

TITLE CERTIFICATE WITH SEARCH REPORT

To,

Glorious Developers, a partnership firm

Survey No. 184/1, Final Plot No. 103,

Opp. Darsh Pavitram, K. Raheja Road,

Gandhinagar - 382481.

Subject : IN THE MATTER OF Verification of Title in respect to the Non-Agricultural land for multipurpose use bearing Revenue Survey No. 184 / 1 admeasuring 4856 sq.mts. covered into Town Planning Scheme No. 1 (Koba) allotted Final Plot No. 103 admeasuring about 3156 sq.mts., situate, lying and being at Mouje - Koba Village, Taluka - Gandhinagar, Registration District and Sub-District - Gandhinagar belonging to **M/s. Glorious Developers, 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.

1. Originally, the said land of Survey No. 184 / 1 of Mouje - Koba was occupied and possessed by Revandas Bahechardas, prior to the year 1933.
2. Thereafter, owner of the said land namely Revandas Bahechardas obtain loan from Mathurbhai Kishorbhai Patel dated : 24-08-1937 an amount of Rs.300/- and entry for the same was made in

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mutation registrar on 01st October, 1937 by entry No. 538, which was certified by the competent authority.

3. Thereafter, the owner of the said land namely Revandas Bahechardas had died intestate in the year of approx 1935 leaving behind him his lineal descendants as Ambaram Revandas & Dahyabhai Revandas and hence, their names were brought on the revenue record upon succession right and entry to that effect was mutated in the revenue record vide Mutation Entry No. 647, which was sanctioned by the competent authority.
4. It has been observed by us that, land under investigation was cultivated by Ambalal Revandas from the year 1946-47 and hence the Taluka Authority passed order bearing No. T.N.C. dated 27-11-1947 inter alia directing to enter his name as protected tenant in other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 684 dated 15-01-1948.
5. It has been observed by us that, the land in question was declared as "FRAGMENT LAND" in accordance with provision of sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is corroborated and evidenced by certified mutation entry No. 729 dated 24-09-1951.
6. Thereafter, owner of the said land namely Ambalal Revabhai Patel & Dahyabhai Revabhai Patel obtain loan from Mathurbhai Kishorbhai Patel and Thereafter, the owner of the said land namely Ambalal Revabhai Patel & Dahyabhai Revabhai Patel had repaid full loan amount with interest dated : 02-08-1945 and entry for



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the same was made in mutation registrar by entry No. 750, which was certified by the competent authority dated : 13-04-1952.

7. It has been observed by us that, a charge of the State Bank of India, Gandhinagar Branch was created over the land bearing Survey No. 184 / 1 by holder of the said land namely Ambalal Revandas & Dahyabhai Revandas by availing loan in favour of State Bank of India, Gandhinagar Branch as is expressly corroborated and evidenced by certified mutation entry 1453 dated 04-02-1972.
8. Thereafter partition took place between Ambalal Revabhai Patel & Dahyabhai Revabhai Patel and by virtue of that partition above said land bearing Survey No. 184 / 1 was granted to Ambalal Revabhai Patel and entry to that effect was made in mutation register on 13th April, 1952 by entry No. 1522.
9. Thereafter, the charge was released by the State Bank of India, Gandhinagar Branch, vide its No Due Certificate and entry to that effect was mutated in the revenue record by mutation entry No. 1538 dated 07-03-1975, which was certified by the competent authority.
10. Thereafter, the owner of the said land namely Ambalal Revabhai Patel had died intestate on 15-11-1980 leaving behind him his lineal descendants as Gomatiben Wd/o. Ambalal Revabhai Patel, Manilal Ambalal Patel, Dashrathbhai Ambalal Patel, Kantaben D/o. Ambalal Revabhai Patel, Bhagawatiben D/o. Ambalal Revabhai Patel & Kokilaben D/o. Ambalal Revabhai Patel and hence, their names were brought on the revenue record upon



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succession right and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1700, dated : 15-11-1980, which was sanctioned by the competent authority on 03-04-1981.

