

Ref. No. 5742

To,

Anjani Buildcon, a partnership

firm through its Admin. Partner,

Sarthak Jagdishbhai Chandarana,

Sharnam Skyview, Near Raysan Petrol

Pump, Kudasan, Gandhinagar.

TITLE CERTIFICATE WITH REPORT



Reg :- Non-agricultural Land bearing **Final Plot No. 26** (allotted in lieu of Block No. 455 containing by admeasurements 9513 Sq. Mtrs.) containing by admeasurements 7610 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Kudasan-Koba) situate, lying and being at mouje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar belonging to "**Anjani Buildcon**", **a partnership firm.**

As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

- 1... Originally prior to the year 1966, Bai Fateba wd/o Vaktuji Madhuji was owner, occupier and possessor of the land of Survey No. 338/2, Aker 2-14 Guntha.
- 2... Thereafter, owner and occupier of the land, Bai Fateba wd/o Vaktuji Madhuji died intestate on dated 27-10-1975 leaving behind him his only legal heir Gandaji alias Chandanji Vaktuji hence his name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1399 dated 15-11-1975.
- 3... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 455 given in lieu of the Survey No. 338/2 and area affixed 9513 Sq. Mtrs. to it wherein name of Gandaji alias Chandanji Vaktuji standing as an owner and occupier of the land and entry to that effect was mutated in the Mutation Register vide Entry No. 1521, dated 15-6-1979.
- 4... Thereafter, owner and occupier of the land, Gandaji alias Chandanji Vaktuji has sold and conveyed the agricultural land bearing Block No. 455, containing by admeasurements 9513 Sq. Mtrs. to Hasmukhbhai Kasturchand Shah as self and as a Karta and Manager of his HUF by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 20-1-1994 under Serial No. 142

and entry to that effect mutated in Mutation Register by Entry No. 2333 dated 21-1-1994.

- 5... Thereafter, Ushaben Hasmukhbhai, Maulinaben d/o Hasmukhbhai Shah and Anmolaben d/o Hasmukhbhai Shah are hence their names have been entered in the revenue records as co-owners and co-occupiers of the land with the name of Hasmukhbhai Kasturchand Shah and entry to that effect was entered in the Mutation Register by Entry No. 2408 dated 8-11-1994.
- 6... Thereafter, owner and occupier of the land, (1) Hasmukhbhai Kasturchand Shah as self and as a Karta and Manager of his HUF and (2) Mauleshbhai Kasturchand Shah have waived and relinquished their rights, titles and interests persisting in the land in favour of Sohiniben Mauleshbhai, Ushaben Hasmukhbhai, Maulinaben d/o Hasmukhbhai Shah and Anmolaben d/o Hasmukhbhai Shah and entry to that effect mutated in Mutation Register by Entry No. 3114 dated 2-1-2002.
- 7... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for residential purpose for the land bearing Block No. 455 containing by admeasurements 9513 Sq. Mtrs. or thereabouts by their Order No. J.No./J.P./JMN/NASR/Vashi-455 to 452/07, dated 16-3-2007 and entry to that effect was mutated in the Mutation Register vide Entry No. 4281, dated 3-4-2007.
- 8... Thereafter, owners and occupiers of the land, Ushaben Hasmukhbhai, Maulinaben d/o Hasmukhbhai Shah and Anmolaben d/o Hasmukhbhai Shah all through their Power of Attorney Holder Pankajbhai Chinubhai Shah sold and conveyed the non-agricultural land bearing Block No. 455, containing by admeasurements 9513 Sq. Mtrs. to Radhe Co Op. Housing Society Limited by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 29-4-2008 under Serial No. 8402 and entry to that effect mutated in Mutation Register by Entry No. 4861 dated 14-5-2008.
- 9... Thereafter, the land bearing Block No. 455, containing by admeasurements 9513 Sq. Mtrs. or thereabouts merged into Town Planning Scheme No. 3 (Kudasan-Koba) and it has allotted Final Plot No. 26, containing by admeasurements 7610 Sq. Mtrs.
- 10... Thereafter, the Radhe Co Operative Housing Society Limited has been bifurcated in seven different parts as per order of the Assistant District Registrar of Co Operative Societies, Ahmedabad vide Order No. O.No./J.P./Gandhi/Sahkar/Registration/511 to 514/10, dated 18-8-2010 and by virtue of that bifurcation, non-agricultural land bearing Final Plot No. 26, containing by admeasurements 7610 Sq. Mtrs. (allotted in lieu of Block No. 748, containing by admeasurements 9513 Sq. Mtrs.) of T.P. Scheme No. 3 (Kudasan



