



**VIJAY CHAUGULE**  
Advocate

# **VIJAY Y. CHAUGULE & CO.**

## **ADVOCATE**

427-428, Fourth Floor, Devnandan Mall,  
Opp. Sanyas Ashram, Nr. M.J. Library,  
Ellisbridge, Ahmedabad 380 006  
Telephone : 079-3048 5683, Mob. : 0989850 5683  
Email : chaugule\_vijay@yahoo.co.in

### **TITLE CERTIFICATE**

**Re. :** Investigation of title to the Freehold Non-Agricultural Land bearing (A) Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. and (2) Revenue Survey No. 54/2-B admeasuring 8986 sq.mtrs. making total of admeasuring 15394 sq.mtrs. and as per Draft Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 admeasuring 8963 sq.mtrs. of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar belonging to **M/s. KARNAVATI BUILDERS**, a Partnership Firm of Ahmedabad having its office at : 10<sup>th</sup> Floor, Atma House, Ashram Road, Ahmedabad.

**THIS IS TO CERTIFY AND OPINION THAT,** I have investigated title to the Freehold Non Agricultural Land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "SANDESH" dated 09/10/2016 and not having any objection in relation thereto and as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub-Registrar of Gandhinagar for the last more then 30 years viz. 1980 to 19/01/2018 (The registration record of the year 1985 to 2006 of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available through my search clerk, while computerized search of the last 11 years (2007 to 2018) is not well maintained/prepared by State



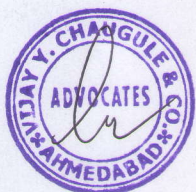
(2)

Government and hence may be some error therein) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and from the information given to me by the aforesaid owner, and relying on Declaration-Cum-Indemnity made on oath by aforesaid Title holder and Developer firm duly attested by Notary Public of Ahmedabad, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto subject to ;

- i. Right of different persons for different residential units if, booked by them from the said owners ;
- ii. Terms and Condition of the N. A. Permission ;
- iii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iv. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Freehold Non-Agricultural Land bearing (A) Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. and (2) Revenue Survey No. 54/2-B admeasuring 8986 sq.mtrs. making total of admeasuring 15394 sq.mtrs. and as per Draft Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 admeasuring 8963 sq.mtrs. of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-





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District of Gandhinagar and as per T.P. Record the same is  
bounded as follows :

On or towards the North : By Final Plot No.52/1  
On or towards the South : By 18 Mtrs. T.P. Road  
On or towards the East : By Final Plot No. 52/2 Paiki  
On or towards the West : By Service Road

PLACE : AHMEDABAD

DATE : 24/01/2018



For, VIJAY Y. CHAUGULE & CO.

*[Signature]*  
ADVOCATE



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1965/2018

To,  
**M/s. KARNAVATI BUILDERS**  
10<sup>th</sup> Floor, Atma House,  
Ashram Road, Ahmedabad

**Re. :** Investigation of title to the Freehold Non-Agricultural Land bearing (A) Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. and (2) Revenue Survey No. 54/2-B admeasuring 8986 sq.mtrs. making total of admeasuring 15394 sq.mtrs. and as per Draft Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 admeasuring 8963 sq.mtrs. of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar belonging to **M/s. KARNAVATI BUILDERS**, a Partnership Firm of Ahmedabad having its office at : 10<sup>th</sup> Floor, Atma House, Ashram Road, Ahmedabad.

