

Ref. No. 4768

To,

**Infinity Reality, a partnership firm**

**Through its Admn. Partner,**

**Manoj Ghanshyambhai Balala,**

Resi.: Vivan Infinity, Near Savya

Sky, Zundal, Gandhinagar.

**TITLE CERTIFICATE WITH REPORT**



Reg :- Non-agricultural land bearing Final Plot No. 186 containing by admeasurements 2064 Sq. Mtrs. (allotted in lieu of Survey No. 344/1 containing by admeasurements 3440 Sq. Mtrs.) of T.P. Scheme No. 234 (Zundal), situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and belonging to a partnership firm, **Infinity Reality.**

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

- 1... Originally prior to the year 1951, Shivaji Detarji was independent owner, occupier and possessor and Chanduji Maganji was tenant of the land bearing Survey No. 344/1.
- 2... Thereafter, owner and occupier of the land, Shivaji Detarji died intestate on dated 5-11-1955 leaving behind him his only legal heir Somaji Shivaji and hence his name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2207 dated 22-4-1959.
- 3... Thereafter, the name of Becharbhai Motibhai has been entered as a general tenant of the land for the year 1956-1957 and entry to that effect was entered in the Mutation Register by Entry No. 2877 dated 5-10-1966.
- 4... Thereafter, the tenant Chanduji Maganji has denied to purchase the land during investigation U/s. 32-G of The Tenancy Act, hence the land has been disposed off U/s. 32-P of The Tenancy Act as per order of the Mamlatdar & Krushi Punch, Gandhinagar vide Order No.32-G/19/67,

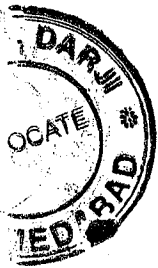
dated 14-6-1977 and entry to that effect was entered in the Mutation Register by Entry No. 2967 dated 18-7-1967.

- 5... Thereafter, the tenant Becharbhai Motibhai has denied to purchase the land during investigation U/s. 32-G of The Tenancy Act, hence the land has been disposed off U/s. 32-P of The Tenancy Act as per order of the Mamlatdar & Krushi Punch, Gandhinagar vide Order No.32-G/17/67, dated 14-6-1977 and entry to that effect was entered in the Mutation Register by Entry No. 2968 dated 18-7-1967.
- 6... Thereafter, possession of the land has been handed over to the landlord with a condition to do self-farming the land by removing tenant from the land as per order of the Hon. Collector, Gandhinagar vide Order No.Tenancy Case Number-Zundal-32P/23/67, dated 20-2-1968 with a condition that, the land cannot sale, gift, mortgage or partition without prior permission of the Hon. Collector, Gandhinagar and entry to that effect was entered in the Mutation Register by Entry No. 3070 dated 20-6-1968.
- 7... Thereafter, owner and occupier of the land Somaji Shivaji died intestate on dated 13-6-1975 leaving behind him his legal heirs Bhikhaji Somaji, Revaben Somaji and Jiviben wd/o Shivaji Somaji and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3288 dated 20-11-1975.
- 8... Thereafter, co-owner and co-occupier of the land Bhikhaji Somaji died intestate leaving behind him his legal heirs Rameshji Bhikhaji, Kantaben Bhikhaji and Champaben wd/o Bhikhaji Somaji and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3945 dated 17-2-1990.
- 9... Thereafter, co-owner and co-occupier of the land Jiviben wd/o Somaji Shivaji died intestate in the year of about 1988 and hence her name has been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 3946 dated 17-2-1990.
- 10... Thereafter, name of Revaben Somaji entered in the record by Entry No. 3288 and it has been certified on dated 23-2-1975 which was in execution till manual record of Village Form No.7/12 till 1991-1992, but at the time of preparing new record from 1992-1993 her name was lapsed to mention in record hence her name has been entered in the record as per rectification of the Mamlatdar, Gandhinagar vide Order No. Mam/Land/Vashi/6696/12,



dated 2-6-2012 and entry to that effect was entered in the Mutation Register by Entry No. 6973 dated 4-6-2012.

