



VIJAY CHAUGULE
Advocate

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ADVOCATE

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2234/2022

To,
"ASHWAMEGH INFRA PROJECTS"
411, Fourth Floor, Pratik Mall,
Nr. Swaminarayan Dham,
Koba- Gandhinagar Road,
Kudasan, Gandhinagar 382421

Dear Sir,

Re. : Investigation of title to the Non-Agricultural for Residential and Commercial Use Land bearing Survey No. 182/1 admeasuring 2428 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 7 (Sargasan-Kudasan-Por) and Final Plot No. 47 was given in lieu thereof and area thereof fixed to extent of 1546 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **"ASHWAMEGH INFRA PROJECTS"**, a Partnership Firm of Ahmedabad having its Office at : 411, Fourth Floor, Pratik Mall, Nr. Swaminarayan Dham, Koba- Gandhinagar Road, Kudasan, Gandhinagar 382421.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to state that, I have investigated the title to the land in question, 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 Gandhinagar Taluka at Gandhinagar and that of the Talati Mouje



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Sargasan and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for the last more then 30 years viz. 1989 to 28/06/2022 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 13 years (2007 to 2022) is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct it appears that said Revenue Survey No. 182/1 and brief history of the said survey number as follows ;

01. That prior to 1962-63 the Old Tenure Agricultural land bearing Revenue Survey No. 182/1 admeasuring 0 Acre 24 Guntha originally belonged to Vankar Pasabhai alias Purshottam Dhulabhai as an absolute owners and possessor thereof.
02. That thereafter on death of the said Parsottambhai Dhulabhai on dated 20/06/1988 and 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 (1) Dhanjibhai Pursottambhai (2) Sureshbhai Pursottambhai (3) Savitaben Pursottambhai (4) Madhuben Pursottambhai (5) Laxmiben Wd/o. Pursottambhai Dhulabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1585 on dated 05/09/1988 duly certified by the concerned revenue authority on dated 03/01/1989.





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(3)

03. That the said land was continued in the revenue records as "FRAGMENT" land, hence same was deleted from the revenue records as per order dated 18/07/1990 of Prant Officer, Gandhinagar in Fragment Case No. PO/Jamin/TuDh/Vashi. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 1696 on dated 19/11/1990 duly certified by the concerned revenue authority.
04. That thereafter the said (1) Dhanjibhai Parsottambhai (2) Sureshbhai Parsottambhai (3) Savitaben Parsottambhai (4) Madhuben Parsottambhai (5) Laxmiben wd/o. Parsottambhai Dhulabhai have been sold and conveyed the said land to Govindbhai Shivdas Patel by Deed of Conveyance dated 12/05/2000 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 2209. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2238 on dated 20/05/2000 duly certified by the concerned revenue authority on dated 31/08/2000.
05. That thereafter the said Govindbhai Shivdas Patel has been sold and conveyed the said land to Nishit Shirishbhai Desai by Deed of Conveyance dated 24/01/2003 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 443. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2413 on dated 30/01/2003 duly certified by the concerned revenue authority on dated 03/03/2003.



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06. That said Survey No. 182/1 admeasuring 2428 sq.mts. was covered within the limit of Draft Town Planning Scheme No. 7 (Sargasan-Kudasan-Por) and Final Plot No. 47 was given in lieu thereof and area thereof fixed to extent of 1546 sq.mts.
07. That thereafter the said land was converted into Non Agricultural for Residential and Commercial Purpose as per order No. CB/Jamin/N.A/S.R.322/09/Vashi.11358 to 11373/2010 dated 08/07/2010 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. 4255 on 04/08/2010 duly certified by the concerned revenue authority on dated 02/11/2010.
08. That thereafter said Nishit Shirishbhai Desai agreed to sell the said land to Harcharansing Pratapsing Jamdar by Agreement to Sell dated 21/02/2012 duly registered with the Sub-Registrar of Gandhiangar under serial No. 1904.
09. That one Baluben Wf/o. Chimanbhai and daughter of Purshottambhai Dhulabhai filed RTS/ Appel/SR/ Da.Su./319/2012 before Prant Officer of Gandhinagar claiming that she is daughter of Purshottambhai Dhulabhai, who was the previous owner of the said land and as his legal heirs she has right, title and interest in the said land, which application was rejected by the said authority vide its order dated 17/05/2016 due to delay under the Limitation Act. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5845 on 13/07/2016 duly certified by the concerned revenue authority on dated 05/10/2016.





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(5)

Keeping in view the above if said claimant was real daughter of Purshottambhai Dhulabhai, she has right in the said land and Deed of Assignment is being executed by her in favour of aforesaid owners and to be registered with the Sub-Registrar of Gandhinagar.

10. That thereafter the said Desai Nishitbhai Shirishbhai have been sold and conveyed the said land to **"ASHWAMEGH INFRA PROJECTS"**, a Partnership Firm having its Office at : 411, Fourth Floor, Pratik Mall, Nr. Swaminarayan Dham, Koba- Gandhinagar Road, Kudasan, Gandhinagar 382421 by Deed of Conveyance dated 01/10/2020 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 18749, which was confirmed by Harcharansing Pratapsing Jamdar by joining himself as confirmed party therein. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7443 on dated 13/10/2020 duly certified by the concerned revenue authority on dated 15/12/2020.
11. That thereafter said **"ASHWAMEGH INFRA PROJECTS"** got approved a plan from the Gandhinagar Municipal Corporation for construction of commercial/residential units on the said land vide its Development Permission dated 25/04/2022 and implement a scheme to be known as will **"ASHWAMEGH LIFESTYLE"** and since then said Firm is holding the same as an absolute owner and possessor thereof.
12. That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 06/03/2020 in the



(6)

name of previous owners 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.

13. That By Declaration-Cum-Indemnity on 25/06/2022 made on oath by authorized partner of aforesaid firm duly attested by the Notary Public, Gandhinagar have inter-alia declared therein that the said land is their absolute individual property and except them no other person, body or authority has any right, title and interest in the said land 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.
14. 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, any 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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(7)

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

15. 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 **"ASHWAMEGH INFRA PROJECTS"** 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 **"ASHWAMEGH INFRA PROJECTS"** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. 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 Non-Agricultural for Residential and Commercial Use Land bearing Survey No. 182/1 admeasuring 2428 sq.mts. and covered within the limit of Draft Town Planning Scheme No. 7 (Sargasan-Kudasan-Por) and Final Plot No. 47 was given in lieu thereof and area thereof fixed to extent of 1546 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar and the same is bounded as follows :



(8)

On or towards the North : By Final Plot No.36 and 58
On or towards the South : By 12.00 Mtr T.P. Road
On or towards the East : By Final Plot No.47
On or towards the West : By Guda Garden

PLACE : AHMEDABAD

DATE : 28/06/2022

BCG Enrollment No. : G/1214/2006



For, VIJAY Y. CHAUGULE & CO.

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