

1. That land bearing Survey No. 146 admeasuring Acre 03-24 Gs. was belonging to Punja Galal since the year of 1951.
2. That Charge of Gujarat State Co. Op. Land Mortgage Bank Ltd., Gandhinagar Branch was created by Punja Galal with respect to said land bearing Survey No. 146. Mutation Entry to the said effect was made in the revenue record vide Entry No. 1232 dated 21-10-1967.
3. That it appears from the old 7/12 forms, the said Punja Galalji died intestate. Hence names of his heirs viz. (1) Shakariben Punjaji (2) Gangaben Punjaji (3) Bhikhiben Punjaji (4) Raiben Punjaji (5) Chanchiben Punjaji (6) Shantaben Punjaji (7) Jivatben Punjaji (8) Sharadaben Punjaji (9) Santokben Punjaji (10) Bhikhaji s/o Shakariben Punjaji (11) Manguben wd/o Punjaji were entered in the revenue record of the said land bearing Survey No. 146. Mutation Entry to the said effect might have been made in the revenue record but Entry No. 1725 to 1731 are not found in record. The 7/12 form shows the mutation Entry No. 1729. We presumed that it might be for bringing these heirs in record. Hence new mutation entry was made in the revenue record vide Entry No. 1947 dated 30-10-2003.
4. (1) Shakariben Punjaji (2) Gangaben Punjaji (3) Bhikhiben Punjaji (4) Raiben Punjaji (5) Chanchiben Punjaji (6) Shantaben Punjaji (7) Jivatben Punjaji (8) Sharadaben Punjaji (9) Santokben Punjaji (10) Bhikhaji s/o Shakariben Punjaji (11) Manguben wd/o Punjaji sold and conveyed the said land bearing Survey No. 146 admeasuring Acre 03-24 Gs. to (1) Shakarabhai Jugabhai Prajapati (2) Govindbhai Shakarabhai Prajapati (3) Amrutbhai Shakarabhai Prajapati (4) Bhagvandas

5. That said Natvarbhai Shivabhai died intestate on 09-07-1999. Hence names of his heirs viz. (1) Manjulaben wd/o Natvarbhai (2) Jitendrabhai Natvarbhai (3) Jayshriben Natvarbhai (4) Nimishaben Natvarbhai and (5) Gaurang Natvarbhai were entered in the revenue record of the said land bearing Survey No. 146. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2576 dated 07-11-2006.
6. That said (1) Shakarabhai Jugabhai (2) Prahladbhai Shakarabhai (3) Govindbhai Shakarabhai (4) Amrutbhai Shakarabhai (5) Bhagvandas Shakarabhai (6) Heirs of Deceased Natvarbhai Shivabhai viz. (a) Manjulaben wd/o Natvarbhai (b) Jitendrabhai Natvarbhai (c) Jayshriben Natvarbhai (d) Nimishaben Natvarbhai and (e) Gaurang Natvarbhai (7) Ghanshyambhai Shivabhai and (8) Shivabhai Jugabhai agreed to sell the said land bearing Survey No. 146 admeasuring 14,569 Sq. mtrs. to (1) Hareshbhai Dayalbhai Talaviya (2) Rameshbhai Ravajibhai Dobariya and (3) Arvindbhai Dhanajibhai Panchani by Agreement for Sale which was registered before the Sub Registrar of Gandhinagar at Serial No. 11531 on 16-11-2006.
7. That said (1) Shakarabhai Jugabhai (2) Prahladbhai Shakarabhai (3) Govindbhai Shakarabhai (4) Amrutbhai

Shakarabhai (5) Bhagvandas Shakarabhai (6) Heirs of Deceased Natvarbhai Shivabhai viz. (a) Manjulaben wd/o Natvarbhai (b) Jitendrabhai Natvarbhai (c) Jayshriben Natvarbhai (d) Nimishaben Natvarbhai and (e) Gaurang Natvarbhai (7) Ghanshyambhai Shivabhai and (8) Shivabhai Jugabhai sold and conveyed the said land bearing Survey No. 146 admeasuring 14,569 Sq. mtrs. to (1) Harehsbhai Diyalbhai Talaviya and (2) Rameshbhai Ravajibhai Dobariya by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 7636 on 14-06-2007. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2715 dated 23-08-2007.

