



VIJAY CHAUGULE
Advocate

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ADVOCATE

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3239/2022

To,
"POLARIS BUILDCON LLP"
B-508, Galaxy Business Park,
Sardar Patel Ring Road,
Nikol, Ahmedabad

Dear Sir,

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 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 **"POLARIS BUILDCON LLP"**, a Partnership Firm of Ahmedabad having its Office at : B-508, Galaxy Business Park, Sardar Patel Ring Road, Nikol, Ahmedabad.

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 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 16/04/2022 of Sub-Registrar's Office is



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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. 428/1/001 and brief history of the said survey number as follows ;

01. That prior to 1970 the Agricultural land bearing Revenue Survey No. 428/1 admeasuring 2 Acre 18 Guntha originally belonged to Chagganji Kanaji as an absolute owners and possessor thereof.
02. That thereafter on death of the said Chaggaji Kanaji on dated 09/12/1990 and during his life time his wife was also died, hence 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 Sendhaji Chaganji. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1459 on dated 14/11/1984 duly certified by the concerned revenue authority on dated 03/12/1984.
03. That thereafter on death of the said Sendhaji Chaganji 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) Manekben Wd/o. Sendhaji (2) Aataji Sendhaji (3) Leelaben Sendhaji (4) Jayantiji Sendhaji (5) Laxmanji Sendhaji (6) Raiben Sendhaji. The entry to that effect was entered in the revenue records of mutation entry





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book of the Village Form No.6 under serial No.2940 on dated 05/08/2006, which was duly cancelled by the concerned authority and hence the entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3330 on dated 06/07/2007 duly certified by the concerned revenue authority on dated 19/07/2007.

04. That thereafter the said (1) Manekben Wd/o. Sendhaji (2) Aataji Sendhaji (3) Leelaben Sendhaji (4) Jayantiji Sendhaji (5) Laxmanji Sendhaji (6) Raiben Sendhaji have been sold and conveyed the said land to Kiranbhai Bhupatbhai by Deed of Conveyance dated 31/03/2007 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 1283. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3116 on dated 05/02/2007, which was duly cancelled by the concerned revenue authority on 23/04/2007 and hence the entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3332 on dated 06/07/2007 duly certified by the concerned revenue authority on dated 07/09/2007.
05. That thereafter the said Kiranbhai Bhupatbhai through his power of attorney holder Manojbhai Bhupatbhai has been sold and conveyed the said land to (1) Ravjibhai Popatbhai Vasani (2) Savitaben Ravjibhai Vasani (3) Kirankumar Ravjibhai Vasani (4) Sobhaben Ravjibhai Vasani (5) Hareshkumar Ravjibhai Vasani (6) Ritaben Hareshkumar Vasani (7) Babubhai Popatbhai Vasani (8) Manjulaben Babubhai Vasani (9) Madhubhai Popatbhai Vasani (10) Kailashben Madhubhai



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Vasani by Deed of Conveyance dated 08/05/2007 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 5728. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 3342 on dated 08/07/2007 duly certified by the concerned revenue authority on dated 07/09/2007.

06. That thereafter legal heirs of Lt. Shantaben D/o. Chagganji Kanaji and W/o. Jesangji viz. Dhanji Jesangji Thakor has been filed a RTS/appeal/S.R./609/08 before Prant Officer, Gandhinagar and the said authority vide its order dated 26/04/2012 has been rejected the 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. 4862 on dated 09/05/2012 duly certified by the concerned revenue authority on dated 20/06/2012.
07. That thereafter on death of the said Savitaben Ravjibhai Vasani on dated 08/03/2011 and her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed her heirs (1) Kirankumar Ravjibhai Vasani (2) Naynaben Ravjibhai Vasani (3) Harshaben Ravjibhai Vasani (4) Hareshbhai Ravjibhai Vasani. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.4942 on dated 20/09/2012 duly certified by the concerned revenue authority on dated 31/12/2012.



08. That thereafter said (1) Naynaben Ravjibhai Vasani and (2) Harshaben Ravjibhai Vasani have been released their rights,



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title and interest in the said land in favour of Ravjibhai Popatbhai Vasani, hence their name were deleted from the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4952 on 29/09/2012, which was cancelled by the concerned revenue authority on dated 16/01/2013.

09. That said Savitaben Ravjibhai Vasani during her lifetime had made a will on 04/01/2011 and according to her Will said land came to be owned and possessed by (1) Kiranbhai Ravjibhai Vasani (2) Hareshbhai Ravjibhai Vasani, hence names of Naynaben Ravjibhai Vasani and Harshaben Ravjibhai Vasani has been deleted from the revenue records while names of Kiranbhai Ravjibhai Vasani and Hareshbhai Ravjibhai Vasani continued as a co-owner and possessor of the said land in the revenue record concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 4965 on 11/10/2012 duly certified by the concerned revenue authority on dated 05/01/2013.
10. That by aggrieved of the aforesaid order of Prant Officer, Gandhinagar the said legal heirs of Lt. Shantaben D/o. Chagganji Kanaji and W/o. Jesangji viz. Dhanji Jesangji Thakor has been filed a Revision Application No. C.B./RTS/Revision/No.262/12 before Collector, Gandhinagar, which has been rejected by the said authority vide its order dated 26/09/2004. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 5468 on 12/11/2014 duly



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certified by the concerned revenue authority on dated 31/01/2015.