With reference to the above, I had issued title clearance certificate with search report on title of the said land on 21/10/2016 and 10/08/2017 and pursuant to your instructions I hereby issued Fresh Title Clearance Certificate with Search Report on Title of the said land, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :

### **DETAILED SEARCH REPORT ON TITLE**

That from the search of the records being maintained by the Mamlatdar Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje Bhat and from the search of the records being maintained by the District Registrar and Sub-Registrar of



(2)

Gandhinagar for the last more then 30 years viz. 1980 to 19/01/2018 (The registration record of the year 1985 to 2006 of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available through my search clerk, while computerized search of the last 11 years (2007. to 2018) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and brief history of the said lands as follows ;

01. That prior to 1975 the (1) Revenue Survey No.53 admeasuring 12270 sq.mtrs. and (2) Revenue Survey No.54/2 admeasuring 12540 sq.mtrs. originally belonged to Prahladbhai Haribhai as an absolute owner and possessor thereof.
02. That thereafter on death of the said Prahladbhai Haribhai in the year of 1981 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hind-u Law under which he was governed his heirs viz. (1) Kanubhai Prahladbhai (2) Vishnubhai Prahladbhai (3) Shaileshbhai Prahladbhai (4) Bharatbhai Prahladbhai (5) Rajendrabhai Prahladbhai (6) Maniben Wd/o. Prahladbhai Haribhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1528 on 05/08/1983 duly certified by the concerned revenue authority on 21/01/1984.





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(3)

03. That thereafter as per K.J.P.S.R. Durasti Patrak No. 7 of District Inspector, Land Records, Gandhinagar, followed by Mamlatdar, Gandhinagar vide its Order No. Land/Vashi/5005, dated 21/09/1985, the both revenue Survey No. 53 and 54/2 were divided in the two separate parts viz. (A) Revenue Survey No.53/A admeasuring 3012 sq.mtrs. and (B) Revenue Survey No. 53/B admeasuring 9258 sq.mtrs. and (C) Revenue Survey No. 54/2/A. admeasuring 3554 sq.mtrs. and (D) Revenue Survey No. 54/2/B. admeasuring 8986 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1570 on 11/10/1985 duly certified by the concerned revenue authority on 06/05/1986.
04. That thereafter said owners had raised loan on security of the said land from the Gujarat State Co-Operative Land Development Bank Limited, Gandhinagar Branch. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1623 on 12/03/1987 duly certified by the concerned revenue authority on 06/05/1987.
05. That thereafter on death of the said Rajendrabhai Prahladbhai on 29/05/1988 his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. Neetaben Wd/o. Rajendrabhai Prahladbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1667 on 07/09/1988 duly



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certified by the concerned revenue authority on 15/04/1989.

06. That thereafter said Neetaben Wd/o. Rajendrabhai Prahladbhai has been released her rights, titles and interests in the said land in favour of other co-owners, hence her name was deleted in the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1723 on 16/05/1989 duly certified by the concerned revenue authority on 28/06/1989.

07. That thereafter said owners had repaid the loan to the Gujarat State Co-Operative Agricultural Land and Rural Development Bank Limited, Gandhinagar Branch and accordingly the said land has been released from the charge of said Bank. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1880 on 30/12/1991 duly certified by the concerned revenue authority on 31/01/1992.

08. That as per Mutation Entry No.1808 the land bearing Revenue Survey No. 54/2/A and others have been acquired for Industrial Purpose, however said entry effected in the revenue records of Survey No. 53/B and 54/2/B and hence same has been rectified. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1972 on 01/10/1993 duly certified by the concerned revenue authority on 02/02/1995.





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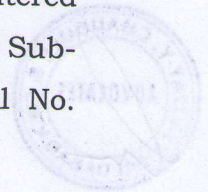
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(5)

09. That thereafter on death of the said Shaileshbhai Prahladbhai on 08/09/2000 his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Pradipkumar Shaileshbhai (2) Krunalkumar Shaileshbhai (3) Dipikaben Shaileshbhai and (4) Manjulaben Wd/o. Shaileshbhai Prahladbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2625 on 30/03/2002 duly certified by the concerned revenue authority on 30/07/2002.
10. That thereafter said Deepikaben Shaileshbhai has been released her rights, titles and interests in the said land in favour of other co-owners, hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2626 on 30/03/2002 duly certified by the concerned revenue authority on 30/07/2002.
11. That thereafter said (1) Bharatbhai Prahladbhai (2) Kanubhai Prahladbhai (3) Vishnubhai Prahladbhai (4) Maniben Wd/o. Prahladbhai Hirabhai (5) Pradipkumar Shaileshbhai (6) Krunalkumar Shaileshbhai (7) Manjulaben Wd/o. Shaileshbhai Prahladbhai have been given the part of said land admeasuring 2250 sq.mtrs. out of Revenue Survey No. 53/B on lease basis for period of 15 years from 10/10/2004. The Lease Deed dated 07/10/2004 entered into by and between them and duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.