In the said Sale Deed, earlier agreement holder Arvindbhai Dhanajibhai Panchani and one other person Dahyabhai Gopalbhai Prajapati joined as Confirming Party.

8. That upon repayment of loan, the charge of Gujarat State Co. Op. Agri. and Rural Development Bank Ltd., Gandhinagar Branch stands released with respect to said land bearing Survey No. 146. Mutation Entry to the said effect was made in the revenue record vide Entry no. 2823 dated 23-08-2007.
9. That said (1) Harehsbhai Diyalbhai Talaviya and (2) Rameshbhai Ravajibhai Dobariya sold and conveyed the said land bearing Survey No. 146 admeasuring 14,569 Sq. mtrs. to (1) Nilamben Dharamdas Magharaj and (2) Ashish Dharamdas by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 17572 on 11-12-2008. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3088 dated 22-05-2009.



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13. That on implementation of Draft Town Planning Scheme No. 241 (Nana Chiloda), the land bearing Survey No. 146 admeasuring 14,569 Sq. mtrs. was allotted Final Plot No. 108 admeasuring 8,741 Sq. mtrs.
14. That Non Agricultural use permission for Residential and Commercial purpose for land bearing Final Plot No. 108 admeasuring 8,741 Sq. mtrs. (given in lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.) in Draft Town Planning Scheme No. 241 (Nana Chiloda) was granted by Collector, Gandhinagar vide its order bearing No. C.B./ Jamin/ Bi. Khe./ S.R. 290/14/ Vashi 18291 to 18294/ 2014 dated 30-08-2014. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4405 dated 05-09-2014.
15. That said Mohammadiliyas Mustakhussain Tirmizi sold and conveyed the said land bearing Final Plot No. 108 admeasuring 8,741 Sq. mtrs. (given in lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.) in Draft Town Planning Scheme No. 241 (Nana Chiloda) to (1) Kumarbhai Megharaj Tahiliani and (2) Ajaybhai Kumarbhai Thiliani by Sale Deed which was registered before the Sub Registrar of Gandhinagar at Serial No. 12614 on 12-09-2014. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4488 dated 30-01-2015.
16. That said (1) Kumarbhai Megharaj Tahiliani and (2) Ajaybhai Kumarbhai Thiliani Mortgaged the said land bearing Final Plot No. 108 admeasuring 8,741 Sq. mtrs. (given in lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.) in Draft Town Planning Scheme No. 241 (Nana Chiloda) to Kotak Mahindra Bank by Mortgage Deed which was registered before the Sub Registrar of



17. That Mutation Entry No. 6100 dated 24-09-2021 was mistakenly mutated in the revenue record of the said land, hence same was cancelled.
18. That upon repayment of loan to Kotak Mahindra Bank the charge of the said bank was released from the said land bearing Final Plot No. 108 admeasuring 8,741 Sq. mtrs. (given in lieu of Survey No. 146 admeasuring 14,569 Sq. mtrs.) in Draft Town Planning Scheme No. 241 (Nana Chiloda) vide Release Deed registered before the Sub - Registrar of Gandhinagar Zone - 3 at Serial No. 12915 on 06-11-2024.
19. That with regards to land bearing Survey No. 146 Paiki admeasuring about 8,741 Sq. Mtrs. (Final Plot Area) was shifted to City Survey Records and was given City Survey No. NA146 admeasuring about 8,741 Sq. Mtrs. in the City Survey Ward Chiloda (NA) (Non - Agricultural).
20. That effect of Mutation Entry No. 4488 dated 30-01-2015 was recorded again in the City Survey Records of the said land bearing City Survey No. NA146 vide Entry No. 120 dated 28-06-2025.
21. That (1) Kumarbhai Megharaj Tahiliani and (2) Ajaybhai Kumarbhai Thiliani sold and conveyed the said land bearing City Survey No. NA146 Paiki admeasuring about 4,626 Sq. Mtrs. to Compassion Reality LLP vide Sale Deed dated 28-11-2024 registered before the Sub - Registrar of Gandhinagar Zone - 3 at Serial No. 13533 on 28-11-2024. Mutation entry to the said effect was made in

the City Survey Records of the said land vide Entry No. 130 dated 13-02-2025.

