

OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE, B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDABAD-380009.
ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26580599, 26580698

Ref : PVT/061/2021

Date : 09-02-2021

To

M/s.Sanvi Infra, a Partnership Firm
Vavol

TITLE CERTIFICATE

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **VAVOL**, Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar, land bearing **SUB PLOT NO.2 admeasuring 4545 Sq.Mtrs.** of Final Plot No.790 adm.9090 Sq.Mtrs. paiki allotted in lieu of Survey No.790 admeasuring 15150 Sq.Mtrs. paiki 7575 Sq.Mtrs. (As per KJP Durasti, Survey No.790/1 adm.675 Sq.Mtrs. and Survey No.790/2 adm.6900 Sq.Mtrs. total adm.7575 Sq.Mtrs.) or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are *belonging to M/s.Sanvi Infra, A Partnership Firm through its partners (1) Laukikbhai Rakeshbhai Patel (4) Parth Mukeshbhai Patel (5) Pragneshkumar Ujjaval Chandrakantbhai Patel (6) Ruchik Pravimbhai Patel (7) Bhavesh Dasharhbhai Patel (8) Kacharabhai Patel (9) Jaykrushna Jashvantbhai Patel (10) Akashkumar Sharad Arunbhai Patel (11) Satishbhai Bhagubhai Patel (12) Ravi Kaushikbhai Patel. And To be Floated a scheme known as "Tulsi Sapphire."*

Subject To : -

- 1...Any other laws, acts, rules and regulation as may be applicable at the time being in force.
- 2..Laws applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/ property/project/units.
- 3...All original paper, deeds, records, permissions and latest documents should be verified.
- 4...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.
- 5...To be obtained, Mutation entry No.10144 being certify.

SCHEDULE

Non-Agricultural land bearing **SUB PLOT NO.2 admeasuring 4545 Sq.Mtrs.** of Final Plot No.790 adm.9090 Sq.Mtrs. paiki allotted in lieu of Survey No.790 admeasuring 15150 Sq.Mtrs. paiki 7575 Sq.Mtrs. (As per KJP Durasti, Survey No.790/1 adm.675 Sq.Mtrs. and Survey No.790/2 adm.6900 Sq.Mtrs. total adm.7575 Sq.Mtrs.) of Mouje Village **VAVOL**, Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar.

TITLE HISTORY

1...That, the land bearing Survey No.790 Acre 4-14 Gunthas i.e.Hec Are Mtrs. 1-76-04 originally belonged to Chhagan Ramdas, who sold and conveyed the said land to Vitthal Ranchhod by a registered sale deed dated 24-08-1942. Entry to that effect was entered in the revenue records vide entry No.749.



- 2...Thereafter, a protected Dahyabhai Jijibhai was entered in the revenue records. Entry to that effect was entered in the revenue records vide entry No.1028. Lateron name of protected Tenant Dahyabhai Jijibhai was removed from the revenue records. Entry to that effect was entered in the revenue records vide entry No.2405 dated 17-09-1957.
- 3...Thereafter, Vitthal Ranchhod died and name o his heirs Keshavlal Vitthaldas, Maneklal Vitthaldas, Dahiben Vitthaldas & Kamlaben Vitthaldas were entered in the revenue records. However, Dahiben Vitthaldas & Kamlaben Vitthaldas released their rights from the said land. Entry to that effect was entered in the revenue records vide entry No.4190 dated 28-02-1978.
- 4...Thereafter, Land Acquisition Officer, Gandhinagar passed an order for acquire the land of Survey No.790 adm.17604 Sq.Mtrs. paiki and rectified the measurement of land of Survey No.790 paiki as admeasuring Hec. Are.Mtrs. 1-51-50 vide order No.LAQ/895/79 and 10/84 dated 22-09-1986 and 06-07-1987. Entry to that effect was entered in the revenue records vide entry No.5017 dated 30-03-1988.
- 5...Thereafter, Keshavlal Vitthaldas died on 20-08-1991 without making any kind of WILL, and names of his heirs Shantaben wd/o Keshavlal Vitthaldas, Baldevbhai Keshavlal Suthar, Jashodaben Keshavlal Suthar & Premilaben Keshavlal Suthar were entered in the revenue records. Entry to that effect was entered in the revenue records vide entry No.5654 dated 11-02-1996.
- 6...Thereafter, Shantaben wd/o Keshavlal Vitthaldas died on 26-12-2005 and her name was deleted from revenue records. Entry to that effect was entered in the revenue records vide entry No.6441 dated 06-02-2006.
- 7...Thereafter, Maneklal Vitthalbhai Suthar, Baldevbhai Keshavlal Suthar, Jashodaben Keshavlal Suthar & Premilaben Keshavlal Suthar sold and conveyed the said land of Survey No.690 admeasuring 15150 Sq.Mtrs. to Ambalal Bhagabhai Patel, Manibhai Bhagabhai Patel, Natwarbhai Marghabhai Patel and Hsmukhbhai Marghabhai Patel by a registered sale deed No.10767 dated 18-10-2006. Entry to that effect was entered in the revenue records vide entry No.6553 dated 31-10-2006.
- 8...Thereafter, names of Lalitaben Manibhai Patel, Sangitaben Manibhai Patel, Sudhaben Manibhai Patel, Rakeshbhai Manibhai Patel & Shilpaben Manibhai Patel were entered as co-owner with Manibhai Bhagabhai Patel in the revenue records. Entry to that effect was entered in the revenue records vide entry No.7385 dated 25-12-2010.
- 9...Thereafter, names of Kamlaben Ambalal Patel, Madhuben Ambalal Patel, Rajubhai Ambalal Patel and Ilaben wd/o Kaushikbhai Patel, Denishaben Kaushikbhai Patel, Ronakben Kaushikbhai Patel Ravikbhai Kaushikbhai Patel were entered as co-owner with Ambalal Bhagabhai Patel in the revenue records. Entry to that effect was entered in the revenue records vide entry No.7389 dated 27-12-2010.
- 10...Thereafter, Ambalal Bhagabhai Patel died on 14-07-2014 & Kaushibhai Ambalal Patel died on 29-09-2009 without making any kind of WILL, and names of their heirs Kamlaben wd/o Ambalal Patel, Madhuben Ambalal Patel, Rajubhai Ambalal Patel and Ilaben wd/o Kaushikbhai Patel, Denishaben Kaushikbhai Patel, Ronakben Kaushikbhai Patel Ravibhai Kaushikbhai Patel were entered in the revenue records. Entry to that effect was entered in the revenue records vide entry No.8214 dated 12-08-2014.
- 11..That, the said land covered under D.P./TP scheme and given a Final Plot No.790 and area fixed as 9090 Sq.Mtrs. allotted in lieu of Survey No.790 adm.15150 Sq.Mtrs. stated in Opinion letter dated 16-03-2019 of GUDA.



