

Ref. No. 7028/2022

NON ENCUMBRANCE CERTIFICATE

This is to certify that, Non Agricultural Land bearing **Final Plot No.31** (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat), situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar is owned and possessed by "**Shikhar Associates**".

We further state that, a **Residential** project known as "**SHIKHAR-126**" is being developed on the said Non-Agricultural Land bearing **Final Plot No.31** (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat), situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar by "**Shikhar Associates**".

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said lands and that, titles of the said lands are clear and marketable and free from encumbrance.

DATED THIS 28 DAY OF MARCH, 2022



(Sharad N. Darji)
Advocate

Ref. No.: 7028

To,
**Shikhar Associates,
A Partnership Firm**
Having Address at: 1, Shikhar Bungalows,
Nr. Apollo Circle, Sughad,
Gandhinagar-382424.

TITLE REPORT WITH CERTIFICATE



Re.:- Non-agricultural Land bearing **Final Plot No.31** (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat), situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar belonging to a Partnership Firm "**Shikhar Associates**".

As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through my 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. That, prior to the year 1951, the land bearing Survey No. 88/1 was owned, occupied and possessed by Javanji Kuberji.
2. Thereafter, owner-occupier of land Javanji Kuberji died intestate on 06/11/1960, leaving behind him his legal heirs namely: (1) Baldevji Javanji (2) Pinthuji Javanji (3) Somaji Javanji (4) Samadji Javanji (5) Popatji Javanji (6) Tejaba Javanji and (7) Chandaba Javanji and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 802.
3. Thereafter, co-owners and co-occupiers of the land Tejaba Javanji and Chandaba Javanji have willingly waived their rights and interests persisting in the land bearing Survey No. 88/1 in favour of other co-owners and hence their names have been deleted from the revenue records and entry to that effect was mutated in the Mutation Register vide Entry No. 1126 dated 03/04/1971.
4. Thereafter, an Oral partition took place amongst Baldevji Javanji etc. for the land bearing Survey No. 88/1 and others and by virtue of that, the land

bearing Survey No. 88/1 came to the share of Samadji Javanji and entry to that effect was entered in the Mutation Register by Entry No. 1384.

5. Thereafter, Samadji Javanji died Intestate on 30/01/1992, leaving behind him his legal heirs namely: (1) Natvarji Samadji and (2) Baluben wd/o Samadji Javanji and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 1992 dated 05/03/1994.
6. Thereafter, Natvarji Samadji sold and conveyed the land bearing Survey No. 88/1 total admeasuring 6981 Sq.Mtrs. paiki his $\frac{1}{2}$ undivided share in the land admeasuring 3490.50 sq.mtrs. to (1) Jayantibhai Chunilal (2) Dipakben Jayantibhai (3) Bhavik Jayantibhai and (4) Nishith Jayantibhai by Sale Deed, which was registered in the office of the Sub-Registrar of Gandhinagar on 18/07/1996 under serial No. 2700 and entry to that effect was recorded in Mutation Register by Entry No. 2381 dated 12/03/1998.
7. Thereafter, Baluben wd/o Samadji Javanji sold and conveyed the land bearing Survey No. 88/1 total admeasuring 6981 Sq.Mtrs. paiki her $\frac{1}{2}$ undivided share in the land admeasuring 3490.50 sq.mtrs. to (1) Jayantibhai Chunilal (2) Dipakben Jayantibhai (3) Bhavik Jayantibhai and (4) Nishith Jayantibhai by Sale Deed, which was registered in the office of the Sub-Registrar of Gandhinagar on 18/07/1996 under serial No. 2699 and entry to that effect was recorded in Mutation Register by Entry No. 2382 dated 12/03/1998.
8. Thereafter, (1) Jayantibhai Chunilal (2) Dipakben Jayantibhai (3) Bhavik Jayantibhai and (4) Nishith Jayantibhai sold and conveyed the land bearing Survey No. 88/1 total admeasuring 6981 Sq.Mtrs. to Jayantibhai Sankalchand Patel by Sale Deed, which was registered in the office of the Sub-Registrar of Gandhinagar on 29/04/2004 under serial No. 9060 and entry to that effect was recorded in Mutation Register by Entry No. 2837 dated 05/10/2004.
9. Thereafter, land bearing Survey No. 88/1 total admeasuring 6981 sq.mtrs. merged into Town Planning Scheme No. 80 (Sughad-Bhat) and it has been given Final Plot No.31, containing by admeasurements 4189 Sq.Mtrs. or thereabouts.
10. Thereafter, District Collector, Gandhinagar has given Non-agriculture use permission to the Land bearing Final Plot No.31 (allotted in lieu of Survey No.88/1) containing by admeasurements 4189 Sq.Mtrs. or thereabouts for residential purpose vide his Order No. CB / Jamin / Bi.Khe / S.R.27 / 10 / Vashi.19023 to 19038/2010 dated 06/09/2010 and entry to that effect was



