

Ref. No. 6295

To,

"Omkar Infra" a partnership firm,

Through its Admin. Partner,

Trupen Ashwinbhai Patel,

Res. B/1, Anjana Society,

Bapunagar, Ahmedabad-380024.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-Agricultural land bearing **Final Plot No. 87, 88 and 92**, containing by total admeasurements 10259 Sq. Mtrs. [allotted in lieu of Amalgamated Block No. 1011, (Old Block No. 1011, 1013 and 1043) containing by admeasurements 15884 Sq. Mtrs.] of T.P. Scheme No. 10 (Adalaj-Por), situate, lying and being at Moje Adalaj, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and belonging to a partnership firm **"Omkar Infra"**.



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and also have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

History of Block No. 1011

- 1... Originally, prior to the year 1949, land bearing Survey No. 804/8 was owned, occupied and possessed by Bai Diwaliben d/o Chhaganlal Ghelabhai and name of Motibhai Vitthalbhai Patel was running as a tenant of the land.
- 2... Thereafter, owner and occupier of the land, Bai Diwaliben d/o Chhaganlal Ghelabhai died intestate on dated 5-2-1951 leaving behind her only legal heir Somnath Laldas and hence his name has been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3137 dated 28-6-1951.
- 3... Thereafter, tenant is not able to purchase the land bearing Survey No. 804/8 hence the land was given to the landowner for Gharkhed purpose

as per order under Tribunal Case No. 70, dated 22-7-1963 and entry to that effect was entered in the Mutation Register by Entry No. 4235 dated 13-3-1964.

- 4... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 1011 given in lieu of the Survey No. 804/8 and area affixed 2327 Sq. Mtrs. and name of Somnath Laldas entered as an owner and and entry to that effect was mutated in the Mutation Register vide Entry No. 4364, dated 1-1-1966.
- 5... Thereafter, the Tenant-Motibhai Vitthalbhai has paid purchase amount to the Landlord-Somnath Laldas for the land bearing Block No. 1011 as per order of the Mamlatdar & Krushi Panch vide Order No. Ganot Case-32(G)/38/66, dated 30-6-1967 hence the said authority has issued Purchase Certificate of Form No. 9 and by virtue of that charge of landlord deleted from record and name of Motibhai Vitthalbhai has been entered in the record as an owner of the land with Pratibandhit Satta Prakar tenure, and entry to that effect was entered in the Mutation Register by Entry No. 4700 dated 2-10-1968.
- 6... Thereafter, owner and occupier of the land, Motibhai Vitthalbhai Patel died intestate on dated 22-12-1972 leaving behind him his legal heirs Ravjibhai Motibhai Patel, Shanabhai Motibhai Patel, Govindbhai Motibhai Patel, Harilal Motibhai Patel, Prabhudas Motibhai Patel, Chandrikaben Motibhai Patel, Kokilaben Motibhai Patel and Tejaben wd/o Motibhai Vitthalbhai Patel as self and as a guardian of Minor Ghanshyambhai Motibhai Patel and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 5009 dated 23-3-1973.
- 7... Thereafter, co-owner and co-occupier of the land, Ravjibhai Motibhai Patel died intestate on dated 5-10-1994 leaving behind him his legal heirs Ratanben wd/o Ravjibhai Motibhai Patel, Pankajbhai Ravjibhai Patel, Sureshbhai Ravjibhai Patel, Devilaben Ravjibhai Patel, and Urmilaben Ravjibhai Patel, Ranjanben Ravjibhai Patel and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 8435 dated 3-2-1995.



