

TITLE CERTIFICATE

To,
AVYAAN INFRA, a partnership firm
Sargasan, Gandhinagar

Re :- All the peice and parcle of Multipurpose Non-Agricultural land bearing City Survey No. NA364/3 admeasuring 3157 Sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 (Old Survey No. 364/3) situate, lying and being at Mouje - SARGASAN Taluka - GANDHINAGAR District - GANDHINAGAR prima facie belongs to AVYAAN INFRA, a partnership Firm...



THIS IS TO CERTIFY THAT, I have caused investigation of titles of the land described in the schedule hereunder for last about 35 years from the certain papers of the said land produced before us by the concerned party and from Sub-Registrar record till 02-04-2025 for the clear title of the scheduled land. I have opine that the land described in the schedule hereunder is prima facie belongs to AVYAAN INFRA, a partnership firm and title of the scheduled land is clear marketable & free from any encumbrances subject to...

- (i) Fulfillment of The Provision of The Bombay Tenancy and Agriculture Lands Act, The Bombay Fragmentation and consolidation of holdings act, or any other act, Town Planning Act, Rule / notification, gazette etc. in force from time to time.
- (ii) Detail Report on title is required to be studied, verified and perused and production of all relevant and necessary Original Papers, Documents, Orders, Deeds, revenue record (s), Sale Deed (s), mutation entries etc and Public Notice given to Published of the said land.

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- (iii) Fulfillment of all the terms and conditions mentioned in the orders issued for the said land by competent authority etc. including N.A. Order, Approvad Plan.

SCHEDULE ABOVE REFERRED TO

All the peice and parcle of Multipurpose Non-Agricultural land bearing City Survey No. NA364/3 admeasuring 3157 Sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 (Old Survey No. 364/3) situate, lying and being at Mouje - SARGASAN Taluka - GANDHINAGAR District - GANDHINAGAR in the state of Gujarat.

AT AHMEDABAD DATED THIS 25th DAY OF APRIL, 2025



(Signature)

Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) This Title Certificate is based only on search of Revenue and Sub Registrar Records.
- (3) This Title Certificate is given / issued only to AVYAAN INFRA, a partnership Firm so no other party shall utilize it or rely without concerning us as well as without our written permission.

SEARCH REPORT ON TITLE

To,
Avyaan Infra, a partnership firm
Ahmedabad



Re :- In the matter of investigation of title of Multipurpose Non-Agricultural land bearing City Survey No. NA364/3 admeasuring 3157 Sq.mtrs included in T.P.Scheme no. 29 and given Final Plot No. 67/3 (Old Survey No. 364/3) situate, lying and being at Mouje - SARGASAN Taluka - GANDHINAGAR District - GANDHINAGAR prima facie belongs to AVYAAN INFRA, a partnership firm.

(A) As per your instruction I have caused investigation of titles of the land described in the schedule hereunder for last about 35 years from the certain papers of the said land before us by the concerned party and from Sub-Registrar record and during the investigation of your title over the said land I have found that :-

- 1) That prior to the 1955 the Old tenure agricultural land bearing old revenue survey no. 364/2 originally belonged to Khodaji Dungarji as owner and possessor thereof.
- 2) Thereafter, said land owner Khodaji Dungarji during his lifetime had made a partition in respect of said land together with other land between him and his brothers whereby the said land bearing survey no. 364/2 came to the

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share of Chehrajali alia Keshrajali Fulaji. An entry to that effect was made in mutation registerd at serial no. 81.

- 3) Thereafter, name of Laxmanji Sangalji as Ordinary Tenant of the said land was entered into the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial no. 533.
- 4) Thereafter, the said land was declared as "PIECE" land by the Government Vide Order No. 355 dated 09/12/1955. The entry to that effect was entered in the revenue records of mutation entry book under serial no. 555 dated 26-07-1956.
- 5) Thereafter, the said land owner Cheraji alias Kesharaji Fulaji died on 04-03-1958 unmarried without making any will leaving behind him his legal heirs and next of knis according to the Hindu Law under which he was governed (1) Laxmanji Sangalji (2) Shivuji Sangalji and (3) Minor Ziluji Sangalji through his Natural Guardian Bai Surajba Wd/o. Sangalji Fulaji. An entry to that effect was made in mutation registerd at serial no. 679 on 01-09-1960.
- 6) Thereafter, the name of Laxmanji Sangalji as Ordinary Tenant was deleted from the revenue records vide the Form No. 91/60 of The Kalol Tribunal No. 3 dated 21/06/1960 since his name was already entered as co-owner of said land in the said revenue records. An entry to that effect was made in mutation registerd at serial no. 778 on 26-09-1960.