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9174. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2847 on 22/11/2004 duly certified by the concerned revenue authority on 30/12/2004.

12. That thereafter on death of the said Maniben Wd/o. Prahladbhai Haribhai dated 04/12/2006, hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3218 on 30/11/2007 duly certified by the concerned revenue authority on 27/03/2008.
13. That in the mean time the said land was covered under Draft Town Planning Scheme No.80 (Sughad-Bhat) and Final Plot No.52 was given in lieu of said Revenue Survey No. 53/B and 54/2-B and the area thereof was fixed to 10673 sq.mtrs. instead of admeasuring 17788 sq.mtrs.
14. That thereafter said Agricultural land bearing Revenue Survey No. 53/B/PAIKI admeasuring 2250 sq.mtrs. converted into Non Agricultural Use for Petrol Pump purpose as per Order No. Ji.P/Jaman/NASR/Vashi/151to158/08, dated 25/01/2008 of the District Development Officer, Gandhinagar.
15. That thereafter said Agricultural land bearing Revenue Survey No. 53/B and 54/2-B, T.P.S. No. 80 (Sughad-Bhat) F.P. No. 52 admeasuring 10673 sq.mtrs. PAIKI admeasuring 8423 sq.mtrs. converted into Non Agricultural Use for Residential and Commercial purpose as per Order No.CB/Land/N.A./S.R.62/11/Vashi 21897 to 21913/2011,





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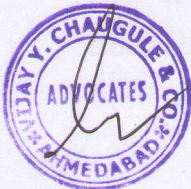
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(7)

Dated 29/11/2011 of the Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3955 on 13/12/2011 duly certified by the concerned revenue authority on 11/04/2012.

16. That thereafter on death of the said Bharatbhai Prahladbhai on 29/01/2013 his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Urmilaben Wd/o. Bharatbhai (2) Jayashriben Bharatbhai (3) Mitaben Bharatbhai and (4) Vasantbhai Bharatbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4084 on 14/03/2013 duly certified by the concerned revenue authority on 16/07/2013.
17. That thereafter (1) Jayashriben D/o. Bharatbhai Prahladbhai and Wf/o. Sagarkumar Rajendrabhai Patel and (2) Mitaben D/o. Bharatbhai Prahladbhai and Wf/o. Ashutoshkumar Mahendrabhai Patel have been released their right, title and interest in the said land in favour of Vasantbhai Bharatbhai Patel by Release Deed dated 11/10/2013 duly registered with the Sub-Registrar, Gandhinagar on same day under serial No. 14501, followed by Rectification Deed dated 17/06/2015 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.8608, followed by Rectification Deed dated 23/06/2015 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.8963. The entry



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to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4179 on 22/10/2013 duly certified by the concerned revenue authority on 30/12/2013.

18. That incidentally mention herethat one Pratikbhai Girishbhai Patel has been filed Special Civil Case No.150/2014 before Principal Senior Civil Judge, Gandhinagar against said Kanubhai Prahladbhai, Vishnubhai Prahladbhai & Others claiming his right to purchase of the said land and as also he executed Notice of Lispendancy dated 02/08/2014 for litigation of the said land duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 10784 The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4301 on 22/08/2014, but thereafter on compromise made between the all concerned parties, said Pratikbhai Girishbhai Patel withdrawal his civil suit unconditionally by filing Withdrawal Pursis dated 20/04/2015 before the said Hon'ble Court and as such said Hon'ble Court also allowed to dispose the said civil suit by his Order dated 02/05/2015. Further said Pratikbhai Girishbhai Patel has been also cancelled above Notice of lispendense by Cancellation Notice of Lispendense dated 01/06/2015 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.7126 and as also all concerned parties also canceled their respective documents. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4446





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on 12/06/2015 duly certified by the concerned revenue authority.

