

SHAILESH K. PATEL
ADVOCATE
(M) 98799 72265

RESIDING :
80/957, SHREENATH APPARTMENT,
B/H. VYASVADI, NEW VADAJ,
AHMEDABAD-380013.

Ref. No. 1/2023

Date : 05-01-2023

To

OM INFRA

Registered Office : B/812,

Empire Business Hub,

Science City Road, Sola,

Ahmedabad-380060

TITLE CLEARANCE CERTIFICATE

SEARCH REPORT

Ref. : Non Agriculture Multi Purpose use land bearing
Block / Survey No. 130/001 Paiki admeasuring
3615 sq. mtrs. which is now given final plot No.1
sub plot no.2 paiki admeasuring 2350 sq. mtrs. of
draft town planing scheme no.4 (Kudasan-Dholakuva)
Situate lying and being at moje Kudasan Taluka
Gandhinagar, in the Registration District and Sub-
District of Gandhinagar and belonging to Om Infra
a partnership firm and on behalf of its partner/
partners Pankajkumar Natwarlal Patel. More
particulars describe in the schedule hereunder
written hereafter called the "Projected land" on
scheme name BERYL SKY



(2)

As per instruction provided to me and all copy of papers / documents submitted to me by persuing all such papers / documents for investigation of immoveble property (more perticularly discribed in the schedule here under) and by doing necessary surch from sub registrar office Gandhinagar vide application no. 246 dated : 04-01-2023 for the last 13 years and basis of the same I issued this report as title as under.

History of the Land

In this Title Certificate with Report, we have mentioned only those mutation entries which are relevant to the piece and parcel of land belonging to OM Infra.

1. That land bearing Survey No. 172/1 admeasuring about Acre 01-14 Gs. and land bearing SURvey No. 173 admeasuring about Acre 02-30 Gs. were belonging to Kumbhar Mafabhai Ashabhai since prior to the year 1952.
2. That land bearing Survey No. 172/1 was declare as Fragment Land. Mutation entry to the said effect was made in revenue record vide Entry No. 126 dated 27-07-1956.



3. That a Charge of The Vividh Karyakari Sahakari Mandali with respect to land bearing Survey No. 172/1 and land bearing Survey No. 173 was created. Mutatin entry to the said effect was made n revenue record vide Entry No. 789 dated 01-10-1959.
4. That the Mamlatdar, Mehsana vide its order dated 31-08-1959 issued puravani Patrak No.9 and as per the above order, Hissa Durasti of said land bearing Survey No. 172/1 was made and accordingly, the area of Said land bearing Survey No. 172/1 was reduced from Acre 01-14 Gs. to Acre 01-13 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 1023 dated 18-02-1966.
5. That the Government vide its order dated 29-09-1970 approved the proposal dated 12-08-1970 passed by the Settlement Commissioner and Director of land Records. Hence, Amalagamation scheme became applicable to the land of village Kundasan Vide order dated 15-10-1977 passed by the District Collector of Land Records, Ahmedabad bearing No. KJPSR 4/77-78 and accordingly, land bearing Survey No. 172/1 and Survey No. 173 were amalgamated and given Block No. 130 and its area was



(4)

determined as 16,529 sq. mtrs. and Kumbhar Mafabhai Ashabhai was held as occupier of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 1521 dated 15-06-1979.

6. That Kumbhar Mafabhai Ashabhai died intestate of or about 20-05-1991 and hence the name of his heire viz. (1) Shantaben wd/o Mafabhai Ahsabhai (2) Prajapati Dahyabhai Mafabhai (3) Prajapati Ramanbhai Mafabhai and (4) Prajapati Babaldas Mafabhai were recorded in the revenue record of land bearing Block No. 130. Mutation entry to the said effect was made in revenue record vide Entry No.2386 dated 03-08-1994.

7. That said Prajapati Ramanbhai Mafabhai died intestate on or about 30-10-1983, hence the name of his heirs viz. (1) Prajapati Shakriben wd/o Ramanbhai (2) Prajapati Mukeshbhai Ramanbhai and (3) Prajapati Ghanshyambhai Ramanbhai Were recorded in the revenue record with respect to land bearing Block No.130. Mutation entry to the said effect was made in revenue record vide Entry No. 2414 dated 16-11-1984.