- 8... Thereafter, the Prant Officer, Gandhinagar has released the land bearing Block No. 1011, containing by admeasurements 2327 Sq. Mtrs. from the Pratibandhit Satta Prakar tenure and converted the same in old tenure with a condition that premium being payable at the time of non-agricultural purpose by their Order No. 207/97/V. 7273-26/98, dated 24-6-1998 and entry to that effect was entered in the Mutation Register by Entry No. 9215 dated 4-7-1998.
- 9... Thereafter, co-owner and co-occupier of the land, Tejaba wd/o Motibhai Vitthalbhai Patel died intestate on dated 14-6-1991 and hence her name has been deleted from the revenue record and entry to that effect was entered in the Mutation Register by Entry No. 9218 dated 4-7-1998.
- 10... Thereafter, family partition took place between Shanabhai Motibhai Patel and others for the land bearing Block No. 1011 and other lands and by virtue of that Block No. 1011, containing by admeasurements 2327 Sq. Mtrs. came to the share of Govindbhai Motibhai Patel and Prabhudas Motibhai Patel and entry to that effect was entered in the Mutation Register by Entry No. 9331 dated 9-11-1998.
- 11... Thereafter, names of Taraben Prabhudas Patel, Hasit Prabhudas Patel, Hasmita Prabhudas Paatel and Bela Prabhudas Patel have been entered in the revenue record with the name of Prabhudas Motibhai Patel and entry to that effect was entered in the Mutation Register by Entry No. 10422 dated 9-6-2006.
- 12... Thereafter, co-owner and co-occupier of the land, Govindbhai Motibhai Patel has waived and relinquished his right, title and interest persisting in the land in favour of Prabhudas Motibhai Patel and hence his name has been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 10449 dated 6-7-2006.
- 13... Thereafter, owners and occupiers of the land, (1) Prabhudas Motibhai Patel as self and as power of attorney of Hasit Prabhudas Patel, (2) Taraben Prabhudas Patel, (3) Hasmita Prabhudas Patel and (4) Bela Prabhudas Patel have sold and conveyed agricultural land bearing Block No. 1011, containing by admeasurements 2327 Sq. Mtrs. to Ashokbhai Ranchhodbhai Patel and Taraben Ashokbhai Patel by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 1-9-2006 under Serial No. 8937 and entry to that effect was



entered in the Mutation Register by Entry No. 10536 dated 21-9-2006.

- 14... Thereafter, owners and occupiers of the land, Ashokbhai Ranchhodbhai Patel and Taraben Ashokbhai Patel have sold & conveyed agricultural land bearing Block No. 1011, containing by admeasurements 2327 Sq. Mtrs. to (1) Jayeshkumar Kantilal Patel, (2) Pranaykumar Kantilal Patel, (3) Dipakkumar Manilal Patel, (4) Prakashbhai Chandubhai Patel, (5) Kanubhai Maganbhai Patel, (6) Sandipbhai Kanubhai Patel and (7) Rajnikant Kanubhai Patel by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 4-1-2011 under Serial No. 125 and entry to that effect was entered in the Mutation Register by Entry No. 12493 dated 4-1-2011.
- 15... Thereafter, the land bearing Block No. 1011, containing by total admeasurements 2327 Sq. Mtrs. merged into Town Planning Scheme No. 10 (Adalaj-Por) and it has been given Final Plot No. 92, containing by total admeasurements 1460 Sq. Mtrs. or thereabouts.
- 16... Thereafter, the District Collector, Gandhinagar has released the land bearing Final Plot No. 92, containing by admeasurements 1460 Sq. Mtrs. (allotted in lieu of Block No. 1011, containing by admeasurements 2327 Sq. Mtrs.) of T.P. Scheme No. 10 from the Pratibandhit Satta Prakar tenure and converted in old tenure for non-agricultural purpose by their Order No. CB/Ganot/Vashi. 619 to 627/2012, dated 18-1-2012 and entry to that effect was entered in the Mutation Register by Entry No. 13021 dated 25-1-2012.
- 17... Thereafter, the District Collector, Gandhinagar has granted non-agricultural permission for the land bearing Final Plot No. 92, containing by admeasurements 1460 Sq. Mtrs. (allotted in lieu of Block No. 1011, containing by admeasurements 2327 Sq. Mtrs.) of T.P. Scheme No. 10 for residential purpose by their Order No. CB/Land/Tatkal/N.A./S.R. 67/11/Vashi. 6179 to 6194/2012, dated 29-3-2012 and entry to that effect was entered in the Mutation Register by Entry No. 13101 dated 19-4-2012.

History of Block No. 1013

- 1... That the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 1013 given in lieu of the Survey No. 810 and area affixed 5362 Sq. Mtrs. and recorded on Sarkari



Padtar Head and entry to that effect was mutated in the Mutation Register vide Entry No. 4364, dated 1-1-1966.

