

Inspector General of Registration
Revenue Department, Government of Gujarat
e-Application Receipt

મિલકત નું વર્ણન : રેવન્યુ સર્વે નં 485/3/p1 ટી. પી 409/બ એફ. પી 155

ગામ : ઝુંડાલ / ZUNDAL

પહોંચ નંબર 20240400045420

અરજી નંબર 34934

અરજી વર્ષ 2024

તારીખ ૭

માહે ડિસેમ્બર

સને 2024

રજુ કરનારનું નામ : THE GROVE (SHIVANSH INFRACON)

ચલણ નંબર : 20241207243635008

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : 2022 થી 2023

૧૩૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

અંકે રૂપીયા એક સો ત્રીસ પુરા

કુલ એકંદરે રૂ. 130.00

અનુબંધ વચનમ્



નોંધ: ૧) આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રાર ની સહી ની જરૂરિયાત નથી.

૨) સીસ્ટમ જનરેટેડ e-Application Receipt નકલ માં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

૩) આ e-Application Receipt કચેરી કામકાજના ૩ દિવસમાં જે તે સબરજીસ્ટ્રાર કચેરીમાં રજૂ કર્યેથી આપ ભૌતિક રેકર્ડની જાતે ચકાસણી કરી શકશો.

IGR-NIC(G) 202404800056420 (W)



Digitally signed by:

DS INSPECTOR GENERAL OF REGISTRAR

S.R.O - GANDHINAGAR ZONE 1

Date: 07-12-2024 16:02:54 IST

GANDHINAGAR, GUJARAT

07/12/2024 16:02:51

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજ અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : THE GROVE (SHIVANSH INFRACON) અરજી નંબર : ગામ નું નામ : ZUNDAL મિલકતનો પ્રકાર: Non-Agriculture

Search Year : 2022 - 2023

મિલકતનું વર્ણન: 155, રેવન્યુ સર્વે નં 485/3/p1 ટી. પી 409/બ એફ. પી 155

દસ્તાવેજની આ શોધ S.R.O - GANDHINAGAR ZONE 1 મા 2 વર્ષના ઈન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજ પુરતોજ મર્યાદીત છે. આ શોધમા તા 07-12-2024 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								

ઈ-પેમેન્ટ ટ્રાન્ઝેક્શન ID No.20241207243635008 તા 07-12-2024 થી મળેલ છે.

Search By : THE GROVE (SHIVANSH INFRACON)

શોધ ફી	30.00
EC. ફી	100



- ૧) આ બોજપત્રક આપનાર સબરજીસ્ટ્રાર કચેરી તેની વિગતોની ચોકસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી. તેમજ નુકશાની માટેના કોઈપણ હકદાર માટે જવાબદાર રહેશે નહીં. સીસ્ટમ જનરેટેડ બોજપત્રક (Encumbrance Certificate) હોવાથી સહી કરેલ નથી તેમજ નકલમાં કોઈ ફેરફાર/ચેડાં કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો છે. આ અંગે કોઈ વિસંગતા કે વિવાદ વખતે અસલ રેકૉર્ડ માન્ય ગણાશે.
- ૨) આ બોજપત્રક માત્ર એક જ મિલકત માટે માન્ય ગણાશે.

પ્રિન્ટ તારીખ : 07-12-2024

Self attested/સ્વ-પ્રમાણિત



Ref. No. 16108.

Date :

TITLE REPORT

Ref.: In the matter of investigation of title to the Multipurpose Non-Agricultural land bearing Revenue Survey No.485/3/Paiki 1, admeasuring about 1942 sq.mts. covered in the Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring about 1942 sq.mts., situate, lying and being at Mouje Village Zundal, Taluka Gandhinagar in the Registration District Gandhinagar and Sub District Gandhinagar (Zone-2) having **City Survey No.NA485/3/p1**, admeasuring about 1942 sq.mts. of Ward Zundal (Non-Agriculture) (which is hereinafter stated as "the said land") belongs to a partnership firm namely, **SHIVANSH INFRACONE.**