19. That thereafter as per Order of the District Inspector, Land Records, Gandhinagar vide his Order No. K.J.P.S.R. Durasti Patrak No. 42, the Revenue Survey No. 53/B was divided in the two separate parts viz. (A) Revenue Survey No.53/B/1 admeasuring 2850 sq.mtrs. and (B) Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4501 on 24/11/2015 duly certified by the concerned revenue authority on 31/12/2015.
20. That thereafter Suryaben D/o. Prahladbhai Haribhai and Wd/o. Nandubhai Jivanbhai Patel had been filed an appeal bearing R.T.S. Appeal No.221/2012 against Kanubhai Prahladbhai Patel & Others before the Prant Officer, Gandhinagar for her right in the said land and after hearing the both the parties said Authority vide his order No. RTS/Apeal/S.R./Dasu.No.221/2012, Dated 30/10/2015 has been rejected. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4511 on 09/12/2015 duly certified by the concerned revenue authority on 18/01/2015. That thereafter by an aggrieved of the aforesaid order the said Suryaben D/o. Prahladbhai Haribhai and Wd/o. Nandubhai Jivanbhai Patel had filed Application No.143/2012, 146/2012, 144/2012, 147/2012, for cancellation of aforesaid order, but after hearing the both the parties said Authority vide his order



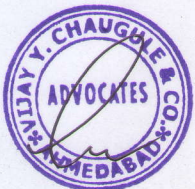
(10)

No.RTS/Apeal/S.R./Dasu.No.143/2012,RTS/Apeal/S.R./Dasu.No.146/2012, RTS/Apeal/S.R./Dasu.No.144/2012, RTS/Apeal/S.R./Dasu.No.147/2012, All dated 07/11/2015 has been rejected said revision application. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4514, 4515, 4520 and 4521, dated 09/12/2015, 09/12/2015, 10/12/2015 and 10/12/2015 respectively duly certified by the concerned revenue authority on 18/01/2016.

21. That said Saurabhbbhai Vitthalbbhai Patel has been surrender his leasehold rights of land bearing Revenue Survey No. 53/B Paiki admeasuring 2250 sq.mtrs. by Cancelled of Lease Deed dated 02/09/2016 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.12749.

22. That thereafter Final Plot No. 52/1 has been allotted in lieu of Revenue Survey No. 53/B/1 and area thereof fixed to the extent of 1710 sq.mtrs. instead of 2850 sq.mtrs. and Final Plot No. 52/2 has been allotted in lieu of Revenue Survey No. 53/B/2 and 54/2/B and area thereof fixed to the extent of 8963 sq.mtrs. instead of 14938 sq.mtrs. under the Draft Town Planning Scheme No.80 (Bhat-Sughad) by Town Planning Officer, Ahmedabad Urban Development Authority vide its letter dated 04/04/2016.

23. That thereafter said (1) Kanubhai Prahladbhai (2) Vishnubhai Prahladbhai (3) Pradipkumar Shaileshbbhai (4) Krunalkumar Shaileshbbhai (5) Manjulaben Wd/o.





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Shaileshbhai Prahladbhai (6) Urmilaben Wd/o. Bharatbhai (7) Vasantbhai Bharatbhai have been sold and conveyed the said land bearing Non Agricultural land for Petrol Pump use bearing Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. PAIKI admeasuring 900 sq.mtrs. and as per Preliminary Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 PAIKI admeasuring 540 sq.mtrs. to **M/s. KARNAVATI BUILDERS**, a Partnership Firm of Ahmedabad having its office at : 10<sup>th</sup> Floor, Atma House, Ashram Road, Ahmedabad i.e. you by Deed of Conveyance dated 09/09/2016 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 13066. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4652 on 22/09/2016 duly certified by the concerned revenue authority on 05/01/2017.

