

Ref No. 6089

To,
PRAKSHI INFRASPACE LLP
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non -
agricultural land bearing Final Plot No. 108 admeasuring 2564
sq.mts., of T. P. Scheme No. 19 (Raysan – Randesan –
Koba) comprised of Block No. 44 admeasuring 3946 sq.mts.,
situate, lying and being at Mouje – Raysan Taluka –
Gandhinagar in the Registration District of Gandhinagar and
Sub - District of Gandhinagar in the State of Gujarat.

TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **PRAKSHI INFRASPACE LLP**, we have carried out the work of the title investigation of the non - agricultural land bearing Final Plot No. 108 admeasuring 2564 sq.mts., of T. P. Scheme No. 19 (Raysan – Randesan – Koba) comprised of Block No. 44 admeasuring 3946 sq.mts., situate, lying and being at Mouje – Raysan Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat presently owned and possessed by **PRAKSHI INFRASPACE LLP**.

To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents /papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct , we submit our title report as under.

1. **Name of the Land owner / s:**

A. **PRAKSHI INFRASPACE LLP**



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2. Nature of the Land in Question and its Uses :

(a) Nature of the said Land

Freehold and non - agricultural land

(b) Use of the said Land

non - agricultural use for multipurpose

3. Description of the immovable properties under investigation :

All that piece and parcel of freehold non - agricultural land bearing Final Plot No. 108 admeasuring 2564 sq.mts., of T. P. Scheme No. 19 (Raysan – Randesan – Koba) comprised of Block No. 44 admeasuring 3946 sq.mts., situate, lying and being at Mouje – Raysan Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the “**said Land**”)

4. Devolution of Title of the Land in Question :-

HISTORY OF BLOCK NO. 44

- 4.1** It has been observed by us that, the consolidation scheme of mouje – Raysan Taluka – Gandhinagar was sanctioned by the Settlement Commissioner and Director of Land Record, Gujarat State Ahmedabad vide their order bearing No. CON / Gandhinagar / 37 dated 27-01-1966 and the said scheme was published on Page No. 648 of Gazette of Government of Gujarat Part-1 on 10-02-1966 and in pursuance the said sanctioned, the Assistant Consolidation Officer, Gandhinagar passed order bearing No. CON - Raysan dated 01-07-1967 and consolidation statement was prepared and according to the said consolidation statement,



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land bearing Survey No. 112/2 admeasuring Acre. 0-39 Guntha was given Block No. 44 and its area was fixed to the extent of 3946 sq.mts., and allotted to Girdharbhai Parshottambhai as is corroborated and evidenced by certified mutation entry No. 1291 dated 05-03-1968.

4.2 It has been observed by us that, the holder of said land namely Girdharbhai Parshottambhai had died intestate in / around the Year – 1975 leaving behind him his lineal descendants as (1) Ambalal Girdhabhai, (2) Amrutbhai Girdharbhai, (3) Jiviben D/o. Girdharbhai Parshottambhai, (4) Champaben D/o. Girdharbhai Parshottambhai and (5) Joitiben Wd/o. Girdharbhai Parshottambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1371 dated 03-11-1976.

4.3 It has been observed by us that, the land under investigation was declared as fragment land, but said land was irrigated for a long period and hence, the Prant Officer, Gandhinagar passed order bearing No. PO / Jamin / Tu.Dha / Vashi / 2159 to 2237 dated 18-07-1990 and released the said land from the restriction laid down by the statutory provision of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 as is expressly corroborated and evidenced by certified mutation entry No. 1640 dated 07-01-1991.

4.4 It has been observed by us that, by Sale-Deed dated 01-05-1995 executed by (1) Ambalal Girdhabhai, (2) Amrutbhai Girdharbhai, (3) Jiviben D/o. Girdharbhai Parshottambhai, (4) Champaben D/o. Girdharbhai Parshottambhai and (5) Joitiben Wd/o. Girdharbhai Parshottambhai as Vendors in their capacity as holders



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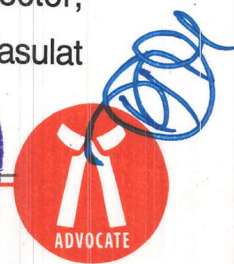
of the agricultural land bearing Block No. 44 admeasuring 3946 sq.mts., in favour of Ramabhai Kakudas Patel registered with the Office of the Sub –Registrar of Assurance at Gandhinagar under Sr. No. 1812, the agricultural land bearing Block No. 44 admeasuring 3946 sq.mts., was sold to Ramabhai Kakudas Patel.

