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SENIOR ADVOCATE & SOLICITOR  
(FOUNDER)  
HURSH P. JANI  
SOLICITOR & ADVOCATE  
(PROPRIETOR)



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13981/2024  
REF. NO.

13982/2024

To,

M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm.



#### TITLE CERTIFICATE AND REPORT

Reg.: Non-Agricultural land bearing (1)  
Final Plot No. 117/1 admeasuring  
2,692 Sq. mtrs. (Given in lieu of Block  
No. 416/B) in Draft Town Planning  
Scheme No. 2 (Ghuma) and (2) Final  
Plot No. 118/3 admeasuring 3,995 Sq.  
mtrs. (Given in lieu of Block No. 420/C)  
in Draft Town Planning Scheme No. 2  
(Ghuma) and situate, lying and being at  
Moje Ghuma Taluka Ghatalodiya and in  
the Registration District of Ahmedabad  
and Sub District of Ahmedabad - 09  
(Bopal) and belonging to M/s. Div  
Skyline Developers LLP, a Limited  
Liability Partnership Firm.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to 25-08-2025) of the available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ copies/ papers etc. furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the titles defective, we hereby give our certificate and report on title as under :-

➤ History of land bearing Final Plot No. 117/1 (Given in lieu of Block No. 416/B) of Town Planning Scheme No. 2 (Ghuma):

1. That land bearing (i) Survey No. 336 admeasuring Acre 01-34Gs. and (ii) Survey No. 333/1 admeasuring Acre 01-28 Gs. were belonging to Jenabhai Gangaram and (iii) Survey No. 334 admeasuring Acre 01-18 Gs. was belonging to Mohanbhai Gangadas since the year of 1969.
2. That said Jenabhai Gangabhai died intestate on 06-10-1966. Hence names of his heirs viz. (1) Dahyabhai Jenabhai (2) Kamalaben Jenabhai (3) Santokben Jenabhai and (4) Puriben Jenabhai were entered in the revenue record of the said land bearing Survey No. 333/1 and 336. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2635.
3. That said (1) Kamalaben Jenabhai (2) Santokben Jenabhai and (3) Puriben Jenabhai released their rights from the said land bearing Survey No. 333/1 and 336. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2636.
4. That amalgamation scheme became applicable to the land of village Ghuma, pursuant to it the land bearing (i) Survey No. 336paiki admeasuring Acre 01-12Gs. (ii) Survey No. 333/1 admeasuring Acre 01-28 Gs. and (iii) Survey No. 334 admeasuring Acre 01-18 Gs. were collectively given Block No. 416admeasuring Acre 04-18 Gs. and Mohanbhai Gangadas was held as the occupier of the said land. Mutation Entry to the said effect was made in the revenue records of the said land vide entry no. 2901 dated 01-04-1969.
5. That variation in amalgamation scheme was made, and accordingly land bearing (i) Survey No. 333/1 admeasuring Acre 01-28 Gs. And (ii) Survey No. 334 paiki 1 admeasuring Acre 1-00 Gs. were given Block No. 416 and its area was determine as Acre 02-28 Gs. and Jenabhai Gangadas was held



as the occupier of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry No. 2956 dated 01-05-1973.

**Note:** That said Jenabhai Gangadas had passed away and names of his heirs were entered vide abovementioned Mutation Entry No. 2635 and 2636. Hence name of Dahyabhai Jenabhai was entered as an occupier of land bearing Block No. 416.

6. That Charge of Ghuma Group Seva Sahakari Mandali Ltd. was created by Dahyabhai Jenabhai with respect to said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 3036 dated 16-06-1975.
7. That said Dahyabhai Jenabhai died intestate on 13-02-1989. Hence names of his legal heirs viz. (1) Govindbhai Dahyabhai (2) Rameshbhai Dahyabhai (3) Dhirubhai Dahyabhai (4) Pravinbhai Dahyabhai (5) Kailashben Dahyabhai and (6) Nanibenwd/o Dahyabhai were entered in the revenue record of the said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 4071 dated 28-02-1989.
8. That upon repayment of loan, the charge of Ghuma Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 5766 dated 03-09-1996.
9. That because of change in ownership due to rectification in amalgamation scheme, the heirs of Mohan Gangadas viz. (1) Chotabhai Mohanbhai Patel (2) Purshottambhai Ranchhodhbhai Patel and (3) Heirs of Deceased Dasharathbhai Ranchhodhbhai Patel viz. (a) Puriben wd/o Dasharathbhai

Patel (b) Pareshbhai Dasharathbhai Patel (c) Jagrutiben Dasharathbhai Patel and (d) Shilpaben Dasharathbhai Patel had executed Declaration dated 05-10-2006, whereby they have confirmed the ownership of (1) Govindbhai Dahyabhai Patel (2) Rameshbhai Dahyabhai Patel (3) Dhirubhai Dahyabhai Patel and (4) Pravinbhai Dahyabhai Patel to the land bearing Block No. 416 and also stated that they have no rights with respect to said land. The said Declaration was Notarized before the Notary Public R.H. Panchal at Serial no. K - 262/2006 dated 05-10-2006.