Dear Sir,

- (1) I have gone through relevant papers/documents produced before me and search report prepared by my Search Clerk [Receipt No.202404800023035 Application No.14364 Date 15/05/2024 with sub registrar of Gandhinagar (Zone-1) from 1994 to 2024) and Receipt No.202460100016864 Application No.3573 Date 15/05/2024 with sub registrar of Gandhinagar (Zone-2) from 2024 to 2024) and Receipt No.202460100044090 Application No.10385 Date 7/12/2024 with the sub registrar of Gandhinagar (Zone-2) from 2023 to 2024)] [with available registration records for last 30 years through my Search Clerk (record of the year 2007 to 2024 is computerized) and from available revenue records of the Mamlatdar, Talati and the Sub-Registrar of Gandhinagar and on the basis of that, I have investigated title to land in question and report as under:
- (2) Prior to year 1935, Somabhai Manabhai was original owner and possessor of the agricultural land bearing Revenue Survey No.485/3 of Mouje Zundal.
- (3) That thereafter, Somabhai Manabhai died on Date 27/06/1935 leaving behind his legal heirs namely Chhanabhai Somabhai and Kachrabhai Somabhai through





Ref. No.

16108

Date :

their guardian their Mother Bai Chanda Somabhai, entry to that effect was made on the revenue records of the said land vide mutation entry no.1192 on Date 25/08/1935, which was certified by the competent authority on Date 03/11/1935.

(4) That thereafter, Chhanaji alias Shanaji Somaji died on Date 06/10/1994 leaving behind his legal heirs namely Ramsangji Shanaji, Chaturji Shanaji, Babuji Shanaji and Govindji Shanaji, entry to that effect was made on the revenue records of the said land vide mutation entry no.5257 on Date 17/02/2006, which was certified by the competent authority on Date 26/04/2006.

(5) That thereafter, Kachraji Somaji, Ramsangji Shanaji, Chaturji Shanaji, Babuji Shanaji and Govindji Shanaji have sold and conveyed the land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. to Mafatlal Prandas Patel by way of a Sale Deed, which was registered before sub-registrar of Gandhinagar on Date 27/02/2006 under serial no.2028, entry to that effect was made on the revenue records of the said land vide mutation entry no.5278 on Date 01/04/2006, which was certified by the competent authority on Date 18/05/2006.

(6) That thereafter, Mafatlal Prandas Patel died on Date 31/08/2010 leaving behind his legal heirs namely Nitinbhai Mafatbhai, Nimishaben Mafatbhai and Dahiben Wd/o Mafatbhai Prandas, entry to that effect was made on the revenue records of the said land vide mutation entry no.6535 on Date 23/12/2010, which was certified by the competent authority on Date 19/06/2011.

(7) That thereafter, the land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. was covered in the Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring about 1942 sq.mts.



Ref. No.

16108

Date :

(8) That thereafter, the Town Planning Officer, Chief Town Planner, Ahmedabad Town Planning Scheme Division-1, Ahmedabad has given its opinion in respect of the land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. covered in Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring 1942 sq.mts. by Opinion Letter No.TPS/No.409/B(Zundal) /Case No.155/4177, Date 27/06/2023 and accordingly total area of the Final Plot No.155 is decided for 1942 sq.mts. and boundaries of said land were revised and shown with red colour subject to conditions of the opinion being fulfilled.

(9) That thereafter, Dahiben Wd/o Mafatbhai Prandas died on Date 12/02/2023 and her name was deleted from the revenue record, entry to that effect was made on the revenue records of the said land vide mutation entry no.11083 on Date 09/06/2023, which was certified by the competent authority on Date 31/07/2023.

(10) That thereafter, the District Collector, Gadhinagar has granted Multipurpose Non-Agricultural use permission to the land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. covered in the Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring 1942 sq.mts. by their Order No.3384/06/03/057/2023, Date 02/11/2023 subject to conditions of the order being fulfilled, entry to that effect was made on the revenue records of the said land vide mutation entry no.11191 on Date 02/11/2023, which was certified by the competent authority on Date 16/11/2023. That revenue record for the land of final plot area of **1942 sq.mts.** was separated as **Revenue Survey No.485/3/Paiki 1** and revenue record for the rest of 1295 sq.mts. towards town planning deduction is continued as Revenue Survey No.485/3.

(11) That thereafter, upon obtaining non-agricultural use permission for the land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. covered in

"ARIHANT"



f. No. 16108.