- 2... Thereafter, the land bearing Block No. 1013 has been granted to the physical possessor-Kalaji Chhaganji with new tenure on receiving the amount of possession as per order of the Prant Officer, Viramgam Prant vide Order No. Ka.Ni./130, dated 21-11-1972 and entry to that effect was entered in the Mutation Register by Entry No. 6759 dated 3-3-1980.
- 3... Thereafter, owner and occupier of the land, Kalaji Chhaganji died intestate on dated 24-5-1989 leaving behind him his legal heirs Ranchhodji Kalaji, Chanchiben Kalaji, Hiraben Kalaji, Haramben Kalaji, Dariyaben Kalaji, Jadiben Kalaji and Gajiben wd/o Kalaji Chhaganji and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 7535 dated 19-6-1989.
- 4... Thereafter, registered sale deed cannot be made for the land bearing Block No. 1013 between Ranchhodji Kalaji and others & Mukeshkumar Chimanlal Shah on the basis of order passed by the Hon. Civil Judge, Gandhinagar in the matter of S.C.S. No. 34/96 because the land is of pratibandhit satta prakar tenure and entry to that effect was entered in the Mutation Register by Entry No. 8785 dated 1-10-1996.
- 5... Thereafter, co-owners and co-occupiers of the land, Chanchiben Kalaji, Hiraben Kalaji, Haramben Kalaji, Dariyaben Kalaji, Jadiben Kalaji have waived and relinquished their right, title and interest persisting in the land in favour of other co-owners and co-occupiers and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 8871 dated 17-12-1996.
- 6... Thereafter, the Mamlatdar, Gandhinagar has released the land bearing Block No. 1013, containing by admeasurements 5362 Sq. Mtrs. from the Pratibandhit Satta Prakar tenure subject to premium being payable at the time of non-agricultural purpose by their Order No. Land/NTL/S.R. 12400/12401/96, dated 31-12-1997 and entry to that effect was entered in the Mutation Register by Entry No. 9142 dated 7-1-1998.
- 7... Thereafter, owners and occupiers of the land, Ranchhodji Kalaji and others have sold and conveyed agricultural land bearing Block No.



1013, containing by admeasurements 5362 Sq. Mtrs. to Mukeshkumar Chimanlal Shah by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 25-3-1998 under Serial No. 1173 and entry to that effect was entered in the Mutation Register by Entry No. 9179 dated 18-4-1998.

- 8... Thereafter, owner and occupier of the land, Mukeshkumar Chimanlal Shah has sold and conveyed agricultural land bearing Block No. 1013, containing by admeasurements 5362 Sq. Mtrs. to (1) Jayeshkumar Kantilal Patel, (2) Pranaykumar Kantilal Patel, (3) Dipakkumar Manilal Patel, (4) Prakashbhai Chandubhai Patel, (5) Kanubhai Maganbhai Patel, (6) Sandipbhai Kanubhai Patel and (7) Rajnikant Kanubhai Patel by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 5-11-2007 under Serial No. 13417 and entry to that effect was entered in the Mutation Register by Entry No. 11157 dated 27-12-2007.
- 9... Thereafter, the District Collector, Gandhinagar has released the land bearing Block No. 1013, containing by admeasurements 5362 Sq. Mtrs. from the Pratibandhit Satta Prakar tenure and converted in old tenure for non-agricultural purpose by their Order No. CB/Ganot/Vashi. 6704 to 6709/08, dated 29-11-2008 and entry to that effect was entered in the Mutation Register by Entry No. 11506 dated 10-12-2008.
- 16... Thereafter, the land bearing Block No. 1013, containing by total admeasurements 5362 Sq. Mtrs. merged into Town Planning Scheme No. 10 (Adalaj-Por) and it has been given Final Plot No. 88, containing by total admeasurements 3485 Sq. Mtrs. or thereabouts.
- 17... Thereafter, the District Collector, Gandhinagar has granted non-agricultural permission for the land bearing Final Plot No. 88, containing by admeasurements 3485 Sq. Mtrs. (allotted in lieu of Block No. 1013, containing by admeasurements 5362 Sq. Mtrs.) of T.P. Scheme No. 10 for residential purpose by their Order No. CB/Land/Non-Agriculture/S.R. 220/Vashi. 14764 to 14779/2009, dated 17-8-2010 and entry to that effect was entered in the Mutation Register by Entry No. 11820 dated 5-10-2009.

