2011, and entry to that effect was entered in the revenue records by Entry No.10254 on dated 18/05/2011, which was certified by the competent authority.
16. Thereafter, Ishwarbhai Laxmanbhai and Vikrambhai Ramjibhai Desai have submitted objection application against certification of above Entry No.9688, whereby the Mamlatdar, Daskroi Taluka, Ahmedabad has issued Order No.RTS/DC.No.374/2010 on dated 21/12/2010 and rejected certification of the entry hence by disappointment with this order, above referred Ishwarbhai Laxmanbhai and Vikrambhai Ramjibhai Desai have submitted Dispute Application under Rule-108(5) of the Land Revenue Rules against the above order, dated 21/12/2010 hence the competent authority has issued necessary Order No.RTS/Appeal/Case No.34/2011,





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dated 08/04/2011, and entry to that effect was entered in the revenue records by Entry No.10314 on dated 18/06/2011, which was certified by the competent authority.

17. Thereafter, land bearing Survey No.308, containing by total admeasuring 22055 Sq. Mtrs. implemented into Draft Town Planning Scheme No.69 (Chandkheda-Zundal-Tragad) and allotted Final Plot No.80, containing by admeasuring 13233 Sq. Mtrs. or thereabouts. And also Assistant Town Planner, Ahmedabad Urban Development Authority (AUDA) has issued a Zoning Certificate for the land of Survey No.308 on dated 02/12/2010 and allotted Residential Type-I zone to the entire land.
18. Thereafter, the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the entire land bearing Final Plot No.80, containing by admeasuring 13233 Sq. Mtrs. for residential purpose by their Order No.CB/LAND-1/NA/SR-714/2011, dated 08/09/2011 subject to conditions mentioned in the order being fulfilled, and entry to that effect was entered in the revenue record by Entry No.10428 on dated 13/09/2011, which was certified by the competent authority.
19. Thereafter, the Ahmedabad Municipal Corporation has approved plans for construction on the entire land and issued Commencement Letter (Rajachitthi) under different case numbers and rajachitthi numbers, all dated 27/01/2012 for construction of Block-A to Block-T of the entire scheme namely HOME TOWN-4 on the entire non-agricultural land subject to conditions mentioned in rajachitthi being fulfilled.
20. Thereafter, co-owner and co-occupier of the land, Khodidas Joitaram Prajapati has sold and conveyed the residential purpose non-agricultural land bearing Final Plot No.80, containing by total admeasuring 13233 Sq. Mtrs. Paiki 3010 Sq. Mtrs. (Land of Survey No.308, containing by total admeasuring 22055 Sq. Mtrs. Paiki undivided 5017 Sq. Mtrs.) to Prasthan Infrastructure Private Limited by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated





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31/01/2012 under Serial No.20003 and entry to that effect was entered in the revenue records by Entry No.10571 on dated 25/11/2011, which was certified by the competent authority.

21. Thereafter, co-owner and co-occupier of the land, Kiranbhai Vitthalbhai Patel has entered into a Development Agreement for the residential purpose non-agricultural land bearing Final Plot No.80, containing by total admeasuring 13233 Sq. Mtrs. Paiki 10223 Sq. Mtrs. (Land of Survey No.308, containing by total admeasuring 22055 Sq. Mtrs. Paiki undivided 17038 Sq. Mtrs.) with Prasthan Infrastructure Private Limited, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 31/01/2012 under Serial No.946.
22. Thereafter, two talukas of Ahmedabad District i.e. City and Daskroi were re-formed as per resolution of the Revenue Department, Government of Gujarat vide Resolution No.PFR/102011/275/L/1, dated 17/03/2012 and constituted two new talukas i.e. Ahmedabad City-East and Ahmedabad City-West and accordingly Mouje CHANDKHEDA village laying in Ahmedabad City-West Taluka, and entry to that effect was entered in the revenue record by Entry No.10761 on dated 03/05/2012, which was certified by the competent authority.
23. Thereafter, the Deputy Collector (N.A.) Ahmedabad has granted Revised Non-Agricultural Use Permission for the entire land bearing Final Plot No.80, containing by admeasuring 13233 Sq. Mtrs. Paiki 351 Sq. Mtrs. for commercial purpose by their Order No.NA/U-1/Chandkheda/65-A/ Case No.20/2011-12, dated 02/06/2012 subject to conditions mentioned in the order being fulfilled, and entry to that effect was entered in the revenue record by Entry No.10818 on dated 25/06/2012, which was certified by the competent authority.
24. Thereafter, co-owner and co-occupier of the land, Kiranbhai Vitthalbhai Patel has sold and conveyed the residential & commercial purpose non-agricultural land bearing Final Plot No.80, containing by total





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admeasuring 13233 Sq. Mtrs. Paiki 10223 Sq. Mtrs. Paiki 5223 Sq. Mtrs. to Prasthan Infrastructure Private Limited along with Confirming Party Bharatkumar Babulal Patel & Lalitkumar Jayantilal Patel (by virtue of notarized Agreement for Sale in favour of them, dated 29/04/2005) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 27/02/2013 under Serial No.171 and entry to that effect was entered in the revenue records by Entry No.11101 on dated 18/03/2013, which was certified by the competent authority.