8. That said Prajapati Bababhai Mafabhai died intestate on or about 02-03-2001, hence the name of his heirs viz. (1) Bhagwatiben Bababhai (2) Girishbhai Bababhai (3) Sarojben Bababhai (4) Shaileshbhai Bababhai and (5) Sitaben wd/o Bababhai Mafabhai were recorded in the revenue record of land bearing Block No. 130. Mutation entry to the said effect was made in revenue record vide Entry No. 3054 dated 07-08-2001.
9. That said (1) Bhagwatiben Bababhai and (2) Sarojben Bababhai Released their right, title and interest from the said land in favour of their brothers viz. (1) Giribhai Bababhai and (2) Shaileshbhai Bababhai. Hence, their names were removed from the said land bearing Block No. 130. Mutation entry to the said effect was made in revenue record vide entry No. 3055 dated 07-08-2001.
10. That said (1) Arvindbhai Dahyabhai Prajapati (2) Mukeshbhai Dahyabhai Prajapati (3) Savitaben wd/o Dahyabhai Prajapati (4) Ghanshyambhai Ramanbhai Prajapati (5) Shkriben wd/o Ramanbhai Mafabhai (6) Girishbhai Bababhai Prajapati (7) Shaileshbhai Bababhai Prajapati (8) Sitaben wd/o Bababhai Mafabhai sold and conveyed the said land



bearing Block No.130 (old Survey No.172/1 and 173) admeasuring about 16,529 sq. mtrs. to Lallubhai Arjunbhai Desai, as self and as karta and Manager of their respective HUF, vide Sale Deed dated 16-10-2003 which was registered before the sub Registrar of Gandhinagar at Serial No. 6449 dated 16-10-2003. Mutation entry to the said effect was made in revenue record vide Entry No. 3370 dated 20-10-2003.

Note-1 :- In the above sale Deed it was mentioned that said Shantaben wd/o Mafabhai Ashabhai died and hence, here name was removed. However, mutation entry pertaining to here succession was not made in the revenue records.

Note-2 :- In the above Sale Deed it was further mentioned that said Dahyabhai Mafabhai died inteeste, hence the names of her heirs viz. (1) Arvindbhai Dahyabhai (2) Mukeshbhai Dahyabhai and (3) Savitaben wd/o Dahyabhai Mafabhai were recorded. However, Mutation entry pertaining to his succession was not made in the revenue records.

Note-3 :- In the above Sale Deed, sr. No. 6449 is mentioned. However, in the said Mutation Entry, sr.



No. 6429 is Mentioned. There may be error in the revenue records.

Note-4 :- Mukeshbhai Ramanbhai Died intestate on or around 21-10-1996 without any legal heirs. (mentioned hereunder in Sale Deed registered at Serial No.1383).

11. That upon repayment of loan, the Charge of The Kundsan Seva Sahakari Mandali Ltd. stands released with respect to land bearing Block No. 130. Mutation entry to the said effect was made in revenue record vide Entry No. 378 dated 07-10-2005.
12. That said Lallubhai Arjanbhai Desai, as self and as karta and manager of their respective HUF, sold and conveyed the said land bearing Block No. 130 paiki (old Survey No. 172/1 and 173) admeasuring about 9,415 sq. mtrs. out of total land admeasuring about 16,529 sq. mtrs. to (1) Naryanbhai Keshavlal Patel (2) Jayantibhai Sakalchandbhai Patel and (3) Bharatbhai Gandlal Patel vide Sale Deed dated 16-02-2006 which was registered before the Sub Registrar of Gandhinagar at serial No. 1629 dated 16-02-2006. Mutation entry to the said effect was made in revenue record vide Entry No. 3810 dated



01-03-2006.

Note-1 :- In the above Sale Deed, (1) Bhagwatiben Lallubhai Desai (2) Rameshbhai Lallubhai Desai (3) Jigarbhai Lallubhai Desai and (4) Parul Lallubhai Desai, as members of Lallubhai Arjanbhai Desai HUF, joined as confirming party and confirmed the Sale Deed.

Note-2 :- In the above Sale Deed, Rameshkumar Trikamlal Padhiyar, as agreement holder, joined as confirming party and confirmed the Sale Deed.

13. That said (1) Narayanbhai Keshavlal Patel (2) Jayantibhai Sakalchandbhai Patel and (3) Bharatbhai Gandlal Patel Sold and conveyed the said land bearing Block No. 130 paiki admeasuring about 9,415 sq. mtrs. (old Survey No. 172/1 and 173) out of total land admeasuring about 16,529 sq. mtrs. to (1) Jayprakashbhai Jayrambhai Vachani (2) Ketanbhai Mahendrabhai Patel (3) Ramjibhai Chaganbhai (4) Atmarambhai Chagandas Patel and (5) Thakarshibhai Prabhubhai Mali vide Sale Deed dated 22-12-2006 which was registered before the Sub Registrar of Gandhinagar at Serial No. 13183 dated 22-10-2006. Mutation entry to the said effect was made in



revenue record vide Entry No. 4170 dated 07-02-2007.