History of Block No. 1043

- 1... Originally, prior to the year 1941, land bearing Survey No. 840/2 was owned, occupied and possessed by Ambalal Govindbhai Patel.

- 2... Thereafter, owner and occupier of the land, Ambalal Govindbhai has sold and conveyed agricultural land bearing Survey No. 840/2, to Bai Surajben wd/o Dahyabhai Ranchhodbhai as self and as a guardian of Bai Jadi d/o Dahyabhai Ranchhodbhai by oral agreement, dated 17-6-1941 and entry to that effect was entered in the Mutation Register by Entry No. 2508 dated 16-9-1941.
- 3... Thereafter, owners and occupiers of the land, Bai Surajben wd/o Dahyabhai Ranchhodbhai as self and as a guardian of Bai Jadi d/o Dahyabhai Ranchhodbhai have sold and conveyed agricultural land bearing Survey No. 840/2 to Vishnuprasad alias Natwarlal Keshavlal by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 20-1-1943 and entry to that effect was entered in the Mutation Register by Entry No. 2604 dated 16-2-1943.
- 4... Thereafter, owner and occupier of the land, Vishnuprasad alias Natwarlal Keshavlal died intestate on dated 7-11-1947 leaving behind him his legal heirs Manguben wd/o Natwarlal alias Vishnuprasad as self and as guardian of minors Shantaben Natwarlal alias Vishnuprasad, Lilaben Natwarlal alias Vishnuprasad, Madhukantaben Natwarlal alias Vishnuprasad and Jashodaben Natwarlal alias Vishnuprasad and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2911 dated 17-1-1948.
- 5... Thereafter, owners and occupiers of the land, Manguben wd/o Natwarlal alias Vishnuprasad as self and as guardian of minors Shantaben Natwarlal alias Vishnuprasad, Lilaben Natwarlal alias Vishnuprasad, Madhukantaben Natwarlal alias Vishnuprasad and Jashodaben Natwarlal alias Vishnuprasad have sold and conveyed agricultural land bearing Survey No. 840/2 to Nathabhai Mathurbhai by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 10-3-1950 and entry to that effect was entered in the Mutation Register by Entry No. 3156 dated 1-12-1951.
- 6... Thereafter, owner and occupier of the land, Nathabhai Mathurbhai has sold and conveyed agricultural land bearing Survey No. 840/2 to Motilal Revashankar by sale deed, registered in the office of the Sub-Registrar of Ahmedabad on dated 31-1-1953 and entry to that effect was



entered in the Mutation Register by Entry No. 3459 dated 13-3-1954.

- 7... Thereafter, the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 1043 given in lieu of the Survey No. 840/2 and area affixed 8195 Sq. Mtrs. and name of Motilal Revashankar entered as an owner and entry to that effect was mutated in the Mutation Register vide Entry No. 4364, dated 1-1-1966.
- 8... Thereafter, Kalaji Chhaganji was farming the land as a farmer hence his name has been entered as a Tenant in second rights of revenue record and entry to that effect was entered in the Mutation Register by Entry No. 4432 dated 29-10-1966.
- 9... Thereafter, the Tenant-Kalaji Chhaganji has paid purchase amount to the Landlord-Motilal Revashankar for the land bearing Block No. 1043 as per order under Tribunal Case No. 93, dated 21-5-1966 hence the said authority has issued Purchase Certificate of Form No. 9 and by virtue of that charge of landlord deleted from record and name of Kalaji Chhaganji has been entered in the record as an owner of the land with Pratibandhit Satta Prakar tenure, and entry to that effect was entered in the Mutation Register by Entry No. 4491 dated 15-4-1967.
- 10... Thereafter, owner and occupier of the land, Kalaji Chhaganji died intestate on dated 24-5-1989 leaving behind him his legal heirs Ranchhodji Kalaji, Chanchiben Kalaji, Hiraben Kalaji, Haramben Kalaji, Dariyaben Kalaji, Jadiben Kalaji and Gajiben wd/o Kalaji Chhaganji and hence their names have been entered in the revenue record upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 7535 dated 19-6-1989.
- 11... Thereafter, registered sale deed cannot be made for the land bearing Block No. 1043 between Mukeshkumar Chimanlal Shah & Ranchhodji Kalaji and others on the basis of order passed by the Hon. Civil Judge, Gandhinagar in the matter of S.C.S. No. 33/96 because the land is of pratibandhit satta prakar tenure and entry to that effect was entered in the Mutation Register by Entry No. 8786 dated 1-10-1996.
- 12... Thereafter, the Mamlatdar, Gandhinagar has released the land bearing Block No. 1043, containing by admeasurements 8195 Sq. Mtrs. from the Pratibandhit Satta Prakar tenure subject to premium being payable