- 11... Thereafter, the land of Survey No. 344/1, containing by admeasurements 3440 Sq. Mtrs. was merged into T. P. Scheme No. 234 (Zundal) and allotted Final Plot No. 186 and 2064 Sq. Mtrs. area given to it.
- 12... Thereafter, the land was released from Pratibandhit Satta Prakar and converted in to old tenure for non-agriculture purpose as per order of the Hon. District Collector, Gandhinagar vide Order No.CB/Tenancy/Vashi.11050 to 11057/2012, dated 10-12-2012 and entry to that effect was entered in the Mutation Register by Entry No. 7091 dated 15-12-2012.
- 13... Thereafter, co-owner and co-occupier of the land Revaben Somaji died intestate on dated 11-11-2004 leaving behind him his legal heirs Laxmiben Kanaji Thakor and Vinodbhai Kanaji Thakor and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 7103 dated 3-1-2013.
- 14... Thereafter, owners and occupiers of the land, Champaben wd/o Bhikhaji Somaji, Vindobhai Kanaji Thakor, Rameshji Bhikhaji, Laxmiben Kanaji Thakor and Kantaben Bhikhaji have sold and conveyed agricultural land bearing Survey No. 344/1 to (1) Ashwinkumar Maganlal Patel, (2) Bharatkumar Maganbhai Patel, (3) Ashwinkumar Dahyalal Patel and (4) Mrunaliniben Govindbhai Patel by sale deed, registered in the office of the sub-registrar of Gandhinagar on dated 20-3-2013 under Serial No. 3898 and entry to that effect mutated in Mutation Register by Entry No. 7146 dated 20-3-2013.
- 15... Thereafter, the land was released from Pratibandhit Satta Prakar and converted in to old tenure for non-agriculture purpose as per order of the Hon. District Collector, Gandhinagar vide Order No.CB/Tenancy/Vashi.11050 to 11057/2012, dated 10-12-2012, pursuant to which, said authority has extended time limit till 31-3-2014 by their Order No.CB/Tenancy/Vashi.11134 to 1139/2014, dated 15-2-2014 and entry to that effect was entered in the Mutation Register by Entry No. 7423 dated 21-2-2014.
- 16... Thereafter, the land was released from Pratibandhit Satta Prakar and converted in to old tenure for non-agriculture purpose as per order of the Hon. District Collector, Gandhinagar vide Order No.CB/Tenancy/Vashi.11134 to 1139/2014, dated 15-02-2014, pursuant to which, said



authority has extended time limit till 31-7-2014 by their Order No.CB/Tenancy/Vashi.3593 to 3598/2014, dated 27-5-2014 and entry to that effect was entered in the Mutation Register by Entry No. 7504 dated 5-6-2014.

17... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for the said land bearing Final Plot No. 186 containing by admeasurements 2064 Sq. Mtrs. (allotted in lieu of Survey No. 344/1 containing by admeasurements 3440 Sq. Mtrs.) of T.P. Scheme No. 234 for residential purpose by their Order No. CB/Land/Tatkal/N.A./S.R. 64/14/Vashi. 14474 to 14447/2014, dated 5-7-2014 and entry to that effect was mutated in the Mutation Register vide Entry No. 7547, dated 19-7-2014.

18... Thereafter, owners and occupiers of the land, (1) Ashwinkumar Maganlal Patel, (2) Bharatkumar Maganbhai Patel, (3) Ashwinkumar Dahyalal Patel and (4) Mrunaliniben Govindbhai Patel have sold and conveyed the said non-agricultural land bearing Final Plot No. 186 containing by admeasurements 2064 Sq. Mtrs. (allotted in lieu of Survey No. 344/1 containing by admeasurements 3440 Sq. Mtrs.) of T.P. Scheme No. 234 to **Infinity Reality, a partnership firm** by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 22-7-2016 under Serial No. 10752 and entry to that effect mutated in Mutation Register by Entry No. 8169 dated 03-08-2016.

19... I have issued a Public Notice in **GUJARAT SAMACHAR NEWSPAPER** dated **19-4-2017** inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

20... Thereafter, Ahmedabad Urban Development Authority (AUDA) has approved layout and building plans for Type A+B on the said land by their Letter No. PRM/302/10/2016/166/191058 dated 28-3-2017.

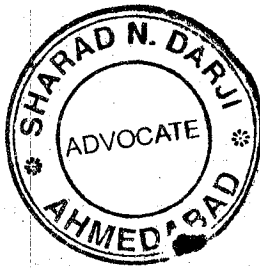
I have examined the titles of the land belonging to **Infinity Reality, a partnership firm** and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing Final Plot No. 186 containing by admeasurements 2064 Sq. Mtrs. (allotted in lieu of Survey No. 344/1 containing by admeasurements 3440 Sq. Mtrs.) of T.P. Scheme No. 234 (Zundal), situate lying and being at Moje Zundal, Taluka Gandhinagar in the Registration District and Sub District of 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] Provisions of the Town Planning and Urban Development Act and use as per Zone of AUDA and Plans of Construction being sanctioned by AUDA and Provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 4<sup>th</sup> DAY OF MAY, 2017.



(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 1980 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 2017) 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 ~~on~~ report.