That said legal heirs of Lt. Shantaben D/o. Chagganji Kanaji and W/o. Jesangji viz. Dhanji Jesangji Thakor has been confirmed the sale of the said land by Confirmation Deed dated 10/01/2014 duly registered with the Sub-Registrar of Gandhinagar under serial No. 486.

11. That said land converted to Non Agriculture use for workshop related agriculture activity purpose as per order No. CB/Jamin/N.A./S.R.178/12/Vashi.15124 to 15137/2015 dated 25/06/2015. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5605 on 03/07/2015 duly certified by the concerned revenue authority on dated 29/09/2015.
12. That in the mean time said land bearing Revenue Survey No. 428/1 admeasuring 9915 sq.mts. covered under the Town Planning Scheme and proposed Final Plot No. 428/1/1 was given in lieu thereof and area thereof fixed to admeasuring 5949 sq.mts.
13. That thereafter the said land bearing Revenue Survey No. 428/1 admeasuring 9915 sq.mts. PAIKI admeasuring 4913 sq.mts. (F.P. area) was converted into Non Agricultural as per order No. 1047/06/03/039/2019 on dated 30/08/2019 of the District Development Officer, 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. 6939 on 30/08/2019 duly certified by the concerned revenue authority on dated 11/11/2019.





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14. That thereafter the said land bearing Revenue Survey No. 428/1 admeasuring 9915 sq.mts. PAIKI admeasuring 1036 sq.mts. (F.P. area) was converted into Non Agricultural as per order No. 1049/06/03/039/2019 on dated 30/08/2019 of the District Development Officer, 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. 6941 on 30/08/2019 duly certified by the concerned revenue authority on dated 07/11/2019.
15. That thereafter as per order of the Durasti Patrak no. K.J.P./S.R./Gandhinagar/263/2020-21 dated 21/09/2021 of the District Inspector, Land Records, Gandhinagar the said Revenue Survey No.428/1 admeasuring 9871 sq.mts. was divided in two separate parts viz. (1) Revenue Survey No.428/1/001 admeasuring 8188 sq.mts. was allotted to (1) Kirankumar Ravjibhai Vasani (2) Shobhnaben Kirankumar Vasani (3) Hareshkumar Ravjibhai Vasani (4) Ritaben Hareshkumar Vasani (5) Babubhai Popatbhai Vasani (6) Manjulaben Babubhai Vasani (7) Madhuben Popatbhai Vasani (8) Kailashben Madhubhai Vasani (9) Ravjibhai Popatbhai Vasani (2) Revenue Survey No. 428/1/002 admeasuring 1683 sq.mts. was allotted to (1) Kirankumar Ravjibhai Vasani (2) Manjulaben Babubhai Vasani (3) Madhubhai Popatbhai Vasani (4) Kailashben Madhubhai Vasani (5) Ravjibhai Popatbhai Vasani. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7886 on dated 12/10/2021 duly certified by the concerned revenue authority on dated 01/12/2021.



16. That in the mean time said land bearing Revenue Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. F.P.Order 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts.
17. That thereafter the said (1) Kirankumar Ravjibhai Vasani (2) Sobhaben Kirankumar Vasani (3) Hareshkumar Ravjibhai Vasani (4) Ritaben Hareshkumar Vasani (5) Babubhai Popatbhai Vasani (6) Manjulaben Babubhai Vasani (7) Madhubhai Popatbhai Vasani (8) Kailashben Madhubhai Vasani (9) Ravjibhai Popatbhai Vasani have been sold and conveyed the said land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. F.P.Order 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. to **"POLARIS BUILDCON LLP"**, a Partnership Firm of Ahmedabad by Deed of Conveyance dated 17/01/2022 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 1749. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 7978 on dated 21/01/2022 duly certified by the concerned revenue authority.
18. That thereafter said **"POLARIS BUILDCON LLP"** got approved a plan from the Gandhinagar Municipal Corporation (GMC) for construction of Residential and Commercial units on the said





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land vide its Raja Chitthi No.
PRM/GMC/40/SARGASAN/01/2022/7242/ 2022, dated
07/04/2022 and implement a scheme to be known as will
"POLARIS CASARICA" and since then said Firm is holding
the same as an absolute owner and possessor thereof.

19. 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 25/10/2021 in the 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.
20. 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



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

21. 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 **"POLARIS BUILDCON LLP"** 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 **"POLARIS BUILDCON LLP"** 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 Land bearing Survey No. 428/1/001 admeasuring 8188 sq.mts. as per Letter No. Guda/Technical Branch. - 4444/2019 dated 26/04/2019 of GUDA the same is 8188 sq.mts. and covered under the Town Planning Scheme and proposed Final Plot No. 428/1/PAIKI was given in lieu thereof and area thereof fixed to admeasuring 4913 sq.mts. of Mouje Sargasan of Gandhinagar Taluka in Registration District and Sub-District of Gandhinagar and the same is bounded as follows :





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On or towards the North : By Survey No.436, Final Plot No. 436
On or towards the South : By 18 Meter Road
On or towards the East : By Survey No.437/4 and Final Plot No.
437/4
On or towards the West : By 12 Meter T.P. Road and Final Plot
No. 428/2/1

PLACE : AHMEDABAD

DATE : 16/04/2022

BCG Enrollment No. : G/1214/2006



For, **VIJAY Y. CHAUGULE & CO.**

ADVOCATE