at the time of non-agricultural purpose by their Order No. Land/NTL/S.R. 7441/43/96, dated 1-10-1996 and entry to that effect was entered in the Mutation Register by Entry No. 8810 dated 17-10-1996.

- 13... Thereafter, co-owner and co-occupier of the land, Gajiben wd/o Kalaji Chhaganji died intestate and her name has been deleted from the revenue record.
- 14... Thereafter, owners and occupiers of the land, (1) Ranchhodji Kalaji as self and as a guardian of minors Kapilaben Ranchhodji, Ashaben Ranchhodji, Mahesh Ranchhodji, Vishnu Ranchhodji and Babuben Ranchhodji, (2) Chanchiben d/o Kalaji Chhaganji, (3) Hiraben d/o Kalaji Chhaganji, (4) Dariyaben d/o Kalaji Chhaganji, (5) Haramben d/o Kalaji Chhaganji, (6) Jadiben d/o Kalaji Chhaganji and (7) Manguben Kalaji above No.(2) to (7) through their power of attorney Jayeshkumar Chhakkaddas Shah have sold and conveyed agricultural land bearing Block No. 1043, containing by admeasurements 8195 Sq. Mtrs. to Mukeshkumar Chimanlal Shah by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 16-10-1996 under Serial No. 3716 and entry to that effect was entered in the Mutation Register by Entry No. 8813 dated 17-10-1996.
- 15... Thereafter, owner and occupier of the land, Mukeshkumar Chimanlal Shah has sold and conveyed agricultural land bearing Block No. 1043, containing by admeasurements 8195 Sq. Mtrs. to (1) Jayeshkumar Kantilal Patel, (2) Pranaykumar Kantilal Patel, (3) Dipakkumar Manilal Patel, (4) Prakashbhai Chandubhai Patel, (5) Kanubhai Maganbhai Patel, (6) Sandipbhai Kanubhai Patel and (7) Rajnikant Kanubhai Patel by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 5-11-2007 under Serial No. 13420 and entry to that effect was entered in the Mutation Register by Entry No. 11158 dated 27-12-2007.
- 16... Thereafter, the District Collector, Gandhinagar has released the land bearing Block No. 1043, containing by admeasurements 8195 Sq. Mtrs. from the Pratibandhit Satta Prakar tenure and converted in old tenure for non-agricultural purpose by their Order No. CB/Ganot/Vashi. 6606 to 6611/08, dated 10-12-2008 and entry to that effect was entered in the Mutation Register by Entry No. 11552 dated 26-2-2009.
- 17... Thereafter, the land bearing Block No. 1043, containing by total



admeasurements 8195 Sq. Mtrs. merged into Town Planning Scheme No. 10 (Adalaj-Por) and it has been given Final Plot No. 87, containing by total admeasurements 5314 Sq. Mtrs. or thereabouts.

18... Thereafter, the District Collector, Gandhinagar has granted non-agricultural permission for the land bearing Final Plot No. 87, containing by admeasurements 5314 Sq. Mtrs. (allotted in lieu of Block No. 1043, containing by admeasurements 8195 Sq. Mtrs.) of T.P. Scheme No. 10 for residential purpose by their Order No. CB/Land/Non-Agriculture/S.R. 218/Vashi. 19739 to 19754/2009, dated 4-11-2009 and entry to that effect was entered in the Mutation Register by Entry No. 11933 dated 23-1-2010.