25. Thereafter, co-owner and co-occupier of the land, Kiranbhai Vitthalbhai Patel has sold and conveyed the residential & commercial purpose non-agricultural land bearing Final Plot No.80, containing by total admeasuring 13233 Sq. Mtrs. Paiki 10223 Sq. Mtrs. Paiki 5000 Sq. Mtrs. to Prasthan Infrastructure Private Limited along with Confirming Party Bharatkumar Babulal Patel & Lalitkumar Jayantilal Patel (by virtue of notarized Agreement for Sale in favour of them, dated 29/04/2005) by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 27/02/2013 under Serial No.174 and entry to that effect was entered in the revenue records by Entry No.11102 on dated 18/03/2013, which was certified by the competent authority.
26. Thereafter, the Ahmedabad Municipal Corporation has approved revised plans for construction on the said land and issued Commencement Letter (Rajachitthi) under (1) Case No.BLNTI/WZ/090615/GDR/A4491/R1/M1 & Rajachitthi No.10555/090615/A4491/R1/M1 for construction of Block-G-H-I, (2) Case No.BLNTS/WZ/090615/GDR/A4490/R1/M1 & Rajachitthi No.10556/090615/A4490/R1/M1 for construction of Block-J-K and (3) Case No.BLNTS/WZ/011018/GDR/A9303/R0/M1 & Rajachitthi No.10557/011018/A9303/R0/M1 for construction of Block-L-M subject to conditions mentioned in rajachitthi being fulfilled, all dated 15/11/2018 for a scheme DEV HOME TOWN-4 of the entire scheme of HOME TOWN-4 on the entire non-agricultural land.





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27. Thereafter, owner and occupier of the land, Prasthan Infrastructure Private Limited through its Authorized Director-Rajendra Hiralal Patel, sold and conveyed the entire residential & commercial purpose non-agricultural land bearing **Final Plot No.80 Paiki** South-East side Non-Agricultural land to the extent of **Block No.G+H+I+J+K+L+M** containing by total admeasuring **4694 Sq. Mtrs.** (including undivided land of 431 Sq. Mtrs. towards common roads and 426 Sq. Mtrs. towards common plot) of the entire project namely **HOME TOWN-4** to a partnership firm namely, **Gajanan Infraventures** by Sale Deed, dated 04/01/2019, duly registered in the office of the Sub-Registrar of Ahmedabad-2 (Vadaj) on dated 05/01/2019 under Serial No.310 and entry to that effect was entered in the revenue records by Entry No.13429 on dated 01/02/2019, which is to be certified by the competent authority.
28. Thereafter, pursuant to the attainment of requisite permissions and approvals from concerned authority of the Ahmedabad Municipal Corporation, the said partnership firm namely, **Gajanan Infraventures** has commenced the development and construction on the Project Land by the name/nomenclature "**DEV HOME TOWN-4**" as per sanctioned plans, designs and specifications.
29. As a part of investigation of title, I have published a public notice in the daily News Paper "**Gujarat Samachar**" on dated **30/01/2019** for the said land inviting any claim, rights or encumbrances if any in respect of the said land, but I have not received any claim or objection in response thereof.

In view of what has been stated hereinabove AND facts stated to me and documents produced before me and believing the same to be true and genuine, and also on the basis of available records of revenue and registration (Index-II) of Kalol, I am of the opinion that titles to the South-East side Non-Agricultural land to the extent of **Block No.G+H+I+J+K+L+M**, containing by total admeasuring **4694 Sq. Mtrs.** (including undivided land of 431 Sq. Mtrs. towards common roads and 426 Sq. Mtrs. towards common plot) of the entire project namely **HOME TOWN-4** situate, lying and being on the entire





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residential and commercial purpose non-agricultural land bearing Final Plot No.80, containing by admeasuring 13233 Sq. Mtrs. (allotted in lieu of Survey No.308, containing by admeasuring 22055 Sq. Mtrs.) of Town Planning Scheme No.69 (Chandkheda-Tragad-Zundal) situated within the limits of the Village: Chandkheda, Taluka: Sabarmati in Registration District Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) belonging to a partnership firm namely, **Gajanan Infraventures** shall clear, marketable and free from reasonable doubts and encumbrances Subject To:-

- (1) Any other Rules, Act, Law if applicable.
- (2) Fulfillment of the conditions laid down in the non-agricultural use permission, approved plans and orders issued/passed by the concerned authority for the said land and construction.
- (3) Entry No.13429, dated 01/02/2019 is to be certified by the competent authority.
- (4) Provisions of The Town Planning and Urban Development Act and use as per Zone allowed by the competent authority.

Note :- All original deeds/documents/papers are being verified.

:- Search taken with the government records in its *available and legible* conditions.

Place :- Ahmedabad.

Date :- 13th-Feb-2019.




Mrugesh Patel
(Advocate)