Date :

the Town Planning Scheme No.409/B (Zundal) and allotted **Final Plot No.155**, admeasuring about 1942 sq.mts. known as Revenue Survey No.485/3/Paiki 1, admeasuring about 1942 sq.mts., the Property Card was prepared by the City Survey Office and revenue records of the land was closed and accordingly above Multipurpose non-agricultural land has given **City Survey No.NA485/3/p1**, admeasuring 1942 sq.mts. of Ward Zundal (Non-Agriculture) belongs to Nitinbhai Mafatbhai & Nimishaben Mafatbhai, entry to that effect was made on city survey records of the said land vide entry no.1 on Date 20/05/2024, which was certified by the competent authority on Date 20/05/2024.

(12) That thereafter, Nitinbhai Mafatbhai and Nimishaben Mafatbhai have sold and conveyed Multipurpose Non-Agricultural land bearing Revenue Survey No.485/3/Paiki 1, admeasuring about 1942 sq.mts.covered in the Town Planning Scheme No.409/B (Zundal) and allotted **Final Plot No.155**, admeasuring about 1942 sq.mts. having **City Survey No.NA485/3/p1**, admeasuring about 1942 sq.mts. of Ward Zundal (Non-Agriculture) to a partnership firm namely, **SHIVANSH INFRAZONE** by way of a Sale Deed, which was registered before the sub-registrar of Gandhinagar (Zone-2) on Date 05/04/2024 under serial no.8329, entry to that effect was made on city survey records of the said land vide entry no.221 on Date 20/05/2024, which was certified by the competent authority on Date 05/07/2024.

(13) As a part of my investigation of title I have published a public notice appeared in daily newspaper "**GUJARAT SAMACHAR**" on Date **16/06/2023** inviting claims, objections, encumbrances or charges, if any upon said land, and respect of this public notice I have not received any objection from anybody.



Ref. No.

16108.

Date :

(14) That thereafter, the Town Planning Officer, Chief Town Planner, Ahmedabad Town Planning Scheme Division-1, Ahmedabad has given their further opinion in respect of Development Permission for the said land bearing Revenue Survey No.485/3, admeasuring about 3237 sq.mts. covered in Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring 1942 sq.mts. by their Opinion Letter No.TPS No.409/B (Zundal)/Case No.155/9529, Date 31/08/2024 and accordingly total area and boundaries of the Final Plot No.155 have been finalized as per Opinion Letter, Date 27/06/2023 subject to alterations as per instruction of the Town Planning Officer as well as Hon. Government at the time of finalization of above said town planning scheme.

(15) That thereafter, the Junior Town Planner, Gadhinagar Municipal Corporation has sanctioned plans for commercial and residential purpose construction in the name of "THE CLIFF" on the said land by their Letter No.P.R.M./GMC/295/Zundal-409-B/06/2024/27419, Date 02/12/2024 subject to conditions of the sanctioned plans and permission being fulfilled.

(16) I have been informed by *previous owners* of the said land that, said land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any court or authority is operating against the said land adversely affecting the titles nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.

In the view of what is stated above, I hereby certify that titles of the above said



Ref. No. 16108

Date :

admeasuring about 1942 sq.mts. covered in the Town Planning Scheme No.409/B (Zundal) and allotted Final Plot No.155, admeasuring about 1942 sq.mts., situate, lying and being at Mouje Village Zundal, Taluka Gandhinagar in the Registration District Gandhinagar and Sub District Gandhinagar (Zone-2) having City Survey No.NA485/3/p1 admeasuring about 1942 sq.mts. of Ward Zundal (Non-Agriculture) belongs to a partnership firm namely, **SHIVANSH INFRAZONE** are clear, marketable rights, titles and free from reasonable doubts and encumbrances **Subject To:** (1) Fulfillment of conditions laid down in the N.A. order, plans and permission, (2) Provisions of the Gujarat Town Planning and Urban Development Act and use as per zone of GMC and provisions of the Town Planning Scheme No.409/B (Zundal) and (3) Any other laws, acts, rules and regulation as may be applicable and in force to be effect legally and properly sale, transfer and/or other transaction with respect to said land/ construction.

- Note:** (1) This Title Certificate is issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein.
- (2) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record of immediate past 2-3 months is also not possible due to procedural delay in revenue department.
- (3) All original deeds/documents/file papers are being verified.

DATE OF THIS 10TH DECEMBER, 2024 AT-AHMEDABAD.

Yours faithfully,



Saurin R. Shah
10/12/24.
SAURIN R. SHAH
ADVOCATE
(En.No. G/173/2009)