History of Amalgamated Block No. 1011

- 1... Thereafter, the Mamlatdar, Gandhinagar has amalgamated lands of Block No. 1011, containing by admeasurements 2327 Sq. Mtrs., Block No. 1013, containing by admeasurements 5362 Sq. Mtrs. and Block No. 1043, containing by admeasurements 8195 Sq. Mtrs., containing by total admeasurements 15884 Sq. Mtrs. by their Order No. Mam/Land/Vashi. 7559/13, dated 28-10-2013 and by virtue of that it has given a new Amalgamated Block No. 1011, containing by total admeasurements 15884 Sq. Mtrs. and entry to that effect was entered in the Mutation Register by Entry No. 13692 dated 2-11-2013.
- 2... Thereafter, the Mamlatdar, Gandhinagar has deleted the effect of "premium being payable at the time of non-agricultural purpose" from revenue record of Amalgamated Block No. 1011, containing by total admeasurements 15884 Sq. Mtrs. and entered effect of "non-agricultural" by their Order No. Mam/Land/Vashi/376/16, dated 15-4-2017 and entry to that effect was entered in the Mutation Register by Entry No. 14789 dated 25-5-2017.
- 3... Thereafter, the Junior Town Planner, Gandhinagar Urban Development Authority (GUDA) has approved the layout and building plans for the said land and issued Development Permission vide their Order No. PRM/Adalaj/184/04/2012/3351/2018, dated 29-5-2018 for total 49 (forty nine) residential units.
- 4... Thereafter, owners and occupiers of the land, (1) Jayeshkumar Kantilal Patel (owner of undivided 23% land share), (2) Pranaykumar Kantilal



Patel (owner of undivided 20% land share), (3) Dipakkumar Manilal Patel (owner of undivided 22% land share), (4) Prakashbhai Chandulal Patel (owner of undivided 20% land share), (5) Kanubhai Maganbhai Patel (owner of undivided 5% land share), (6) Sandipbhai Kanubhai Patel (owner of undivided 5% land share) and (7) Rajnikant Kanubhai Patel (owner of undivided 5% land share) have sold and conveyed said non-agricultural land bearing **Final Plot No. 87, 88 and 92**, containing by total admeasurements 10259 Sq. Mtrs. [allotted in lieu of Amalgamated Block No. 1011, (Old Block No. 1011, 1013 and 1043), containing by admeasurements 15884 Sq. Mtrs.] of T.P. Scheme No. 10 (Adalaj-Por) to a partnership firm "**Omkar Infra**" by sale deed, registered in the office of the Sub-Registrar of Gandhinagar on dated 28-6-2021 under Serial No. 19175 and entry to that effect was entered in the Mutation Register by Entry No. 16638 dated 2-7-2021.

- 5... Thereafter, I have published a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** on dated **11-8-2021** inviting any claim, rights and/or encumbrances if any in respect of the said land. But till date, I have not received any objection in response thereof from anybody.
- 6... Thereafter, the Junior Town Planner, Gandhinagar Urban Development Authority (GUDA) has approved the revised layout and building plans for the said land and issued Development Permission vide their Order No. PRM/Adalaj/184/04/2012/8401/2021, dated 26-8-2021 for total 41 (forty one) residential units.

I have examined titles of the said land belonging to a partnership firm "**Omkar Infra**" and have caused to be taken searches of **available** revenue and registration record for last 30 (thirty) years through our Search Clerk to the Non-agricultural Land bearing **Final Plot No. 87, 88 and 92**, containing by total admeasurements 10259 Sq. Mtrs. [allotted in lieu of Amalgamated Block No. 1011, (Old Block No. 1011, 1013 and 1043) containing by admeasurements 15884 Sq. Mtrs.] of T.P. Scheme No. 10 (Adalaj-Por), situate, lying and being at Moje Adalaj, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and from that and from the Declaration-Cum-Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/ copies etc furnished in the case file shown to us to be true and genuine,

and also based upon the information given by owners that no transfer/ agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

- (1) Any other Law, Act and Rules if applicable.
- (2) Fulfillment of conditions laid down in the N.A. Order and approved plans.
- (3) Provisions of the Town Planning and Urban Development Act and use as per Zone of GUDA and Plans of Construction being sanctioned by GUDA and Provisions of Town Planning Scheme.
- (4) Verification of all original documents.

DATED THIS 6TH DAY OF SEPTEMBER, 2021.



(Sharad N. Darji)

Advocate

Note:

- [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 registration record of the year 1976 to 2006 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (2007 to 2021) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate with report.