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- 7) Thereafter, the said land bearing survey no. 364/2 was divided into two parts bearing no. 364/2 and 364/3 as per Hissa Form No. 12 of the Mamlatdar, Mehsana., whereby the land bearing survey no. 364/3 admeasuring 1 Acre 12 Guntha was mutated in the name of Laxmanji Sangalji. An entry to that effect was made in mutation registerd at serial no. 941 on 22-12-1965.
- 8) That the said land owner Laxmanji Sangalji died on 30-05-1986 without making any will and leaving behind his legal heirs and next of kins according to the Hindu Laws under which he was governed (1) Sajanba Wd/o. Laxmanji Sangalji (2) Pravinsinh Laxmansinh (3) Bhopinsinh Laxmansinh (4) Ajitkumar Laxmansinh (5) Hansaben Laxmansinh and (6) Lilaben Laxmansinh. An entry to that effect was made in mutation registerd at serial no. 15919 on 21-10-1986.
- 9) Thereafter, Co-owners of the said land viz. (1) Hansaben Laxmansinh and (2) Lilaben Laxmansinh, had released their right in respect of said land in favour of the other Co-owners of the land. The entry to that effect was entered in the revenue records of mutation entry book under serial no. 1520 dated 21-10-1986.
- 10) That since the said land was used to be cultivated by way of "PIYAT" and as such the said land, which was shown as "PIECE" land under the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, in the Revenue Records concerned the same was deleted by The Prant Officer,



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Gandhinagar vide it's Order No. P.O./JAMIN/TU.DHA/VASHI dated 18/07/1990. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 1696 dated 19-11-1990.

- 11) Thereafter, owner of the said land bearing survey no.463/3 admeasuring 5261 sq.mtr., (1) Shivuji Sangalji Vaghela (2) Shobharba Sangalji Vaghela (3) Jiluji Sangalji Vaghela (4) Sajjanba W/o. Laxmanji Sangalji (5) Hansaba Laxmanji (6) Pravinsinh Laxmanji Vaghela (7) Bhopinsinh Laxmanji Vaghela (8) Ajitkumar Laxmanji Vaghela and (9) Lilaba Laxmanji Vaghela sold the said land to Patel Jayantibhai Sankalchand and Patel Narayanbhai Keshavlal by way of registered sale deed no. 11069 on 01-09-2007. An entry to this effect was recorded in village form no.6 vide mutation entry no.3395 dated 08-09-2007 and the said entry was certified on 09-01-2008
- 12) Entry No. 3458 not pertaining this land.
- 13) Thereafter, among all the khatedars, Patel Jayantibhai Sakalchand expired on 10-02-2015 and therefore, the names of his legal heirs, (1) Mitaben Jayantibhai Patel (2) Priyanka Jayantibhai Patel (3) Parth Jayantibhai Patel and (4) Divya Jayantibhai Patel were entered in the record of the said land on the basis of his pedhinama and entry of inheritance was recorded vide mutation entry no.5532 dated 05-03-2015 and the said entry was certified.
- 14) Thereafter the name of Divya Jayantibhai Patel was rectified as Divy

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Jayantibhai Patel by the order dated 23-07-2015 from The Mamlatdar of Gandhinagar. An entry to that effect was made in mutation registrar at serial no.5620 on 27-07-2015 and the said entry was certified.