14. That said (1) Jayprakashbhai Jayrambhai Vachani (2) Ketanbhai Mahendrabhai Patel (3) Ramjibhai Chaganbhai (4) Atmarambhai Chagandas Patel and (5) Thakarshibhai Prabhubhai Mali sold and conveyed the said land bearing Block No. 130 paiki (old Survey No. 172/1 and 173) admeasuring about 9,415 sq. mtrs. out of total land admeasuring about 16,529 sq. mtrs. to (1) Kishorbhai Varjangbhai Devrajbhai Solanki (2) Hiteshbhai Mysorebhai Solanki (3) Mansukhbhai Devrajbhai Dudani (4) Maheshbhai Ramjibhai Mori and (5) Jayantibhai Ambabhai Sureja vide Sale Deed dated 17-10-2007 which was registered before the Sub Registrar of Gandhinagar at Serial No. 12891 dated 17-10-2007. Mutation entry to the said effect was made in revenue record vide Entry No. 4698 dated 04-01-2008.

15. That (1) Kishorbhai Varjangbhai Devrajbhai Solanki (2) Hiteshbhai Mysorebhai Solanki (3) Mansukhbhai Devrajbhai Dudani (4) Maheshbhai Ramjibhai Mori and (5) Jayantibhai Ambabhai Sureja sold and conveyed that said land bearing Block No. 130 paiki (old Survey No. 172/1 and 173) admeasuring about



9,415 sq.mtrs. out of total land admeasuring about 16,529 sq.mtrs. to Ajitbhai Chimanlal Patel vide Sale Deed dated 04-10-2008 which was registered before the Sub Registrar of Gandhinagar at Serial No. 15550 dated 03-10-2008. Mutation entry to the said effect was made in revenue record vide entry No. 5137 dated 20-12-2008.

16. That as per the order dated 23-09-2008 passed by Mamlatdar Gandhinagar bearing No. Jamin/Vashi./08, on comparison of old 7/12 form and Entry No. 6 with computerized 7/12 form, the errors prevailing in computerized 7/12 form were ordered to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 5170 dated 29-01-2009.
17. That a Special Civil Suit No. 92/09 was filed before the Court of Principal Senior Civil Judge, Gandhinagar by said Jotiben Mafabhai Prajapati and 10 others against Savitaben wd/p Dahyabhai Mafabhai and 25 others whereby the Plaintiffs had prayed that they had respective undivided proportionate shares in the suit land further prayed to cancel all the registered Sale Deed executed till date with respect to the said property. The Plaintiffs



had further prayed to pass a Permanent Injunction order in order to restrain the Defendant from transferring, selling, creating any charge or lien etc. in favour of any third part.

18. That a Lis Pendens dated 07-05-2009 registered before the Sub Registrar of Gandhinagar at Serial No. 4394 dated 07-05-2009 was executed with respect to Special Civil Suit No. 92/09. Mutation entry to the said effect was made in revenue record vide Entry No. 5288 dated 11-05-2009, which was cancelled.
19. Thereafter, mutual settlement took place between the parties with respect to Special Civil Suit No. 92./09 and accordingly, the plaintiff had submitted withdrawal purshis dated 16-09-2010 before the Court of Principal Senior Civil Judge, Gandhinagar.
20. That on implementation of Draft Town Planning Scheme No.4 (Kudasan-Dholakuva), said land bearing Block No. 130 paiki admeasuring about 9,415 sq. mtrs. was given Final Plot No. 1 and its area was determined as 6,120 sq. mtrs.
21. That N.A. Use Permission for Residential Use with respect to land bearing Final Plot No.1 admeasuring



about 6,120 sq.mtrs. of Draft TOWN Planning Scheme No.4 (Kudasan-Dholkuva) given in lieu of Block No. 130 paiki was granted by District Development Officer, Gandhinagar vide its order bearing No. Ja.Na.Ji.Pa/JaMaNa/NASR/61 to 71/11 dated 21-02-2011 Mutation entry to the said effect was made in revenue record vide Entry No. 6275 dated 10-03-2011.