10. That in computerized 7/12 forms of the said land and other lands, some mistake was occurred. Therefore Mamlatdar, Daskroi by his order bearing No. R.T.S./ Record Promulgation/ 34/08 dated 24-12-2008, rectified the said mistakes. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8246 dated 05-06-2009.
11. That said Naniben wd/o Dahyabhai died intestate on 15-01-2008. Hence name of Naniben wd/o Dahyabhai was deleted from the revenue record of the said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 854 dated 26-04-2010.
12. That said Kailasben Vishnubhai released her rights from the said land bearing Block No. 416 in favour of other co. owners. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8587 dated 10-06-2010.
13. That Charge of Ghuma Seva Sahakari Mandali Ltd. was created by Govindbhai Dahyabhai and others with respect to said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 9739 dated 23-05-2014.



14. That upon repayment of loan, the charge of Ghuma Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 416. Mutation Entry to the said effect was made in the revenue record vide Entry No. 10625 dated 05-05-2017.

15. That on implementation of Draft Town Planning Scheme No. 2 (Ghuma), the land bearing Block No. 416 was allotted final plots in the following manner:-

Sr. No.	Final Plot No.	Area (in Sq. mtrs.)
1.	117/1	4,685
2.	117/2	3,864
3.	117/3	2,256

16. That as per order bearing D.S.O./ D.R.K./ K.J.P./ S.R. No. 320/16-17 dated 02-05-2017 passed by D.I.L.R., Ahmedabad, hissa durasti of land bearing Block No. 416 was made in the following manner:-

Sr. No.	Block No.	Area (in Sq. mtrs.)
1.	416/A	6,440
2.	416/B	4,487

Mutation Entry to the said effect was made in the revenue record vide Entry No. 10630 dated 08-05-2017.

17. That vide circular bearing No. DH.M/ 2022/107/M/ PFR/31 2022/ 398/L 1 dated 26-08-2022 of the Revenue Department, land of Moje Ghuma which formed part of Taluka Daskroi is now made part of Taluka Ghatalodiya. Mutation Entry to the said effect was made in the revenue record vide entry no. 12965 dated 12-09-2022.

18. That Town Planning Officer, (Town Planning), Ahmedabad Town Planning Scheme Unit -2, Ahmedabad vide its Opinion bearing No. T.P.S. No. 02 (Ghuma), F.P. No. 117/1/ 5592 dated 20-12-2023, opined to give Final Plot No.'s to Block No. 416/B in the following manner:-

Block No.	Area (in Sq. mtrs.)	Final Plot No.	Area (in Sq. mtrs.)
416/B	4,487	117/1	2,692

19. That Non Agricultural Use Permission for Multipurpose use for land bearing Final Plot No. 117/1 admeasuring about 2692 Sq. Mtrs. (Given in lieu of Block No. 416/B) was granted by Collector, Ahmedabad by his order bearing No. 5385/07/17/062/2024 dated 06-12-2024. Mutation Entry to the said effect was made in the revenue record vide Entry No. 14127 dated 06-12-2024.

20. That said (1) Govindbhai Dahyabhai Patel (2) Rameshbhai Dahyabhai Patel (3) Dhirubhai Dahyabhai Patel and (4) Pravinbhai Dahyabhai Patel (All themselves and as Karta and Manager of their respective HUF) sold and conveyed the said land bearing Final Plot No. 117/1 admeasuring about 2692 Sq. Mtrs. in Town Planning Scheme No. 2 (Ghuma) to Div Skyline Developers LLP, a Limited Liability Partnership Firm vide Sale Deed dated 11-08-2025 which was registered before the Sub Registrar of Ahmedabad-9 (Bopal) at Serial No. 16225 on 11-08-2025. Mutation Entry to the said effect was made in the revenue records vide Entry No. 14453 dated 13-08-2025, which is yet to be certified.