G. A. Memon - Associates

Advocates

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12..That, Non-Agricultural use permission was granted by The Collector, Gandhinagar vide his order No.629/06/03/031/2020 DT.17-04-2020 FOR Use of as per sanctioned plan of Survey No.790 adm.15150 Sq.Mtrs. paiki 9090 Sq.Mtrs.

13..Thereafter, the said Final Plot No.790 adm.9090 Sq.Mtrs. divided into two Sub Plots which was approved by GUDA. Accordingly, said Final Plot was divided into two parts i.e. Sub Plot No.1 adm.4545 Sq.Mtrs. & Sub plot No.2 adm.4545 Sq.Mtrs.

14..Thereafter, (1) Manibhai Bhagabhai Patel (2) Lalitaben Manibhai Patel (3) Sangitaben Manibhai Patel (4) Sudhaben Manibhai Patel (5) Rakeshbhai Manibhai Patel (6) Shilpaben Manibhai Patel (7) Sureshbhai Manibhai Patel (8) Kamlaben wd/o Ambalal Patel (9) Madhuben Ambalal Patel (10) Rajubhai Ambalal Patel (11) Ilaben wd/o Kaushikbhai Patel (12) Denishaben Kaushikbhai Patel (13) Ronakben Kaushikbhai Patel (14) Ravibhai Kaushikbhai Patel in favour of M/s. Sanvi Infra, a Partnership Firm by a registered sale deed No.20906 dated 20-10-2020. The said sale deed was confirmed by Natvarbhai Marghabhai Patel & Hasmukhbhai alias Babubhai Marghabhai Patel. [Mutation entry No.10025 dated 27-10-2020]

15..That, Kami Jasti Patrak No.77 was introduced by The D.I.L.R, Gandhinagar dated 22-01-2021 vide its No.KJP/SR-GANDHI/24/2020-21 For mk the land of Survey No.790 adm.15150 Sq.Mtrs. As per said Durasti, the said Survey Number divided into three parts i.e.

(i) Survey No.790/1 adm.675 Sq.Mtrs. owned by M/s.Sanvi Infra, a Partnership Firm,
 (ii) Survey No.790/2 adm.6900 Sq.Mtrs. owned by M/s.Sanvi Infra, a Partnership Firm and
 (iii) Survey No.790/3 adm.7575 Sq.Mtrs. owned by Natvarbhai Marghabhai Patel & Hasmukhbhai Marghabhai Patel. [Mutation entry No.10144 dated 03-02-2021 yet pencil entry]

16..Since then, M/s. Sanvi Infra, a Partnership Firm is owner and possessor of the said land and to be floated a scheme known as "**Tulsi Sapphire**".

17..We have published a public Notice in daily news paper (Gujarati Edition) **Gujarat Samachar dated 13-09-2020** inviting any objections against the issuance of Title Clearance Certificate. Till date we have not received any objection so far.

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- 3...All original paper, deeds, records, permissions and latest documents should be verified.
- 4...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.
- 5...To be obtained, Mutation entry No.10144 being certify.

G.A.MEMON ASSOCIATES


Encl : Year 1989 to 2020 Search Fee Payment Receipt No. 39525/20510 dated 14-09-2020.
 Year 2019 to 2021 Search Fee Payment Receipt No.7720/3828 dated 05-02-2021.



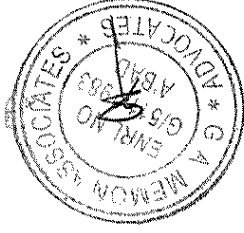
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Note of caution and disclaimer

- 1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.
- 2...Please note that the registration record of the year 1989 to 2007 of The Sub Registrar's office is destroyed/torn out. Hence it can not 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 in to our error.
- 3... We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.





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