22. That (1) Kumarbhai Megharaj Tahiliani and (2) Ajaybhai Kumarbhai Thiliani sold and conveyed the said land bearing City Survey No. NA146 Paiki admeasuring about 4,115 Sq. Mtrs. to Kailash Realty Pvt. Ltd. vide Sale Deed dated 28-11-2024 registered before the Sub - Registrar of Gandhinagar Zone - 3 at Serial No. 13534 on 28-11-2024. Mutation entry to the said effect was made in the City Survey Records of the said land vide Entry No. 131 dated 13-02-2025.
23. That as per Order bearing No. CTS/ CHILODA (NA)(N.A)/ VI.MA./ C.S.NO.NA146/ 2025 dated 15-01-2025 passed by City Survey Superintendent, Gandhinagar and Development Permission issued by Ahmedabad Municipal Corporation (AMC) bearing No. 001LD24250028 dated 19-04-2024, the said land bearing Final Plot No. 108 (City Survey No. NA146) admeasuring about 8,741 Sq. Mtrs. was divided as follows:-

BEFORE		AFTER	
Plot No.	Area (In Sq. Mtrs.)	Plot No.	Area (In Sq. Mtrs.)
108	8,741	Sub - Plot No. 1	4,626
		Sub - Plot No. 2	4,115

Mutation entry to the said effect was made in the City Survey Records of the said land vide Entry No. 149 dated 01-04-2025.

24. That Plan for making Commercial cum Residential construction on the land bearing Final Plot No. 108 Sub Plot No. 2 admeasuring about 4,115 Sq. Mtrs. (given in lieu of



BLOCK NO.	RAJACHITTHI NO.	DATE
A	05913/ 300524/ A8366/ R0/ M1	16-08-2024
B & C	05913/ 300524/ A8367/ R0/ M1	16-08-2024

26. That we have published a Public Notice inviting objections against issuance of a clear title certificate to Kailas Reality Pvt. Ltd. in the daily newspaper "Sandesh" on 29-03-2025 and in response to the same; we have not received any objection from anyone till date.

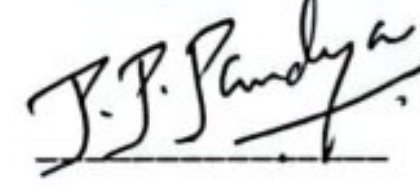
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District and Sub District of Gandhinagar and belonging to KAILASH REALTY PVT. LTD. shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Fulfillment of Terms and Condition laid down in N.A. use permission order.
- [2] Provisions of The Town Planning and Urban Development Act and use as per Zone of Competent Authority and plans of construction being sanctioned by Competent Authority and provisions of Draft Town Planning Scheme.

DATED THIS 29TH DAY OF APRIL, 2025

For Jani & Co.,



PATHIK P. PANDYA

ADVOCATE

Enrollment No. G/1409/2010



Note of caution and disclaimer:-

- [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 application for sub-registrar search of registration record is to be done through online government portal (<https://garvibeta.gujarat.gov.in>). Thereafter the relevant search data is shown on the website and from there we have to download the Encumbrance Certificate search report from the government website. Hence, we have to completely rely on search report provided by the Government website and many a times the search report issued mentions "No Data Available" or fails to report all registered documents in spite of documents registered at the concerned Sub-registrar office, which is erroneous and may result into our error. Since the sub-registrar authority issuing Encumbrance Certificate search report waives its liability for incorrect report, so we shall also not be liable for any error or missing documents in the sub registrar Encumbrance Certificate search report.
- [3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/ water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no

**SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS**
Phone : (O) 29710100, 29710200
E-mail : janlandco@gmail.com

We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.

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