➤ **History of land bearing Final Plot No. 118/3 (Given in lieu of Block No. 420/C) of Town Planning Scheme No. 2 (Ghuma):**

1. That land bearing (i) Survey No. 324/1 admeasuring Acre 00-19 Gs. (ii) Survey No. 325/1 admeasuring Acre 00-18 Gs. (iii) Survey No. 325/2 admeasuring Acre 00-21 Gs. (iv) Survey No. 338/2

admeasuring Acre 00-32 Gs. (v) Survey No. 338/3 admeasuring Acre 02-16 Gs. (vi) Survey No. 338/4 Acre 00-24 Gs. and (vii) Survey No. 340/4 admeasuring Acre 01-15 Gs. was belonging to Trikambhai Mohanbhai since prior to the year of 1969.

2. That amalgamation scheme became applicable to the land of village Ghuma, pursuant to it the land bearing (i) Survey No. 324/1 admeasuring Acre 00-19 Gs. (ii) Survey No. 325/1 admeasuring Acre 00-18 Gs. (iii) Survey No. 325/2 admeasuring Acre 00-21 Gs. (iv) Survey No. 338/2 admeasuring Acre 00-32 Gs. (v) Survey No. 338/3 admeasuring Acre 02-16 Gs. (vi) Survey No. 338/4 Acre 00-24 Gs. and (vii) Survey No. 340/4 admeasuring Acre 01-15 Gs. were given Block No. 420 admeasuring acre Acre 06-25 Gs.. Mutation Entry to the said effect was made in the revenue records of the said land vide entry no. 2901 dated 01-04-1969.
3. That names of (1) Savitaben Trikamlal Patel (2) Laxmiben Trikamlal Patel (3) Kantaben Trikamlal Patel (4) Ranchhodhai Trikamlal Patel and (5) Chetankumar Trikamlal Patel were entered in the revenue record of the said land bearing Block No. 420. Mutation Entry to the said effect was made in the revenue record vide Entry No. 5451 dated 12-08-1995.
4. That Charge of Ghuma Seva Sahakari Mandali Ltd. was created by Trikambhai Mohanlal with respect to said land bearing Block No. 420. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6642 dated 09-04-2004.
5. That upon repayment of loan, the charge of The Ghuma Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 420. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8520 dated 26-04-2010.
6. That Charge of Ghuam Seva Sahakari Mandali Ltd. was created by Trikambhai Mohanbhai with respect to said land bearing Block No.

420. Mutation Entry to the said effect was made in the revenue record vide Entry No. 8973 dated 10-06-2011.

7. That said Kantaben Trikambhai Patel sold and conveyed the said land bearing Block No. 420 paiki admeasuring 4,468.50 Sq. mtrs. to Ranchhodbhai Trikambhai Patel by Sale Deed dated 04-06-2007 which was registered before the Sub Registrar of Ahmedabad - 03 (Memnagar) at Serial No. 6111 on 04-06-2007. Mutation Entry to the said effect was made in the revenue record vide Entry No. 9374 dated 09-11-2012.

That (1) Alpeshkumar Goivndbhai Patel and (2) Sonalben Govindbhai Patel had confirmed the sale deed registered at Serial No. 6111 and confirmed the ownership of Ranchhodbhai Trikambhai Patel by Confirmation Deed which was Notarized before Notary Public M.K. Vaghasia on 06-12-2018.

8. That said Trikambhai Mohanbhai Patel sold and conveyed the said land bearing Block No. 420 paiki admeasuring 4,468.50 Sq. mtrs. to Ranchhodbhai Trikambhai Patel by Sale Deed dated 19-05-2007 which was registered before the Sub Registrar of Ahmedabad - 03 (Memnagar) at Serial No. 5625 on 19-05-2007. Mutation Entry to the said effect was made in the revenue record vide Entry No. 9375 dated 09-11-2012, which was cancelled as new mutation entry 9392 was made in the revenue record.

9. That effect of above referred Sale Deed registered at Serial No. 5625 was again made in the revenue record vide Entry No. 9392 dated 24-01-2013 which was cancelled as permission for block vibhajan was not obtained.

10. That effect of above referred Sale Deed registered at Serial No. 5625 was again made in the revenue record vide Entry No. 9434 dated 30-03-2013, which was certified on 06-05-2013.

11. That Charge of The Ghuma Seva Sahakari Mandali Ltd. was created by Trikambhai Mohanbhai and others with respect to said land bearing Block No. 420. Mutation Entry to the said effect was made in the revenue record vide Entry No. 9746 dated 23-05-2014.