-Koba) came to the share of Priyanand Co Operative Housing Society Limited, Part-7 and entry to that effect was entered in the Mutation Register by Entry No. 6555 dated 16-8-2011.

11... Thereafter, names of Mauleshbhai Hasmukhbhai Shah & Soh niben Mauleshbhai Shah have been deleted from the above Entry No. 3114/2002 as per order of the Mamlatdar, Gandhinagar vide Order No. Mam/Land/Vashi-3837/15, dated 30-7-2015 and entry to that effect was entered in the Mutation Register by Entry No. 8657 dated 1-8-2015.

12... Thereafter, owners and occupiers of the land, Radhe Co Op. Housing Society Limited, Part-7 through its Chairman-Vinubhai Somabhai Patel, Secretary-Nimit Pramukhbhai Patel have sold and conveyed the said non-agricultural land bearing Final Plot No. 26, containing by admeasurements 7610 Sq. Mtrs. (allotted in lieu of Block No. 748, containing by admeasurements 9513 Sq. Mtrs.) of T.P. Scheme No. 3 (Kudasan-Koba) to "**Shrinath Developers**" a partnership firm by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 11-4-2019 under Serial No. 8664 and entry to that effect mutated in Mutation Register by Entry No. 11647 dated 16-4-2019.

13... Thereafter, the Junior Town Planner, Gandhinagar Urban Development Authority (GUDA) has approved layout and building plans for the said land and also issued Development Permission by their Order No. PRM/Kudasan/47/05/2015/3278/2019, dated 14-3-2019.

14... Thereafter, owners and occupiers of the land, a partnership firm "Shrinath Developers" through its partner Rakeshkumar Prahladbhai Patel has sold and conveyed the non-agricultural land bearing Final Plot No. 26, containing by admeasurements 7610 Sq. Mtrs. (allotted in lieu of Block No. 455, containing by admeasurements 9513 Sq. Mtrs.) of T.P. Scheme No. 3 to a partnership firm "**Anjani Buildcon**" by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 8-8-2019 under Serial No. 20032 and entry to that effect mutated in Mutation Register by Entry No. 12067 dated 9-8-2019.

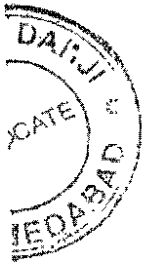
15... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **14-8-2019** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

I have examined the titles of the land belonging to "**Shrinath Developers**", a partnership firm and have caused to be taken searches (partly manual and partly computerized) of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural** land bearing **Final**



Plot No. 26 (allotted in lieu of Block No. 455 containing by admeasurements 9513 Sq. Mtrs.) containing by admeasurements 7610 Sq. Mtrs. or thereabouts of Town Planning Scheme No. 3 (Kudasan-Koba) situate, lying and being at mouje Kudasan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order and approved plans.
- [3] Revenue Entry No. 12067, dated 9-8-2019 being certified in the revenue records.
- [4] Provisions of the Town Planning and Urban Development Act and use as per Zone of GUDA and Plans of Construction being sanctioned by GUDA and Provisions of Town Planning Scheme.
- [5] Verification of all original documents.



DATED THIS 29TH DAY OF AUGUST, 2019.



(Sharad N. Darji)
Advocate

Note :

- [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 registration record of the year 1981 to 1990 and 1993 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 (2007 to 2019) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.