11. It has been observed by us that, the limit of Ahmedabad Municipal Corporation was extended and the notification was published by the Government of Gujarat dated 05-02-1986 and as per the said notification, the land under investigation was situated within the distance of 5 Kilometres from the extended limit of Ahmedabad Municipal Corporation and hence, the note to that effect was made in revenue record as is expressly corroborated and evidenced by certified mutation entry No. 1992 dated 31-12-1986.
12. It has been observed by that, Land under investigation was declared as fragment land at the relevant point of time but said land was irrigated by bore well for a long period and on the application being submitted, the Prant Officer, Gandhinagar passed order bearing No. PO / JAMIN / TU. DHA / VASHI dated 18-07-1990 and directed to release the said land from restriction of fragment land considering the instruction of circular dated 20-09-1982 issued by the Revenue Department Sachivalaya Gandhinagar as is expressly evidenced by certified mutation entry No. 2095 dated 29-12-1990.
13. Thereafter, owners of the said land namely (a) Late Ambalal Revabhai Patel through his all legal heirs - Gomatiben Wd/o. Ambalal Revabhai Patel, Manilal Ambalal Patel, Dashrathbhai Ambalal Patel, Kantaben D/o. Ambalal Revabhai Patel,

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Bhagawatiben D/o. Ambalal Revabhai Patel & Kokilaben D/o. Ambalal Revabhai Patel & (b) Late Dahyabhai Revabhai Patel through his all legal heirs - Rameshbhai Dahyabhai Patel, Vasudevbhai Dahyabhai Patel, Bhogilal Dahyabhai Patel, Savitaben Dahyabhai Patel, Suryaben Dahyabhai Patel & Manguben Wd/o. Dahyabhai Revabhai Patel were filled application to cancel effect of mutation entry No. 1522 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2679, dated : 26-05-1998, which was sanctioned by the competent authority on 17-07-1998.

14. Thereafter, the co-owner of the said land namely Gomatiben Wd/o. Ambalal Revabhai Patel died intestate in the year of 1991 and the names of her legal heirs were already standing in the revenue record and hence her name was deleted from the revenue record of the said land and entry to that effect was mutated in the mutation register by Entry No. 2857 dated 02-05-2003. which was certified by the competent authority on 15-09-2003.

15. Thereafter, the co-owners of the said land namely Kantaben D/o. Ambalal Revabhai Patel, Bhagawatiben D/o. Ambalal Revabhai Patel & Kokilaben D/o. Ambalal Revabhai Patel have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of their brother namely Manilal Ambalal Patel & Dashrathbhai Ambalal Patel by executing Release Deed Without Consideration registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 19075 dated 12-12-2017 and hence, the names of Kantaben D/o. Ambalal Revabhai Patel, Bhagawatiben D/o. Ambalal Revabhai Patel & Kokilaben D/o. Ambalal Revabhai Patel were

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deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5060 dated 16-12-2017, which was certified by the competent authority on 26-02-2018.

16. Thereafter, the co-owners of the said land namely Savitaben Dahyabhai Patel, Suryaben Dahyabhai Patel & Manguben Wd/o. Dahyabhai Revabhai Patel have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of their son / brother namely Rameshbhai Dahyabhai Patel, Vasudevabhai Dahyabhai Patel & Bhogilal Dahyabhai Patel by executing Release Deed Without Consideration registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 19074 dated 12-12-2017 and hence, the names of Savitaben Dahyabhai Patel, Suryaben Dahyabhai Patel & Manguben Wd/o. Dahyabhai Revabhai Patel were deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5061 dated 16-12-2017, which was certified by the competent authority on 26-02-2018.
17. That the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 184 / 1 admeasuring 4856 sq.mts., by merging into Town Planning Scheme No. 1 (Koba) and land bearing Survey No. 184 / 1 is given Final Plot No. 103 and its area is fixed to the extent of 3156 sq. mts., and Form - F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.