12. That said Savitaben Trikambhai died on 25-03-2016. Hence names of her heirs viz. (1) Laxmiben Trikambhai (2) Ranchhodbhai Trikambhai (3) Chetanbhai Trikambhai (4) Heirs of Kantaben Trikambhai viz. (4.1) Alpesh Govindbhai (4.2) Sonalben Govindbhai were entered in the revenue record of the said land bearing Block No. 420 paiki. Mutation Entry to the said effect was made in the revenue record vide Entry No. 10366 dated 21-07-2016.

13. That said Laxmiben Trikambhai Patel released her rights from the said land bearing Block No. 420 paiki admeasuring 4,468.50 Sq. mtrs. in favour of Chetankumar Trikambhai Patel by Release Deed dated 17-12-2016 which was registered before the Sub Registrar of Ahmedabad - 14 (Daskori) at Serial No. 2936 dated 17-12-2016. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11241 dated 18-12-2018.

14. That prior to her death, Savitaben Trikambhai Patel had executed a WILL dated 09-11-2012 which was registered before the Sub Registrar of Ahmedabad -09 (Bopal) at Serial No. 6670 on 09-11-2012, whereby she bequeathed her rights in the said land bearing Block No. 420 paiki in favour of Chetankumar Trikambhai Patel. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11242 dated 18-12-2018.

15. That name of (1) Gitaben Ranchhodbhai Patel (2) Brijesh Ranchhodbhai Patel and (3) Ishan Ranchhodbhai Patel were entered in the revenue record of the said land bearing Block No. 420 paiki. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11677 dated 19-10-2019.

16. That name of (1) Shitalben Chetanbhai (2) Harsh Chetanbhai were entered in the revenue record of the said land bearing Block No. 420 paiki. Mutation Entry to the said effect was made in the revenue record vide Entry No. 11685 dated 22-10-2019.

17. That on implementation of Draft Town Planning Scheme No. 2 (Ghuma), the land bearing Block No. 420 admeasuring 26,811 Sq. mtrs. was given (i) Final Plot No. 118/1 admeasuring 8,095 Sq. mtrs. and (ii) Final Plot No. 118/2 admeasuring 7,991 Sq. mtrs.

18. That upon repayment of loan, the charge of The Ghuma Seva Sahakari Mandali Ltd. stands released with respect to said land bearing Block No. 420. Mutation Entry to the said effect was made in the revenue record vid Entry No. 12016 dated 04-11-2020.

19. That as per order bearing No. D.S.O./ D.R.K./ K.J.P./ S.R. No. 277/19-20 dated 03-11-2020 passed by D.I.L.R., Ahmedabad, hissa durasti of land bearing Block No. 420 was made in the following manner:-

Sr. No.	Survey No.	Area (in Sq. mtrs.)	Owners name
1.	420/A	6,746	(1) Ranchhodbhai Trikambhai Patel (2) Brijesh Ranchhodbhai Patel
2.	420/B	6,746	(1) Shitalben Chetanbhai Patel and (2) Harsh Chetanbhai Patel
3.	420/C	6,659	(1) Gitaben Ranchhodbhai Patel and (2) Ishan Ranchhodbhai Patel



4.	420/D	6,660	(1) Chetankumar Trikambhai (2) Shitalben Chetanbhai
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Mutation Entry to the said effect was made in the revenue record  
vide Entry No. 12024 dated 05-11-2020.

20. That vide circular bearing No. DH.M/ 2022/107/M/ PFR/31 2022/398/L 1 dated 26-08-2022 of the Revenue Department, land of Moje Ghuma which formed part of Taluka Daskroi is now made part of Taluka Ghatalodiya. Mutation Entry to the said effect was made in the revenue record vide entry no. 12965 dated 12-09-2022.
21. That vide Opinion of Town Development Officer, Ahmedabad bearing Serial No. T.P.S./No. 02 (Ghuma)/ F.P. No. 118/3,118/4/345 dated 02-02-2024, opined that the Land bearing Block No. 420 which was allotted Final Plot No. 118/1 and 118/2 in Town Planning Scheme No. 02 (Ghuma) which is now given Final Plot No. 118/3 and 118/4 as follows:

Sr. No.	Block No.	Area (In Sq. Mtrs.)	New Final Plot No.	Area (In Sq. Mtrs.)
1.	420/C	6659	118/3	3995
2.	420/D	6660	118/4	3996

