

TITLE CERTIFICATE WITH SEARCH REPORT

TITLE CERTIFICATE & REPORT

Plot No. 4170

To,

PAGE 22 Infra, A Partnership Firm

B-803, Casa Elite, Opp. Chharodi Lake,

Chharodi, Taluka - Ghatlodiya,

District - Ahmedabad - 382481.



Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing a) Survey No. 569/001 Paiki 1 admeasuring 1983 sq.mtrs. (Final Plot area) & b) Survey No. 569/001 admeasuring 1322 sq.mtrs. (Standard deducted land under Town Planning Scheme) total admeasuring 3305 sq.mtrs which included into Town Planning Scheme No. 61 (Khoraj-Khodiya) & allotted land bearing Final Plot No. 48 Paiki admeasuring 1983 sq.mtrs. (i.e. as per approved plan by G.M.C. Sub-Plot No. 1 {Final Plot No. 48/1} admeasuring 1982.80 sq.mtrs.) which is included into City Survey Record & allotted City Survey No. NA569/001/p1 admeasuring 1983 sq.mtrs. of City Survey Ward - Khoraj (Binkheti) situate, lying and being at Mouje - Khoraj, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar Zone-2 belonging to **PAGE 22 Infra, A Partnership Firm.**

We refer to your instructions to give opinion on title to the captioned land, by taking necessary searches from the revenue and Sub-Registry records for a period of last about Thirty years. We have caused necessary searches to be taken accordingly through our search clerk. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

Note : The Revenue Kasba Talati, Gandhinagar issued certificate dated 25-06-2024 and certified that, the paper relating to mutation entry No. 1442, 3982, 5048, 5049 and papers relating to other entries are not available in the record.

- 1) Originally, the land bearing Survey No. 569 admeasuring Acre 2-18 Guntha of mouje - Khoraj was owned, occupied and possessed by Bababhai Joitaram Patel and he had sold and conveyed agriculture land bearing Survey No. 569/1 admeasuring 9915 sq.mtrs. of Mouje - Khoraj Village to Kacharabhai Joitabhai Patel & Somabhai Joitabhai Patel by Sale Deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad under serial No. 2666 dated : 17-06-1949 and also said sale deed approved by ordered bearing No. T.N.C.S.R. dated : 20-08-1951 passed by Taluka Officer and entry to that effect was entered in the revenue record vide mutation entry No. 1544 dated : 13-09-1951 which was certified by competent authority.
- 2) Thereafter, the owner of the said land namely somabhai Joitabhai had obtained loan of tagavi and hence, the charge of tagavi was created in other rights of record of 7/12 abstract of the said land and entry to that effect was entered in the revenue record vide mutation entry No. 2331 dated : 29-06-1958. Which was certified by competent authority dated : 14-07-1958.
- 3) Thereafter The owner of the said land had repaid loan of Tagavi and, hence the Mamlatdar, Gandhinagar passed order bearing No. Tagavi (v) 1045 dated : 07-11-1967 and directed to delete the charge of Tagavi and accordingly the charge of Tagavi was deleted from other right of record and entry to that effect was entered in the revenue record vide mutation entry No. 3212 dated

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12-01-1968. Which was certified by competent authority on 16-02-1968.

- 4) Thereafter, the owner of the said land namely Somabhai Joitabhai had died intestate on 12-05-1982 leaving behind him his legal heirs as Bholabhai Somabhai, Sankabhai Somabhai, Keshabhai Somabhai & Revaben Somabhai and hence their names have been brought on the revenue record upon succession rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3982 dated : 30-06-1982, which was certified by the competent authority dated : 11-08-1982.
- 5) Thereafter, the co-owner of the said land namely Revaben Somabhai has voluntarily waived and relinquished her share persisting in the said land in favour of Bholabhai Somabhai, Sankabhai Somabhai, Keshabhai Somabhai and hence her name has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3983 dated : 30-06-1982, which was certified by the competent authority on 11-08-1982.
- 6) Thereafter, the owner of the said land namely Kacharabhai Joitabhai Patel had availed Loan from The Khoraj Seva Sahakari Mandali Ltd., and hence, the charge of said society was created in other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 4102, dated : 20-05-1984. which was certified by competent authority dated : 23-07-1984.
- 7) Thereafter, the owner of the said land namely Kacharabhai Joitabhai had died intestate on 23-04-1994 leaving behind him his legal heirs as Maniben Wd/o. Kacharabhai Joitabhai,

Ramanbhai Kacharabhai, Baldevbhai Kacharabhai, Shakariben Kacharabhai & Shardaben Kacharabhai and hence their names have been brought on the revenue record upon succession rights and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5048 dated : 06-04-1994, which was certified by the competent authority dated : 22-06-1994.

- 8) Thereafter, the co-owners of the said land namely Maniben Wd/o. Kacharabhai Joitabhai, Shakariben Kacharabhai & Shardaben Kacharabhai have voluntarily waived and relinquished their share persisting in the said land in favour of Ramanbhai Kacharabhai & Baldevbhai Kacharabhai and hence their names has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5049 dated : 06-04-1994, which was certified by the competent authority on 22-06-1994.
- 9) Thereafter, the owner of the said land namely Keshabhai Somabhai had availed Loan from The Khoraj Seva Sahakari Mandali Ltd., and hence, the charge of said society was created in other right of record of 7/12 abstract of said land and entry to that effect was entered in the revenue record vide mutation entry No. 6144, dated : 10-04-2001. which was certified by competent authority dated : 30-08-2001.
- 10) Thereafter, the owners of the said land namely Ramanbhai Kacharabhai & others had repaid the loan from The Khoraj Group Seva Sahkari Mandali Limited and hence charge of the said society was deleted from the other rights of revenue record of the said land as per charge release certificate dated 07-02-2004 issued by the said society and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No.

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7023 dated 18-02-2007. which was certified by competent authority on 07-04-2007.

- 11) Thereafter, the owners of the said land had entered into family partition of the land in question together with land of other survey numbers during survival and by virtue of the said family partition, the land bearing a) Survey No. 569 Paiki admeasuring 3305 Sq.Mtrs. came to the share of Bholabhai Somabhai Patel, b) Survey No. 569 Paiki admeasuring 3305 Sq.Mtrs. came to the share of Mahendrabhai Sankabhai, Atmarambhai Sankabhai, Bharatbhai Sankabhai, Rajeshbhai Sankabhai & Kamuben Wd/o. Sankabhai Somabhai and d) Survey No. 569 Paiki admeasuring 3305 sq.mtrs. came to the share of Keshabhai Somabhai and entry to that effect was entered in the revenue record by mutation entry No. 7708 dated : 20-03-2009. Which was duly certified by the competent authority on 02-06-2009.
- 12) That, the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar Gandhinagar passed order bearing No. Jamin / Vashi - 08 dated 18-09-2008 for rectification the errors and entry to that effect was entered in the revenue record vide mutation entry No. 7782, dated : 26-05-2009. which was certified by competent authority dated 15-09-2009.
- 13) Thereafter, the co-owner of the said land namely Bholabhai Somabhai Patel has filed an application to enter the names of his family members Kashiben Bholabhai Patel, Subhadraben Bholabhai Patel, Dashrathbhai Bholabhai Patel, Savitaben

Bholabhai Patel, Pratikshaben Dashrathbhai Patel, Hansaben Bholabhai Patel, Kailasben Govindbhai Patel, Nilamben, Govindbhai Patel, Tejalben Govindbhai Patel, Yagnesh Govindbhai Patel & Minor Parth Govindbhai Patel in the said land and hence their names have been entered in the revenue record as co-owners of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 8076 dated 01-06-2010, which was certified by the competent authority on 12-08-2010.

14) Thereafter, the co-owner of the said land namely Keshabhai Somabhai Patel died intestate on dated 17-10-2010 by executing a Regd. Will i.e. Testament on dated 09-02-2010 and declared (1) Harshadbhai Keshabhai Patel & (2) Narharibhai Keshabhai Patel as owners of the said land by virtue of said Will and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8258, dated 14-12-2010, which was certified by the competent authority on dated 03-02-2011.

15) Thereafter, the co-owner of the said land namely Dashrathbhai Bholabhai Patel died intestate on 02-03-2011 and hence his name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8363 dated : 08-03-2011, which was cancelled by the competent authority on 26-08-20211 and again same fresh entry to that effect was mutated in the revenue record vide Mutation Entry No. 8548 dated : 04-10-2011, which was certified by the competent authority on 15-03-2012.

16) Thereafter, the co-owners of the said land namely Subhadraaben Bholabhai Patel, Hansaben Bholabhai Patel, Nilamben Govindbhai Patel, Tejalben Govindbhai Patel have voluntarily

waived and relinquished their share persisting in the said land in favour of Dashrathbhai Bholabhai Patel & others and hence their names has been deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 8491 dated : 06-08-2011, which was CANCELLED by the competent authority on 15-02-2012.

- 17) Thereafter, the owners of the said land namely Ramanbhai Kacharabhai & others had repaid the loan from The Khoraj Seva Sahkari Mandali Limited and hence charge of the said society was deleted from the other rights of revenue record of the said land as per charge release certificate dated 04-03-2012 issued by the said society and entry to that effect was mutated in the other rights of revenue record vide Mutation Entry No. 8659 dated 20-03-2012. which was certified by competent authority on 11-05-2012.
- 18) Thereafter, the co-owner of the said land namely Kamuben Sankabhai died intestate on 22-09-2013 and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 9097 dated : 24-09-2013, which was certified by the competent authority on 07-12-2013.
- 19) That, the name of Parth Govindbhai was standing as joint holders in his capacity in minor in the revenue record, but he attained maturity and on submission of testimonial regarding age, the word Minor was removed from the revenue record of the said land and entry to that effect was mutated in the revenue record vide Mutation Entry No. 9607 dated : 19-08-2015, which was certified by the competent authority on 03-12-2015.

- 20) That, the District Inspector Land Record, Gandhinagar conducted the process of KJP Durasti and issued Durasti Patrak No. 141 vide their order bearing No. K.J.P. / S.R. / Gandhi / 41 / 2020-21 dated : 10-02-2021 land bearing Survey No. 569 admeasuring 9915 sq.mts. was divided into three sub divisions and accordingly land admeasuring 3305 sq. mts. is given Survey No. 569/001 which is standing in the names of Mahendrabhai Sankabhai, Atmarambhai Sankabhai, Bharatbhai Sankabhai, Rajeshbhai Sankabhai and land admeasuring 3305 sq. mts. is given Survey No. 569/002 which is standing in the names of Kashiben Bholabhai Patel, Subhadraben Bholabhai Patel, Dashrathbhai Bholabhai Patel, Savitaben Dashrathbhai Patel, Pratiksha Dashrathbhai Patel, Hansaben Bholabhai Patel, Kailasben Govindbhai Patel, Nilamben Govindbhai Patel, Tejalben Govindbhai Patel, Yagnesh Govindbhai Patel & Parth Govindbhai Patel and land admeasuring 3305 sq. mts. is given Survey No. 569/003 which is standing in the names of Harshadbhai Keshabhai Patel & Narharibhai Keshabhai Patel and entry to that effect was mutated in the revenue record vide Mutation Entry No. 11563 dated : 18-02-2021, which was certified by the competent authority on 28-04-2021.
- 21) Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 61 (Khoraj-Khodiya) and land bearing Survey No. 569 was given Final Plot No. 48 and its area is fixed to the extent of 5949 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
- 22) Thereafter The Owners of said land namely Mahendrabhai Sankabhai Patel & others had submitted an online application

dated : 22-05-2024 to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District Collector, Gandhinagar passed order bearing No. 1257 / 06 / 03 / 056 / 2024, dated : 17-07-2024 and granted non-agricultural use permission to the said land for multipurpose in accordance with THE PROVISION OF SECTION - 65, 66 AND 67 OF LAND REVENUE CODE - 1879 AND THE PROVISIONS OF RULES - 100, 101 OF THE GUJARAT LAND REVENUE RULES - 1972 and entry to that effect was entered in the revenue record vide mutation entry No. 13049 dated : 17-07-2024 which was certified by competent authority. Thereafter above said Survey No. 569 / 001 automatically divided into two parts i.e. a) Survey No. 569/001 Paiki 1 admeasuring 1983 sq.mtrs. (Final Plot area) & b) Survey No. 569/001 admeasuring 1322 sq.mtrs. (Standard deducted land under Town Planning Scheme).

- 23) That, the land under investigation i.e. Land bearing Survey No. 569/001 was converted into non-agricultural land and property card has been prepared and hence, direction was issued to close 7 / 12 abstract of the said land and said land was included in City Survey Ward - Khoraj (Binkheti) and its City Survey Number is NA569/001/p1 and its Sheet Number is NA99 and entry to that effect was mutated in the city survey record vide Mutation Entry No. 1, which was certified by the competent authority on 18-10-2024.
- 24) Thereafter, the owners of the land bearing Final Plot No. 48 admeasuring 5949 sq.mtrs. namely Harshadbhai Keshavlal Patel and others have submitted an application for the subdivision of the land before the Gandhinagar Municipal Corporation and accordingly, Gandhinagar Municipal Corporation granted Development permission No. 172LD24250005, dated : 05-07-2024 for subdivision of Final Plot No. 48 admeasuring 59749 sq.mtrs.