22. That said Ajitkumar Chimanlal Patel sold and conveyed the said land bearing Final Plot No.1 admeasuring about 6,120 sq. mtrs. of Draft Town Planning Scheme No.4 (Kudasan-Dholkuva) given in lieu of Block No. 130 Paiki (old Survey No. 172/1 and 173) admeasuring about 9,415 sq.mtrs. to Divyajivan Infrastructure Pvt. Ltd. vide Sale Deed dated 12-05-2011 which was registered before the Sub Registrar of Gandhinagar at Serial No. 5789 dated 12-05-2011. Mutation entry to the said effect was made in revenue record vide Entry No. 6389 dated 25-05-2011 was cancelled as an entry pertaining to Lis Pendens prevails in the revenue records.



In the above Sale Deed, Surendrasinh Kishorsinh Shekhawat, as agreement holder, joined as confirming

party and confirmed the Sale Deed.

23. That the Principal Senior Civil Judge, Gandhinagar vide its order dated 02-10-2010 in special Civil Suit No. 92/09 disposed off the said suit as withdrawn. Mutation entry to the said effect was made in revenue record vide Entry No. 6578 dated 03-09-2011.

Note :- In the above mutation entry, the date of above order in Special Civil Suit No. 92/09 is mentioned as 02-10-2011 instead of 02-10-2010.

24. That the effect of Mutation entry No. 6389 dated 25-05-2011, Pertaining to Sale Deed registered at Serial No. 5789 dated 12-05-2011 being executed by Ajitkumar Chimanlal Patel in favour of divyajivan Infrastructure Pvt. Ltd., was again made in revenue record vide Entry No. 6593 dated 09-09-2011.

25. That as per the order dated 12-01-2016 passed by Junior Town Planner, Gandhinagar Urban Development Authority, the said land bearing FInal Plot No.1 admeasuring about 6,120 sq. mtrs. was divided into two sub Plots i.e. Sub Plot No.1 admeasuring about 3,770 sq.mtrs. and Sub Plot No.2 admeasuring 2350 sq. mtrs.



26. That said Divyajivan Infrastructure Pvt. Ltd. sold and conveyed the said land bearing Sub Plot No.2 admesuring about 2350 sq. mtrs. forming part of Final Plot No. 1 admeasuring about 6,120 sq. mtrs. in Town Planning Scheme No.4 (Kudasan-Dholkauva) given in lieu of Block No. 130 Paiki admeasuring about 9,415 sq.ntrs. to Satya Sankalp Ventures, a Limited Liability Partnership vide Sale Deed dated 29-01-2016 which was registered before the Sub Registrar of Gandhinagar at Serioal No. 1338 dated 29-01-2016. Mutation entry to the said effect was made in revenue record vide entry No.8962 dated 01-02-2016.

Thereafter, an Indemnity Bond dated 29-01-2016 registered before the Sub Registrar of Gandhinagar at Serial No. 1340 dated 29-01-2016 and a General Power of Attorney dated 29-01-2016 registered before the Sub Registrar of Gandhinagar a Serial No. 1340 dated 20-01-2016 was executed by Divyajivan Infrastructure Pvt. Ltd. in favour of Satya Sankalp Ventures, a Limited Liability POartnership with respect to above Sale Deed registered a Serioal No. 1338 dated 29-01-2016.



27. That Revised Non Agricultural Permission for Multi

Purpose Use with respect to said land admeasuring about 2,350 sq. ntrs. was granted by The Collector, Gandhinagar vide its order bearing No. 2298.06/03/045/2021 dated 15-11-2021. Mutation entry to the said effect was made in revenue record vide Entry no. 13803 dated 15-11-2021.

The title clear certificate has been issued by the Het Dipak Dalwadi Dated : 08-02-2022 and the public notice inviting objection against issuance of a clear title certificate has been published in daly news paper dated : 01-11-2022 through Nehal N. Shah Associate Saurin Rajeshbhai Shah Advocates at 408, Shanti Mall Opp. Navrang Towers Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad.

28. That the said bearing survey No.130 admeasuring about 1-65-29 He Ar Met. was past dursti to that durasti patrak No. 140 KJP/SR/Gandhi/73/2021-22 dated 24-2-2022 in this respect was issued.

The details of the above stated durasti is as under.