22. That Non Agricultural use permission for Multipurpose use for land bearing Block No. 420/C paiki admeasuring 3,995 Sq. mtrs., (old Block No. 420 and old Survey No. 324/1, 325/1, 325/2, 338/2, 338/3, 338/4, 340/4) was granted by Collector, Ahmedabad by his order bearing No. 3257/07/17/062/2024 dated 17-07-2024. Mutation Entry to the said effect was made in the revenue record vide Entry No. 13948 dated 17-07-2024.
23. That (1) Gitaben Ranchhodhbhai Patel and (2) Ishan Ranchhodhbhai Patel (Both themselves and as Karta and Manager of their HUF as

applicable) sold and conveyed the said land bearing Final Plot No. 118/3 admeasuring about 3995 Sq. Mtrs. of Town Planning Scheme No. 2 (Ghuma) to M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm vide Sale Deed dated 21-08-2025 which was registered before the Sub Registrar of Ahmedabad-9 (Bopal) at Serial No. 16874 on 21-08-2025. Mutation Entry to the said effect was made in the revenue records vide Entry No. 14462 dated 22-08-2025, which is yet to be certified.

➤ **Common History of land bearing Final Plot No. 117/1+118/3 of Town Planning Scheme No.2 (Ghuma):**

1. That said M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm consists of (1) Parimal M. Patel (2) Viraj K. Bhesania as partners vide Limited Liability Partnership Agreement dated \_\_\_-08-2024 which was notarized before Notary Dilipkumar D. Yadav at Serial No. S/75/2024 on 07-08-2024.
2. That vide Development Permission No. 001LD24250458 dated 08-01-2025 of Ahmedabad Municipal Corporation, the land bearing Final Plot No. 117/1 and 118/3 in Town Planning Scheme No. 2 (Ghuma) were amalgamated as follows:

Sr. No.	Final Plot No.	Area (In Sq. Mtrs.)	Amalgamated Final Plot No.	Area (In Sq. Mtrs.)
1.	117/1	2692	117/1+118/3	6687
2.	118/3	3995		
		6687		6687

3. That said M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm has got the plans for Residential and Commercial construction on the said Land bearing Final Plot No. 117/1+118/3 admeasuring 6687 Sq. mtrs. in Town Planning Scheme No. 2 (Ghuma) situate, lying and being at Moje Ghuma Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) sanctioned from the Ahmedabad Municipal Corporation (AMC) and development permission to that



effect is issued by Ahmedabad Municipal Corporation (AMC) as follows:

Sr. No.	Block No.	Rajachitthi No.	Dated	Case No.
1.	A+B+ C+D	07002/010325/A9004 /R0/M1	01-08-2025	BHNTI/SWZ/010325/CG DCRV/A9004/R0/M1
2.	E	07003/010325/A9005 /R0/M1	01-08-2025	BHNTS/SWZ/010325/CG DCRV/A9005/R0/M1
3.	F	07004/010325/A9006 /R0/M1	01-08-2025	BHNTS/SWZ/010325/CG DCRV/A9006/R0/M1

4. That as per the said approved plan M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm has commenced development and started construction of Residential and Commercial Project named "SKYLINE" on the land bearing Final Plot No. 117/1+118/3 admeasuring 6687 Sq. mtrs. in Town Planning Scheme No. 2 (Ghuma) situate, lying and being at Moje Ghuma Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal). The Project consists of various Residential and Commercial units of different areas.

➤ **PUBLIC NOTICE:**

That we have published a Public Notice inviting objections against issuance of a title clearance certificate in the daily newspaper "Gujarat Samachar" on 13-06-2024 and in response to the same; we have not received any objection from anyone till date.

In view of what is stated above, we hereby opine that the titles of above referred Non-Agricultural land bearing (1) Final Plot No. 117/1 admeasuring 2,692 Sq. mtrs. (Given in lieu of Block No. 416/B) in Draft Town Planning Scheme No. 2 (Ghuma) and (2) Final Plot No. 118/3 admeasuring 3,995 Sq. mtrs. (Given in lieu of Block No. 420/C) in Draft Town Planning Scheme No. 2 (Ghuma) and situate, lying and being at Moje Ghuma Taluka Ghatalodiya and in the Registration District of Ahmedabad and Sub District of Ahmedabad - 09 (Bopal) and belonging to

M/s. Div Skyline Developers LLP, a Limited Liability Partnership Firm shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of said land.
- [2] Terms and Conditions laid down in N.A. use permission order being fulfilled.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and revised plans of construction being sanctioned by AMC and provisions of Town Planning Scheme No. 2 (Ghuma).
- [4] That mutation entry No. 14453 dated 13-08-2025 and 14462 dated 22-08-2025 being certified.



DATED THIS 01<sup>st</sup> DAY OF SEPTEMBER, 2025

*Hirsh P. Jani*  
ATTORNEY-AT-LAW

**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 Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.
- [5] That we have relied upon the details mentioned in Mutation Entry as we have not been provided with supporting document/ orders on the basis of which the Mutation Entry has been made.