mutated in the revenue records by mutation Entry No. 3701 dated 19/09/2010.

11. Thereafter, owner-occupier of land Jayantibhai Sankalchand Patel died intestate on 10/02/2015, leaving behind him his legal heirs namely: (1) Priyanka Jayantibhai Patel (2) Mitaben wd/o Jayantibhai Sankalchand Patel (3) Parth Jayantibhai Patel and (4) Divya Jayantibhai Patel and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was recorded in the Mutation Register by Entry No. 4382 dated 05/03/2015.
12. Thereafter, co-owner and co-occupier of the land Priyanka d/o Jayantibhai Sankalchand Patel & w/o Uchitkumar has released her rights and shares persisting to the land bearing Survey No. 88/1 total admeasuring 6981 sq.mtrs. in favour of (1) Mitaben wd/o Jayantibhai Sankalchand Patel (2) Parth Jayantibhai Patel and (3) Divya Jayantibhai Patel by Release Deed, which was registered in the office of the Sub-Registrar of Gandhinagar on 09/05/2017 under serial No. 6315 and entry to that effect was entered in the Mutation Register by Entry No. 4770 dated 02-06-2017.
13. Thereafter, owners and occupiers of land (1) Mitaben wd/o Jayantibhai Sankalchand Patel (2) Parth Jayantibhai Patel and (3) Divya Jayantibhai Patel sold and conveyed the Non-agricultural Land bearing Final Plot No.31 (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat) to Shikhar Associates, a Partnership Firm by Sale Deed, which was registered in the office of the Sub-Registrar of Gandhinagar on 25/02/2022 under serial No. 7885 and entry to that effect was recorded in Mutation Register by Entry No. 5636 dated 07/03/2022.
14. Thereafter, Gandhinagar Municipal Corporation has approved the plan and given residential construction permission to the Non-agricultural Land bearing Final Plot No.31 (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat) vide its Case No. PRM/126/7/2021/17458 dated 01/11/2021.
15. I have issued a Public Notice in GUJARAT SAMACHAR NEWSPAPER dated 27/02/2022 inviting any claim, rights or encumbrances if any in respect of said land and I have not received any objection or obligation in response thereof from anybody except the above objection.



I have examined the titles of the land belonging to a Partnership Firm "Shikhar Associates" and have caused to be taken searches of the available revenue and registration record for last 30 years through our Search Clerk to the Non-agricultural Land bearing Final Plot No.31 (allotted in lieu of Survey No. 88/1 containing by total admeasurements 6981 Sq.Mtrs.) containing by admeasurements 4189 Sq.Mtrs. or thereabouts of Town Planning Scheme No. 80 (Sughad-Bhat), situate, lying and being at Mouje Bhat, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub District of Gandhinagar and from that and from the Declaration cum Indemnity Bond 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 clear and 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 Laws Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in the N. A. Order and approved plan.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of MUNICIPAL CORPORATION and plans of construction being sanctioned by MUNICIPAL CORPORATION and provisions of Town Planning Scheme.
- [4] Mutation Entry No. 5636 dated 07/03/2022 is being certified.
- [5] Verification of all original documents.

DATED THIS 28 DAY OF MARCH, 2022



(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 1976 to 2006 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (2007 to 2022) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate cum report.