24. That thereafter said (1) Kanubhai Prahladbhai (2) Vishnubhai Prahladbhai (3) Pradipkumar Shaileshbhai (4) Krunalkumar Shaileshbhai (5) Manjulaben Wd/o. Shaileshbhai Prahladbhai (6) Urmilaben Wd/o. Bharatbhai (7) Vasantbhai Bharatbhai have been sold and conveyed the said land bearing Non Agricultural land for residential and commercial use bearing Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. PAIKI admeasuring 5508 sq.mtrs. and Revenue Survey No. 54/2-B admeasuring 8986 sq.mtrs. and as per Preliminary Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 PAIKI admeasuring 8423 sq.mtrs. to **M/s. KARNAVATI BUILDERS**, a Partnership Firm of Ahmedabad



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having its office at : 10<sup>th</sup> Floor, Atma House, Ashram Road, Ahmedabad i.e. you by Deed of Conveyance dated 09/09/2016 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 13064. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4653 on 22/09/2016 duly certified by the concerned revenue authority on 05/01/2017.

25. That said (1) Kanubhai Prahladbhai acting for himself and karta and manager of his HUF (2) Nandaben Wf/o. Kanubhai Prahladbhai (3) Dineshbhai Kanubhai acting for himself and karta and manager of his HUF natural guardian and father of his minor sons Prince (4) Amitaben Wf/o. Dineshbhai Kanubhai (5) Jay Dineshbhai (Unmarried) (6) Saumilbhai Kanubhai Patel acting for himself and karta and manager of his HUF natural guardian and father of his minor son Hritik (7) Anitaben Wf/o. Saumilbhai Kanubhai (8) Setu Saumilbhai (Unmarried) (9) Hinaben D/o. Kanubhai Prahladbhai (10) Vishnubhai Prahladbhai acting for himself and karta and manager of his HUF (11) Kantaben Wf/o. Vishnubhai Prahladbhai (12) Sanjaybhai Vishnubhai acting for himself and karta and manager of his HUF natural guardian and father of his minor son Meet (13) Dipikaben Wf/o. Sanjaybhai Vishnubhai (14) Riyaben Sanjaybhai (15) Pravinbhai Vishnubhai acting for himself and karta and manager of his HUF natural guardian and father of his minor son (i) Brij and daughter (ii) Priya (16) Dinaben Wf/o. Pravinbhai Vishnubhai (17) Divyeshbhai Vishnubhai acting for himself and karta and manager of his HUF natural guardian and father of his minor son (i) Aryan





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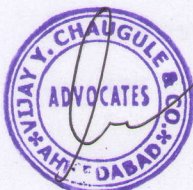
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(13)

and daughter (ii) Mahi (18) Sonalben Wf/o. Divyeshbhai Vishnubhai (19) Amitbhai Vishnubhai acting for himself and karta and manager of his HUF natural guardian and father of his minor sons (i)Krish and (ii) Shrey (20) Seemaben Wf/o. Amitbhai Vishnubhai (21) Pinalben D/o. Vishnubhai Prahladbhai (22) Pradipkumar Shaileshbhai acting for himself and karta and manager of his HUF natural guardian and father of his minor daughter Diya (23) Pritiben Wf/o. Pradipkumar Shaileshbhai (24) Krunalkumar Shaileshbhai acting for himself and karta and manager of his HUF natural guardian and father of his minor son (i) Jainam and daughter (ii) Kavya (25) Panktiben Wf/o. Krunalbhai Shaileshbhai (26) Manjulaben Wd/o. Shaileshbhai Prahladbhai (27) Urmilaben Wd/o. Bharatbhai (28) Vasantbhai Bharatbhai acting for himself and karta and manager of his HUF natural guardian and father of his minor daughter Ferry (29) Pujaben Wf/o. Vasantbhai Bharatbhai have been confirmed aforesaid sale of the said land and solemnly declared that the sale was made for legal necessity and benefit of estate as provided under the Hindu Law by two Declaration-Cum-Indemnity dated 09/09/2016 executed by them before the Sub-Registrar of Gandhinagar on same day and same is registered under serial No.13068 and 13072.