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18. That, the owners of said land had submitted an online application to the District Collector, Gandhinagar for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Gandhinagar passed order bearing No. 1707 / 06 / 03 / 054 / 2020 dated 17-12-2020 and granted non-agricultural use permission to the land bearing Survey No. 184 / 1 admeasurements 4856 sq.mtrs. merged into Town Planning Scheme No. 1 (Koba) and allotted Final Plot No. 103 admeasuring 3156 sq.mtrs. 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 mutated in the revenue record of the said land vide Mutation Entry No. 5737 dated 17-12-2020, which was certified by the competent authority on 18-01-2021.
19. Thereafter, owners of the said land namely Manilal Ambalal, Dashrathbhai Ambalal, Rameshbhai Dahyabhai, Vasudevabhai Dahyabhai & Bhogilal Dahyabhai have sold and conveyed the multi-purpose non-agricultural land bearing Survey No. 184 / 1 admeasuring 4856 sq.mts. covered into Town Planning Scheme No. 1 (Koba) allotted Final Plot No. 103 admeasuring about 3156 sq.mts. of Mouje - Koba to Glorious Developers, A partnership firm by way of Sale deed, Date : 03-07-2021, which was registered before the sub-registrar of Gandhinagar on 03-07-2021 under serial No. 20025 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 5824 dated 07-07-2021, which was certified by the competent authority on 10-08-2021.



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20. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" dated : 08-11-2020 on the name of former land owner i.e. Manilal Ambalal, Dashrathbhai Ambalal, Rameshbhai Dahyabhai, Vasudevabhai Dahyabhai & Bhogilal Dahyabhai 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 **Glorious Developers, 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 revisions made thereof, if any.
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-Agricultural land for multipurpose use bearing Revenue Survey No. 184 / 1 admeasuring 4856 sq.mts. covered into Town Planning Scheme No. 1 (Koba) allotted Final Plot No. 103 admeasuring about 3156 sq.mts., situate, lying and being at Mouje - Koba Village, Taluka - Gandhinagar, Registration District and Sub-District - Gandhinagar in the State of Gujarat.

Date : August 25, 2021.

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.

TITLE CERTIFICATE

Ref : 6820

This is to certify that after investigation of available revenue records and available records of sub - registrar office Gandhinagar for last about 30 years. That the Multipurpose Non - agricultural Land lying, being and situated in the registration District of Gandhinagar, Sub - District & Taluka - Gandhinagar at mouje - KOBA bearing Revenue Survey No. 184 / 1 admeasuring 4856 sq.mts. covered into Town Planning Scheme No. 1 (Koba) allotted Final Plot No. 103 admeasuring about 3156 sq.mts. is belonging to **Glorious Developers, A partnership firm** having Registered office at :- Survey No. 184/ 1, Final Plot No. 103, Opp. Darsh Pavitram, K. Raheja Road, Gandhinagar - 382481 and they have declared as under:-

I have published public Notice in News paper “ **GUJARAT SAMACHAR** ” regarding title of abovesaid land on 08-11-2020 on the name of former land owner i.e. Manilal Ambalal, Dashrathbhai Ambalal, Rameshbhai Dahyabhai, Vasudevabhai Dahyabhai & Bhogilal Dahyabhai. Uptil now I have not received any objection from any concern party.

In pursuance to the request and instruction given to me by former owners of land to obtain title clearance certificate for the abovesaid property. I have investigated the title of the abovesaid property and I

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have verified relevant papers & documents produced to me and my opinion for abovesaid Land is as under :-

TITLE OPINION

In my opinion, The titles of abovesaid Land are clear and marketable. There is no encumbrance or attachment on abovesaid property. This property is free from all encumbrance and attachment and free from all reasonable doubts and charges subject to :-

1. Fulfillment of conditions imposed in order granting permission for Non - Agricultural use of land & any other Laws act and Rules if applicable.
2. Usual Declaration on title being made at the time of Transfer & any other Laws act and Rules if applicable.

REMARKS :-

1. All original/xerox papers and latest documents should be obtained before any transection & It is remarkable that the records for some years are not available of book no.2 of sub-registrar due to tearing of the books and Sub-Registrar are also noticed that " Computer generated search report are not fully trust worthy".
2. We are informed that at present no litigation / suits are filed / pending before any Judicial / Quasi Judicial Authorities & We have issued this Certificate on basis of documents provided to us.

Date : August 25, 2021.

Place : Ahmedabad.

Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

