

Ref. No. 5627

To,

"Swastik Developers", a partnership

firm through its Partners,

Rameshbhai Naranbhai Patel and

Arvindkumar Baldevbhai Patel,

Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural Land bearing **Final Plot No. 75/7**, containing by admeasurements 4756 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs.) of Town Planning Scheme No. 22 (Kudasan-Randesan) situate, lying and being at mouje Randesan, Taluka Gandhinagar in Registration District and Sub District Gandhinagar belonging to a partnership firm **"Swastik Developers"**.



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 titles to the land in question and report on title as under:-

- 1... That, prior to the year 1955, the land bearing Survey No. 127/2 was owned, occupied and possessed by Jesangji Abhuji Thakor.
- 2... Thereafter, family partition took place by Jesangji Abhuji Thakor orally between him and his sons for the land of Survey No. 127/2 and other lands running in his account and by virtue of that the land of Survey No. 127/2, containing by admeasurements 6273 Sq. Mtrs. came to the share of Dhanaji Jesangji Thakor and hence his name has been entered as an owner and occupier of the land and entry to that effect was entered in the Mutation Register by Entry No. 65.
- 3... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 143 given in lieu of the Survey No. 127/2 and area affixed 6273 Sq. Mtrs. to it wherein name of Dhanaji Jesangji Thakor standing as an owner and occupier of the land and entry to that effect was mutated in the Mutation Register vide Entry No. 1, dated 1-8-1968.
- 4... Thereafter, owner and occupier of land, Dhanaji Jesangji Thakor has sold and conveyed the agricultural land bearing Block No. 143, containing by

total admeasurements 6273 Sq. Mtrs. to Gokalbhai Mangaldas Patel, Ishwarbhai Babubhai Patel and Govindbhai Chhotabhai Patel by sale deed registered in the office of the sub-registrar of Gandhinagar and entry to that effect mutated in Mutation Register by Entry No. 26 dated 3-12-1968.

- 5... Thereafter, owners and occupiers of land, Gokalbhai Mangaldas Patel, Ishwarbhai Babubhai Patel and Govindbhai Chhotabhai Patel have sold and conveyed the agricultural land bearing Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. to Gandhinagar Samudayik Kheti Sahkari Mandali Limited by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 24-10-1994 under Serial No. 3026 and entry to that effect mutated in Mutation Register by Entry No. 647 dated 28-10-1994.
- 6... Thereafter, owner and occupier of land, Gandhinagar Samudayik Kheti Sahkari Mandali Limited through its President Amrishbhai Madhubhai Patel has sold and conveyed the agricultural land bearing Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. to Pravinbhai Hargovanbhai Patel by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 20-9-2002 under Serial No. 3966 and entry to that effect mutated in Mutation Register by Entry No. 961 dated 21-9-2002.
- 7... Thereafter, the Deputy District Development Officer, District Panchayat, Gandhinagar has granted Non-Agricultural Use Permission for land bearing Block No. 143 Paiki for farm house purpose by their Order No. J.P./JMN/NASR-56/Vashi-1205/11/100/2004, dated 26-3-2004.
- 8... Thereafter, owner and occupier of land, Jayantibhai Somabhai Patel HUF through its Karta & Manager Jayantibhai Somabhai Patel has sold and conveyed the agricultural land bearing Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. to (1) Narottambhai Mohandas Patel (owner of undivided 25% land share) and (2) Kantibhai Kachradas Patel Patel (owner of undivided 75% land share) by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 23-2-2005 under Serial No. 1928 and entry to that effect mutated in Mutation Register by Entry No. 1284 dated 23-3-2006.
- 9... Thereafter, owners and occupiers of land, (1) Narottambhai Mohandas Patel (owner of undivided 25% land share) and (2) Kantibhai Kachradas Patel Patel (owner of undivided 75% land share) have sold and conveyed the agricultural land bearing Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs. to Maneklal Joitaram Patel by sale deed registered in the office of the sub-registrar of Gandhinagar on



dated 29-1-2007 under Serial No. 1187 and entry to that effect mutated in Mutation Register by Entry No. 1596 dated 31-1-2007.

- 10... Thereafter, land bearing Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs. or thereabouts merged into Town Planning Scheme No. 22 (Kudasan-Randesan) and it has allotted Final Plot No. 75/7, containing by admeasurements 4756 Sq. Mtrs.
- 11... Thereafter, the Hon. District Collector, Gandhinagar has granted Revised Non-Agricultural Use Permission for the land bearing Final Plot No. 75/7, containing by admeasurements 4756 Sq. Mtrs. for residential purpose by their Order No. CB/Land/N.A./Revise/Vashi.5196 to 5211/2019, dated 15-3-2019 and entry to that effect was mutated in the Mutation Register vide Entry No. 3735, dated 25-3-2019.
- 12... Thereafter, owner and occupier of land, Maneklal Joitaram Patel has sold and conveyed said non-agricultural land bearing **Final Plot No. 75/7**, containing by admeasurements 4756 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs.) of Town Planning Scheme No. 22 (Kudasan-Randesan) to a partnership firm named, "**Swastik Developers**" by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 30-7-2019 under Serial No. 19000 and entry to that effect mutated in Mutation Register by Entry No. 3836 dated 2-8-2019.
- 13... Thereafter, the Ahmedabad Urban Development Authority (AUDA) has approved layout and building plans for residential purpose for the land bearing **Final Plot No. 75/7**, containing by admeasurements 4756 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs.) of Town Planning Scheme No. 22 (Kudasan-Randesan) and issued a Development Permission by their Letter No. PRM/Randesan/150/04/2019/5854/2019, dated 15-6-2019.
- 14... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **2-8-2019** 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 said land belonging to "**Swastik Developers**", a partnership firm and have caused to be taken searches of the available revenue and registration record for last 30 years through our search clerk to the **Final Plot No. 75/7**, containing by admeasurements 4756 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 143, containing by total admeasurements 6273 Sq. Mtrs. Paiki 5945 Sq. Mtrs.) of Town Planning Scheme



No. 22 (Kudasan-Randesan) situate, lying and being at mouje Randesan, Taluka Gandhinagar in Registration District and Sub District 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. 3836 dated 2-8-2019 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 19TH DAY OF AUGUST, 2019.



A handwritten signature in blue ink, appearing to read "Sharad N. Darji".

(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, 1992 to 1997 and 1999 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.



A handwritten signature in blue ink, appearing to read "Sharad N. Darji".