- 15) Thereafter Priyanka D/o. Jayantibhai Patel and W/o. Uchitkumar waived her rights in the said land infavour of (1) Mitaben Jayantibhai Patel (2) Parth Jayantibhai Patel and (3) Divy Jayantibhai Patel by way of registered release deed no. 6303 on 09-05-2017. An entry to this effect was recorded in village form no.6 vide mutation entry no.6008 dated 02-06-2017 and the said entry was certified on 15-07-2017.
- 16) Thereafter the land bearing Survey No. 364/3 admeasuring 5261 sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 admeasuring 3157 sq.mtrs was converted in to Residential Non Agriculture purpose by the order dated 10-09-2018 from The Collector of Gandhinagar vide his order no. CB/Land/N.A./S.R.337/17/Vashi/33054 to 33067/2018. An entry to that effect was made in mutation register at serial no.6456 on 09-10-2018 and the said entry was certified on 05-12-2018.
- 17) Thereafter the said land was mortgaged by Narayanbhai Keshavlal Patel etc. to Kotak Mahindra Bank Ltd. by way of mortgage deed which was duly registered in the office of Sub Registrar Gandhinagar Zone-1 on dated : 16-02-2023 under serial no. 27184.



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- 18) Thereafter during the course of investigation of title in respect of said land, I had published a Public Notice in the Gujarati Daily News paper "Gujarat Samachar" on 04-07-2024 in the name of Narayanbhai Keshavlal Patel etc. inviting objection if any for issuing our title clearance certificate in respect of said land however, in response thereof, I have not received any objection.
- 19) Thereafter the land bearing Survey No. 364/3 admeasuring 5261 sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 admeasuring 3157 sq.mtrs was converted in to Multipurpose Non Agriculture purpose by the order dated 10-09-2024 from The Collector of Gandhinagar vide his order no. 1671/06/03/039/2024. An entry to that effect was made in mutation register at serial no.8566 on 10-09-2024 and the said entry was certified on 13-09-2024.
- 20) The Building Commencement Permission or Raja Chitthi has been given to construct building upon the said land by Gandhinagar Municipal Corporation bearing Rajachitthi No. P.R.M./GMC/287/Sargasan-29/04/2023/28775 on 20-12-2024.
- 21) Thereafter Narayanbhai Keshavlal Patel etc. repaid the whole amount due to Kotak Mahindra Bank by mortgage release deed which was duly registered in the office of Sub Registrar Gandhinagar Zone-2 on dated : 13-01-2025 under serial no. 1387.

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- 22) Thereafter the land bearing Survey No. 364/3 admeasuring 5261 sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 admeasuring 3157 sq.mtrs multipurpose non agriculture land was sold and conveyed by Narayanbhai Keshavlal Patel, Mitaben Jayantibhai Patel, Parth Jayantibhai Patel and Divy Jayantibhai Patel to Avyaan Infra, a partnership firm by registered sale deed no. 2495 dated : 24-01-2025. An entry to that effect was made in city survey mutation register at serial no.1211 on 13-02-2025.
- (B) Thereafter I have taken search of the records maintined by Sub Registrar Gandhinagar from the year of 1990 to 02-04-2025.
- (C) Thereafter, you have made a declaration on oath for its clear right, title over the said land in question on 25-04-2025 duly attested by a Notary Public has inter-alia declared therein that the said land thereon is their absolute property and no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged, assigned, leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
- (D) Therefore I opine that the said land belongs to you and is free from any encumbrance and marketable subject to.
- (1) Fulfillment of The Provision of The Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Mines and

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Minerals act, Town Planning Act or any other act (s), rule (s), notification (s),
gazette (s), resolution (s) etc. in force from time to time.

- (2) Fulfillment of all the terms and conditions mentioned in the orders issued for the
said land by competent authority, court etc. including N.A. Order.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of In the matter of investigation of title of Multipurpose
Non-Agricultural land bearing City Survey No. NA364/3 admeasuring 3157
Sq.mtrs included in T.P.Scheme No. 29 and given Final Plot No. 67/3 (Old
Survey No. 364/3) situate, lying and being at Mouje - SARGASAN Taluka -
GANDHINAGAR District - GANDHINAGAR in the state of Gujarat...

AT AHMEDABAD DATED THIS 25th DAY OF APRIL 2025.





Manoj K. Sindhav, Advocate

Note of caution and disclaimer :-

- (1) Some part of the record of the Sub-Registrar and some past record is illegible or destroyed or not visible for some years. That the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error.
- (2) In case.... if any deed (s) / writing (s) etc. executed through power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (3) This Report on Title is based only on search of Revenue and Sub Registrar Records.
- (4) This opinion is given / issued only to AVYAAN INFRA, a partnership firm so no other party shall utilize it or rely without concerning us as well as without our written permission.