By virtue of aforesaid Sale Deed, the name of Ramabhai Kakudas Patel was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 1721 dated 01-05-1995.

4.5 It has been observed by us that, the holder of said land namely Ramabhai Kakudas Patel had died intestate on 08-06-1995 leaving behind him his lineal descendants as (1) Pragneshbhai Ramabhai Patel, (2) Hetalben D/o. Ramabhai Kakudas Patel and (3) Kokilaben Wd/o. Ramabhai Kakudas Patel and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 1746 dated 15-11-1995.

4.6 It has been observed by us that, in pursuance of sale deed bearing No. 1812 dated 01-05-1995, the Deputy Collector, Stamp Duty, Gandhinagar passed order bearing No. Stamp / Vasulat / Bojo / Raysan / 6236 dated 21-07-2003 inter alia directing to record the charge of deficit stamp duty of Rs. 33,906/- as is expressly corroborated and evidenced by certified mutation entry No. 2087 dated 28-08-2003.

4.7 It has been observed by us that, thereafter, the said amount towards deficit stamp duty was fully paid and hence, the Deputy Collector, Stamp Duty, Gandhinagar passed order bearing No. Stamp / Vasulat



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/Vashi.685-86 / 2012 dated 13-07-2012 inter alia directing to remove the said charge from other rights of record of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 3079 dated 16-07-2012.

4.8 It has been observed by us that, the joint holder of said land namely Kokilaben Wd/o. Ramabhai Kakudas Patel had died intestate on 17-10-2005 and hence, her name was removed from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2282 dated 11-08-2006.

4.9 It has been observed by us that, the joint holder of the said land namely Hetalben D/o. Ramabhai Kakudas Patel had voluntarily waived and relinquished her right, title, claim and share persisting in the land bearing Block No. 44 in favour of Pragneshbhai Ramabhai Patel and hence, her name was deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2283 dated 11-08-2006.

4.10 It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Block No. 44 admeasuring 3946 sq.mts., by merging into Town Planning Scheme No. 19 (Raysan – Randesan - Koba) and land bearing Block No. 44 admeasuring 3946 sq.mts., is given Final Plot No. 108 and its area is fixed to the extent of 2564 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.

4.11 It has been observed by us that, the occupier of the said land had submitted an application dated 03-02-2019 to the District Collector, Gandhinagar for obtaining non-agricultural use permission and

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on consideration of said application, the District Collector, Gandhinagar passed order bearing No. CB / N. A. / Gandhinagar / Raysan / 44 / 1004869 / 2019 dated 14-06-2019 and granted non-agricultural use permission to the land bearing Final Plot No. 108 admeasuring 2564 sq.mts., 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.

- 4.12** It has been observed by us that, by Sale-Deed dated 06-09-2019 executed by Pragneshbhai Ramabhai as Vendor in his capacity as holder of the non - agricultural land bearing Final Plot No. 108 admeasuring 2564 sq.mts., in favour of Prakshi Infraspace LLP registered with the Office of the Sub -Registrar of Assurances at Gandhinagar under Sr. No. 22343, the non - agricultural land bearing Final Plot No. 108 admeasuring 2564 sq.mts., was sold to Prakshi Infraspace LLP.

By virtue of aforesaid Sale Deed, the name of Prakshi Infraspace LLP was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by pencil mutation entry No. 4231 dated 07-09-2019.