26. That said Suryaben D/o. Prahladbhai Haribhai Patel and Wf/o. Nandubhai Jivanbhai Patel has been also confirmed aforesaid Registered Sale Deed No. 13064 and 13066, both dated 09/09/2016 of the said land by two separate Deed of Confirmation dated 09/09/2016 executed by them before



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the Sub-Registrar of Gandhinagar on same day and same is registered under serial No.13073 and 13079.

27. That said Dipikaben D/o. Shaileshbhai Prahladbhai and Wf/o. Alpeshkumar has been also confirmed aforesaid Registered Sale Deed No. 13064 and 13066, both dated 09/09/2016 of the said land by two separate Deed of Confirmation dated 09/09/2016 executed by them before the Sub-Registrar of Gandhinagar on same day and same is registered under serial No.13082 and 13081.

28. That previously during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "SANDESH" dated 09/10/2016 and inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in response to said public notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

29. That thereafter said owner put the plan before the Ahmedabad Urban Development Authority by Raja Chitthi No. PRM/279/12/2015/362, dated 16/07/2016 and Revised Raja Chitthi No. PRM/333/12/2016, dated 13/04/2017 for construction of Residential unit/s scheme to be known as "Karnavati Premier Living" on the said Non Agricultural residential and commercial purpose land bearing Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. PAIKI admeasuring 5508 sq.mtrs. and Revenbue Survey No. 54/2-B admeasuring 8986 sq.mtrs. and as per





**VIJAY CHAUGULE**  
Advocate

# **VIJAY Y. CHAUGULE & CO.**

## **ADVOCATE**

427-428, Fourth Floor, Devnandan Mall,  
Opp. Sanyas Ashram, Nr. M.J. Library,  
Ellisbridge, Ahmedabad 380 006  
Telephone : 079-3048 5683, Mob. : 0989850 5683  
Email : chaugule\_vijay@yahoo.co.in

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Preliminary Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 PAIKI admeasuring 8423 sq.mtrs. and the same is under construction.

30. That By Declaration-Cum-Indemnity on 23/01/2018 made on oath by Bhisham Zangiram Ramani, authorized partner of aforesaid firm duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute property and except them no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc. except they accepted some booking amount from the various persons for the unit/s.
31. That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, F Form any defects/defects in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title



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Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts

32. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **M/s. KARNAVATI BUILDERS** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **M/s. KARNAVATI BUILDERS** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Right of different persons for different residential units if, booked by them from the said owners ;
- ii. Terms and Condition of the N. A. Permission ;
- iii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iv. Any other laws, acts, rules and regulation as may be applicable at the time being in force.





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### **THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of Freehold Non-Agricultural Land bearing (A) Revenue Survey No. 53/B/2 admeasuring 6408 sq.mtrs. and (2) Revenue Survey No. 54/2-B admeasuring 8986 sq.mtrs. making total of admeasuring 15394 sq.mtrs. and as per Draft Town Planning Scheme No.80 (Sughad-Bhat) the same is bears Final Plot No.52/2 admeasuring 8963 sq.mtrs. of Mouje Bhat of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per T.P. Record the same is bounded as follows :

On or towards the North : By Final Plot No.52/1  
On or towards the South : By 18 Mtrs. T.P. Road  
On or towards the East : By Final Plot No. 52/2 Paiki  
On or towards the West : By Service Road

PLACE : AHMEDABAD  
DATE : 24/01/2018



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE