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File No. 11002

Ref. No.187/2021

Date-01/10/2021

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot Nos.98 & 95 of T.P. Scheme No.2 (KOB-KUDASAN) [allotted in lieu of Revenue Survey Nos. 156/3 & 156/4] admeasuring respectively about 1907 Sq.Mtrs. & 1644 Sq.Mtrs. situate at Moje KOB Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of GANDHINAGAR (the period of 1982 to 2006 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:-

1..The land in question is bearing Final Plot Nos.98 & 95 of T.P. Scheme No.2 (KOB-KUDASAN); which is allotted in lieu of Revenue Survey Nos. 156/3 & 156/4 of Moje KOB Taluka GANDHINAGAR and District of GANDHINAGAR.

REVENUE SURVEY No.156/3:

2..Prior to the year 1980 SADEVANT MANILAL was owner of the said land.

3..The said SADEVANT MANILAL got enter the names of CHIMANLAL CHELABHAI, DHANJIBHAI CHELABHAI, HARGOVANBHAI CHELABHAI and DASHRATHBHAI CHELABHAI as co owners of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 1904 dated-10/04/1984.

4..The said CHIMANLAL CHELABHAI expired on 27/03/1998 leaving behind his heirs SHUBHADRABEN CHIMANLAL, KAILASBEN CHIMANLAL, DURGABEN CHIMANLAL, CHANDRAKANT CHIMANLAL, MAHESHBHAI CHIMANLAL and ANNAPURNABEN CHIMANLAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2961 dated-21/10/2004.

5..The said SADEVANT MANILAL H.U.F., DHANJIBHAI CHELABHAI H.U.F., HARGOVANBHAI CHELABHAI H.U.F., DASHRATHBHAI CHELABHAI H.U.F., SHUBHADRABEN CHIMANLAL, KAILASBEN CHIMANLAL, DURGABEN CHIMANLAL, CHANDRAKANT CHIMANLAL H.U.F., MAHESHBHAI CHIMANLAL H.U.F. and ANNAPURNABEN CHIMANLAL by sale deed dated-13/06/2005 sold and conveyed the said land to MAHENDRABHAI ISHWARLAL, NARANBHAI MANILAL PATEL,

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CHHANALAL MADHAVDAS PATEL, MINESHBHAI BHOLABHAI PATEL and POPATBHAI DHANJIBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4389. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3011 dated-04/08/2005.

6..The said MAHENDRABHAI ISHWARLAL, NARANBHAI MANILAL PATEL, CHHANALAL MADHAVDAS PATEL, MINESHBHAI BHOLABHAI PATEL and POPATBHAI DHANJIBHAI PATEL by sale deed dated-14/11/2005 sold and conveyed the said land to KANTILAL NATHALAL PATEL, SURESHBHAI NATHALAL PATEL and VINODBHAI KANTILAL PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.8291. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3082 dated-12/04/2006.

7..The said KANTILAL NATHALAL PATEL, SURESHBHAI NATHALAL PATEL and VINODBHAI KANTILAL PATEL by sale deed dated-10/07/2007 sold and conveyed the said land to JAYANTIBHAI SAKALCHAND PATEL and NARAYANBHAI KESHAVLAL PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.8805. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3300 dated-21/07/2007.

8..The said JAYANTIBHAI SAKALCHAND PATEL and NARAYANBHAI KESHAVLAL PATEL by sale deed dated-27/08/2007 sold and conveyed the said land to ASHISH ASHOKBHAI PATEL, HITESHBHAI RATILAL KALTHIYA and NARENDRABHAI PRAHLADBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.10836. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3362 dated-20/11/2007.

REVENUE SURVEY No.156/4:

9..Prior to the year 1980 HAJARIMAL MANILAL was owner of the said land.

10..The said HAJARIMAL MANILAL made partition amongst their family members and as per partition the said land came to the share of SADEVANT MANILAL. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 2316 dated-16/05/1995.

11..The said SADEVANT MANILAL by sale deed dated-13/06/2005 sold and conveyed the said land to MAHENDRABHAI ISHWARLAL, NARANBHAI MANILAL PATEL, CHHANALAL MADHAVDAS PATEL, MINESHBHAI BHOLABHAI PATEL and POPATBHAI DHANJIBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4388. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3010 dated-04/08/2005.

12..The said MAHENDRABHAI ISHWARLAL, NARANBHAI MANILAL PATEL, CHHANALAL MADHAVDAS PATEL, MINESHBHAI BHOLABHAI PATEL and

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POPATBHAI DHANJIBHAI PATEL by sale deed dated-14/11/2005 sold and conveyed the said land to KANTILAL NATHALAL PATEL, SURESHBHAI NATHALAL PATEL and VINODBHAI KANTILAL PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.8292. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3081 dated-12/04/2006.

13..The said KANTILAL NATHALAL PATEL, SURESHBHAI NATHALAL PATEL and VINODBHAI KANTILAL PATEL by sale deed dated-10/07/2007 sold and conveyed the said land to JAYANTIBHAI SAKALCHAND PATEL and NARAYANBHAI KESHAVLAL PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.8804. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3301 dated-21/07/2007.

14..The said JAYANTIBHAI SAKALCHAND PATEL and NARAYANBHAI KESHAVLAL PATEL by sale deed dated-27/08/2007 sold and conveyed the said land to ASHISH ASHOKBHAI PATEL, HITESHBHAI RATILAL KALTHIYA and NARENDRABHAI PRAHLADBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.10835. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 3361 dated-20/11/2007.

REVENUE SURVEY Nos.156/3 & 156/4:

15..Collector, GANDHINAGAR by order dated-29/09/2018 bearing No. CB/JMIN/B.KHE./S.R.311/17/VASHI.35616 to 35630/2018 granted N.A. permission for the said land bearing Survey No.156/3.

16..The said ASHISH ASHOKBHAI PATEL, HITESHBHAI RATILAL KALTHIYA and NARENDRABHAI PRAHLADBHAI PATEL by sale deed dated-18/12/2018 sold and conveyed the said land bearing Revenue Survey No.156/3 to SURPATH DEVELOPERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.126. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5296 dated-10/01/2019.

17..Collector, GANDHINAGAR by order dated-16/10/2018 bearing No. CB/JMIN/B.KHE./S.R.310/17/VASHI.36394 to 36408/2018 granted N.A. permission for the said land bearing Survey No.156/4.

18..The said ASHISH ASHOKBHAI PATEL, HITESHBHAI RATILAL KALTHIYA and NARENDRABHAI PRAHLADBHAI PATEL by sale deed dated-02/01/2019 sold and conveyed the said land bearing Revenue Survey No.156/4 to SURPATH DEVELOPERS PRIVATE LIMITED; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.124. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5297 dated-10/01/2019.

19..The said SURPATH DEVELOPERS PRIVATE LIMITED is register under No. U45309GJ2018PTC101560 dated-28/03/2018 under the Companies Act.

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20..The Town Planning Scheme No.2 (KOB-KUDASAN) made applicable to the said land and as per said T.P. Scheme the Final Plot No.98 allotted in lieu of Revenue Survey No.156/3.

21..The Town Planning Scheme No.2 (KOB-KUDASAN) made applicable to the said land and as per said T.P. Scheme the Final Plot No.95 allotted in lieu of Revenue Survey No.156/4.

22..SHRI N. K. PATEL, Advocate issued a Public Notice in GUJARAT SAMACHAR News Paper dated-09/03/2019 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

23..Gandhinagar Urban Development Authority by order dated-06/07/2021 bearing No. PRM/KOB/29/02/2020/6697/2021 sanctioned plan for construction and granted development permission for the said lands.

24..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to SURPATH DEVELOPERS PRIVATE LIMITED is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and conditions mentioned in the orders dated-29/09/2018 & 16/10/2018 and [2] Any other Laws, Rules, Acts applicable.



ATTORNEYS AT LAW