(Signature)

and divided said land into three Sub-Plots and land admeasuring 1982.80 sq.mtrs. was given Sub-Plot No. 48/1, land admeasuring 1982.79 sq.mtrs. was given Sub-Plot No. 48/2 & land admeasuring 1982.73 sq.mtrs. was given Sub-Plot No. 48/3.

25) a) Thereafter the owners of the said land namely Mahendrabhai Sankabhai, Atmarambhai Sankabhai, Bharatbhai Sankabhai and Rajeshbhai Sankabhai had sold and conveyed Non-Agricultural land bearing a) Survey No. 569/001 Paiki 1 admeasuring 1983 sq.mtrs. (Final Plot area) & b) Survey No. 569/001 admeasuring 1322 sq.mtrs. (Standard deducted land under Town Planning Scheme) total admeasuring 3305 sq.mtrs which included into Town Planning Scheme No. 61 (Khoraj-Khodiya) & allotted land bearing Final Plot No. 48 Paiki admeasuring 1983 sq.mtrs. (i.e. as per approved plan by G.M.C. Sub-Plot No. 1 {Final Plot No. 48/1} admeasuring 1982.80 sq.mtrs.) which is included into City Survey Record & allotted City Survey No. NA569/001/p1 admeasuring 1983 sq.mtrs. of City Survey Ward - Khoraj (Binkheti) to **PAGE 22 Infra, A Partnership Firm** by Sale Deed Registered in the office in Sub-Registrar of the Assurances at Gandhinagar Zone-2 under Serial No. 26361 dated 08-10-2024 and entry to that effect was entered in the city survey record vide mutation entry No. 532 dated : 21-10-2024. which was certified by competent authority on 05-12-2024.

b) That, Amitbhai Mahendrabhai Patel, Jayeshbhai Mahendrabhai Patel, Mineshkumar Atmaram Patel, Ritaben Bharatbhai Patel, Jay Bharatbhai Patel & Dhara Bharatbhai Patel had executed of Deed of Confirmation in favour of **PAGE 22 Infra, A Partnership Firm** Registered with the Office of the Sub – Registrar of Assurance at Gandhinagar Zone-2 under Serial No. 26363 dated : 08-10-2024 whereby Sale Deed bearing No. 26361, Dated : 08-10-2024 was confirmed.

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- 26) As a part of investigation of title, we have published a public notice appeared in the daily newspaper "DIVYA BHASKAR" dated 22-05-2024 on the name of former land owner for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

In view of what is stated above from that and from the information given to us that except what is stated herein above, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land which adversely affects the title of the said land and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies/ orders/ documentary evidences etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner/s that nothing was done in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective; It appears that the titles of the captioned land belonging to **PAGE 22 Infra, A Partnership Firm** shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Usual Declaration on title being made at the time of Transfer & fulfilment of terms and conditions laid down in N. A. Order and Fulfilment of "PROVISION OF GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976" and Rules and regulation made there under.
2. laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

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SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing a) Survey No. 569/001 Paiki 1 admeasuring 1983 sq.mtrs. (Final Plot area) & b) Survey No. 569/001 admeasuring 1322 sq.mtrs. (Standard deducted land under Town Planning Scheme) total admeasuring 3305 sq.mtrs which included into Town Planning Scheme No. 61 (Khoraj-Khodiya) & allotted land bearing Final Plot No. 48 Paiki admeasuring 1983 sq.mtrs. (i.e. as per approved plan by G.M.C. Sub-Plot No. 1 {Final Plot No. 48/1} admeasuring 1982.80 sq.mtrs.) which is included into City Survey Record & allotted City Survey No. NA569/001/p1 admeasuring 1983 sq.mtrs. of City Survey Ward - Khoraj (Binkheti) situate, lying and being at Mouje - Khoraj, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar Zone-2.

Date : 28-04-2025

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate
Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer :-

- This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use.
- 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 lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/ reservation in said land/property and there are no pending litigations or injunction/ status quo granted therein in respect of the said land/property.