Survey No.	J-Kind	Total Area	Agricultured	Akar
130	Jarayat	1-65-29	1-65-29	9.56



AFTER DURASTI

Survey No.	Hissa No.	Total Area	Agricul.	Akar
130	01	0-36-15	0-36-15	2.09

Belonging to chirag Kantibhai Patel a partner of Satya Sankalp Ventures a limited liability partnership. Plot No.2, 2350 Sq. mtr.

As per village Form No.7

Durasti Was carried out with respect to the said land Village Kudasan mutation entry to the said effect was made in the revenue records of the said land vide Entry No.13867 dated : 3-3-2022.

29. That ther after Non Agriculture Multi Purpose use land bearing Block / Survey No. 130/001 Paiki admeasuring 3615 sq. mtrs. which is now given final plot No.1 sub plot no.2 paiki admeasuring 2350 sq. mtrs. of draft town planing scheme no.4 (Kudasan-Dholakuva) Situate lying and being at moje Kudasan Taluka Gandhinagar, in the Registration District and Sub-District of Gandhinagar the owner of the said name namly Satya Sankalp Ventures, LLP Sale Deed dated 13-12-2022 sold and conveyed the said land to OM INFRA a partnership firm which



sale deed was registered with sub Registrar Office at Gandhinagar under. Sr. No. 54034 and thereafter an indemnity bond dated 13-12-2022 registered before the sub registrar of Gandhinagar at sr. no. 54535 dated 13-12-2022 was executed by Satya Sankalp Ventures LLP in favour of OM INFRA a partnership firm its partner Pankajkumar Natwarlal Patel.

In view of what is stated above, we are of the opinion that the titles of above referred Non Agriculture Multi Purpose use land bearing Block / Survey No. 130/001 Paiki admeasuring 3615 sq. mtrs. which is now given final plot No.1 sub plot no.2 paiki admeasuring 2350 sq. mtrs. of draft town planning scheme no.4 (Kudasan-Dholakuva) Situated lying and being at moje Kudasan Taluka Gandhinagar, in the Registration District and Sub-District of Gandhinagar and belonging to Om Infra a partnership firm and on behalf of its partner/partners Pankajkumar Natwarlal Patel. shall be clear and marketable and free from reasonable doubts and without encumbrances subject to :-



- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of the said land.

- [2] Terms and conditions laid down in N.A. Use Permission Order.
- [3] Provision of The Town Planning and Urban Development Act and use as per zone of GUDA and Provision of Draft Town Planning Scheme No.4 (Kudasan-Dholakuva).
- [4] Cancellation of Lis Pendens Registered at Serial No. 4394 dated 07-05-2009.

SCHEDULED

Non Agriculture Multi Purpose use land bearing Block / Survey No. 130/001 Paiki admeasuring 3615 sq. mtrs. which is now given final plot No.1 sub plot no.2 paiki admeasuring 2350 sq. mtrs. of draft town planning scheme no.4 (Kudasan-Dholakuva) Situate lying and being at moje Kudasan Taluka Gandhinagar, in the Registration District and Sub-District of Gandhinagar and belonging to Om Infra a partnership firm and on behalf of its partner/partners Pankajkumar Natwarlal Patel. More particularly describe in the schedule a hereunder written hereafter called the "Projected land" on scheme name BERYL SKY



AS PER MY OPINION

In view of what is heren above stated I am of the opinion that Non Agriculture Multi Purpose use land bearing Block / Survey No. 130/001 Paiki admeasuring 3615 sq. mtrs. which is now given final plit No.1 sub plot no.2 paiki admeasuring 2350 sq. mtrs. of draft town planing scheme no.4 (Kudasan-Dholakuva) Situate lying and being at moje Kudasan Taluka Gandhinagar, in the Registration District and Sub-District of Gandhinagar and belonging to Om Infra a partnership firm and on behalf of its partner/partners Pankajkumar Natwarlal Patel. More perticularly discribe in the schedule a hereunder written hereafter called the "Projected land" on scheme name BERYL SKY is clear and marketable and available to sale and free from all types of lien encumberance, attachment and all reasonable doubts subject to 1. Facts mentioned herein above, 2. Terms and cndition mentioned in the Non agricultural Permission and 3. Any other law, rules, Acts made applicable.



Place : Ahmedabad

Date : 05-01-2023

SK Patel
Shailesh K. Patel
 Gujarat Highcourt Advocate
 AM/CRI/WEF No. 8565 En No. G/1014/1997
 C-80/957, Shrinath Apartment,
 B/h. Vyasvadi, Navavadaj,
 Ahmedabad-13. (M) 9879972265