- 4.13** It has been observed by that, the co-owner of the said land Hetalben D/o. Ramabhai Kakudas Patel W/o. Nilesh Dashrathbhai Patel as herself and natural guardian of minors Pratham Nileshkumar Patel and Riya Nileshkumar Patel had executed Deed of Declaration cum Confirmation registered in the Office of Sub Registrar of Assurances at Gandhinagar under Sr. No. 19682 dated 05-08-2019 whereby mutation entry No. 2283 dated 11-08-2006 was confirmed.



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5. Mutation of the name / s of the land owner / s in revenue records

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On bare perusal of latest Village Form No. 7, the name of Pragnesh Ramabhai Patel is appear as occupier of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code as the mutation entry No. 4231 in respect of sale transaction is still pending for certification, but title of the said land has been already been transferred to Prakshi Infraspace LLP by virtue of sale deed.

6. Searches :

6.1 We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 Perusal of the revenue record as are made available to us :

Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 Lis pendence / Litigations :

That, the principal of Lis pendency is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner / s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

7. Public Notice :

As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**SANDESH**" dated **02-06-2019** for



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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.

8 Special Observation :

8.1 It has been observed by us that, land under investigation has already been merged into Town Planning Scheme No. 19 (Raysan – Randesan - Koba) and as per the Provision of Section 121 of Gujarat Town Planning and Urban Development Act, 1976, the Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 as in force for the time being, shall not apply to any area of included in a Town Planning Scheme under the said act.

8.2 It has been observed by us that, the land under investigation has been already been converted into non – agricultural land in accordance with the Provision of Section 65 of Land Revenue Code and it is well settled position of law that, the laws relating to agricultural land are not applicable to non – agricultural.

8.3 The Prakshi Infraspace LLP is limited liability partnership firm constituted under the provision of Limited Liability Partnership Act, 2008 and its partners are (1) Mr. Rupesh Vishnubhai Patel, (2) Mr. Vinodkumar Kantilal Patel, (3) Mr. Ayush Jigneshbhai Patel, (4) Mr. Pragneshbhai Ramabhai Patel and (5) Mr. Pinalkumar Dineshbhai Patel.

9. Boundaries of the said land :

We have mentioned the details of boundaries of the land in question on the basis of Sale Deed bearing No. 22342 dated 06-09-2019



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10. Conclusions :

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to his land more particularly described in Schedule hereunder written is clear, marketable and free from encumbrances and reasonable doubts subject to :

1. Affidavit on title being made by Prakshi Infraspace LLP.
2. Fulfilment of terms and conditions laid down in N. A. Order and fulfilment of Provisions of the Gujarat Town Planning and Urban Development Act, 1976 and Rules made there under and Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.
3. The mutation entry in respect of N. A. use permission being entered in revenue record.

11. Certificate :

We certify that, **PRAKSHI INFRASPACE LLP** has valid, clear free from any charges or reasonable doubts and marketable title to the said land subject to the observations made in all forgoing paras and especially the observation made in para-10 above.

SCHEDULE

(Description of the land in question)

ALL THAT piece or parcel of non - agricultural land bearing Final Plot No. 108 admeasuring 2564 sq.mts., of T. P. Scheme No. 19 (Raysan – Randesan – Koba) comprised of Block No. 44 admeasuring 3946 sq.mts., situate, lying and being at Mouje – Raysan Taluka – Gandhinagar in the Registration District of Gandhinagar and Sub - District of Gandhinagar in the State of Gujarat which is bounded as under :-



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DETAILS OF BOUNDARIS OF FINAL PLOT NO. 108

In the East : By 12 mts., Road

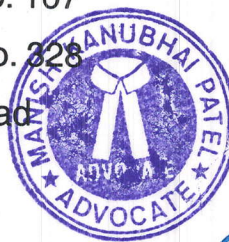
In the West : By Final Plot No. 107

In the North : By Final Plot No. 328

In the South : By 12 mts., Road

Date : 10-09-2019

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

- (a) 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. This report on title contains some remarks and obervationn which should be observed
- (b) 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 litigation or injunction/ status quo granted therein in respect of the said land/property. the above Title Report/ Opinion is issued exclusively for his/her/their/it's personal use. It is pertinent to note that, this legal opinion about title of the land under investigation is rendered on the basic of xerox copies of papers and documents related to land / property.

