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TITLE CERTIFICATE WITH SEARCH REPORT

To,

Ref : 6485

Manrup Developers, a partnership firm

30, Aamrakunj Bungalow, Pethapur Cross
Road, Village - Pethapur, Taluka &
District - Gandhinagar.

Ref : IN THE MATTER OF INVESTIGATION of the title of non-agriculture land bearing Survey No. 114 / 2 admeasuring 4553 sq.mtrs. merged into Town Planning Scheme No. 16 (Pethapur) and allotted Final Plot No. 113 admeasuring 2959 sq.mtrs. situate, lying and being at Mouje - Pethapur, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **Manrup Developers, a partnership firm.**

We refer to your instructions to investigate the titles of the captioned land and give opinion thereof 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 and also taken the root of title commencing from last about thirty years from now. Our report on title and opinion thereof is as stated hereafter for his/her/their personal use. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. Originally above said other title documents referred. it is observed that prior to 1950, Sankaleshwar Ganpatram Mehta was the owner of Survey No. 114 / 2 admeasuring Acre 1-5 Guntha of Mouje - Pathapur, Taluka & District- Gandhinagar.
2. That, the land in question was standing in the name of Sankaleshwar Ganpatram Mehta in the revenue record but he



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had died intestate prior to many years leaving behind him his lineal descendant as Ramubhai Sankaleshwar Mehta and hence his name was brought on the revenue record of the said land upon succession right and entry to that effect was mutated in the revenue record of the said land vide mutation entry No. 225. which was certified by the competent authority.

3. It has been observed by us that, the said land was cultivated by Gokaldas Chimanlal Patel for a long period and hence his name was entered as an ordinary tenant in other rights of record of 7/12 abstract of the said land by the Taluka Authority in accordance with the provision of Tenancy Act and entry to that effect was entered in the revenue record vide mutation entry No. 1750 / 14 dated : 30-05-1956, Which was certified by competent authority dated : 11-09-1956.
4. Thereafter, the Bombay provisions of the Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the said land and accordingly, the land of Survey No. 114 / 2 was declared as "FRAGMENT LAND" and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1889/626 dated : 13-02-1957.
5. It has been observed by us that, the said land was cultivated by Hamirji Javanji for a long period and hence his name was entered as an ordinary tenant in other rights of record of 7/12 abstract of the said land by the Taluka Authority in accordance with the provision of Tenancy Act as is expressly corroborated and evidenced by certified mutation entry No. 1891 / 314.



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6. Thereafter, by an order of Tribunal & Mamlatdar Passed on 20-02-1962 under his order No. 55 and entry to that effect was mutated in the revenue record vide Mutation Entry No. 2797/21, dated 10-08-1962, which was certified by the competent authority on dated 17-08-1963.
7. Thereafter, Hon. Mamlatdar & Krushipanch ordered on 24-11-1967 under his order No. 325 to Finish tenancy right of tenenat and granted said entire land to Ramshankar Sankleshwar Mehta for self farming and entry to that effect was mutated in the revenue record vide Mutation Entry No. 3771, dated 07-12-1967, which was certified by the competent authority on dated 08-01-1968.
8. Mutation entry No. 3778 is not pertaining to the land under investigation and hence it is being dealt with.
9. Thereafter, the owner of the said land namely Ramshankar Sankaleshwar Mehta died intestate on dated 12-10-1983 barren by executing a Regd. Will i.e. Testament on dated 15-07-1980 and declared Harshadray Chhotalal Mehta as owner of the said land by virtue of said Will and accordingly, name of Ramshankar Sankaleshwar Mehta 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. 6223, dated 26-12-1983, which was certified by the competent authority on dated 20-04-1984.
10. That The owner of said land namely Harshadray Chhotalal Mehta had died intestate on 04-03-1995 leaving behind him his lineal descendants as Nirmalaben Wd/o. Harshadray Chhotalal Mehta, and hence her name was brought on the revenue record upon



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succession right and entry to that effect was entered in the revenue record vide mutation entry No. 8367 dated 16-12-1995 which was certified by competent authority dated : 16-03-1996.

11. Thereafter, the owner of the said land namely Nirmalaben Wd/o. Harshadray Chhotalal Mehta died intestate on dated 01-06-1996 barren leaving behind him her nearest legal heirs as Chinubhai Chhotalal Sankaleshwar Mehta, Savitaben D/o. Chhotalal Sankaleshwar Mehta, Vimlaben D/o. Chhotalal Sankleshwar Mehta, Jashiben D/o. Chhotalal Sankleshwar Mehta & Chandrikaben D/o. Chhotalal Sankleshwar Mehta and hence their name was brought on the revenue record upon succession right and entry to that effect was entered in the revenue record vide mutation entry No. 8556 dated 24-09-1996 which was certified by competent authority dated : 27-12-1996.
12. It has been observed by us that, the process of KJP Durasti was conducted by the District Inspector Land Record, Gandhinagar and issued Durasti Patrak No. 50 vide their order bearing No. K.J.P. SR - 90 / 06 dated 20-03-2006 and land bearing Survey No. 114 admeasuring 9005 sq. mtrs. was divided into two sub divisions in accordance with the Provision of Section 117 of Land Revenue Code and accordingly (A) land admeasuring 4452 sq.mts., was given Survey No. 114/1 and (B) land admeasuring 4553 sq.mts., was given Survey No. 114 / 2 and entry to that effect was entered in the revenue record vide mutation entry No. 11066 dated 09-06-2006 which was certified by competent authority dated : 06-09-2006.
13. Thereafter, the Mamlatdar, Gandhinagar has passed an Order No. JAMIN / VASHI. / 08 dated 26-09-2008 to rectify the



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erroneous computerised record as per the manual record of the agriculture land of village - PETHAPUR and entry to that effect was mutated in the revenue record vide Mutation Entry No. 12525 dated 23-02-2009, which was certified by the competent authority on 07-05-2009.

14. Thereafter, the co-owner of the said land namely Vimlaben D/o. Chhotalal Sankleshwar Mehta W/o. Dinkarray died intestate on 11-07-2002 leaving behind him her legal heirs as (1) Bharatbhai Dinkarray, (2) Ashokbhai Dinkarray, (3) Rohitbhai Dinkarray, (4) Sharmisthaben Dinkarray and (5) Naynaben Dinkarray and hence, their names have been brought on the revenue record as co-owners of the said land upon hereditary rights and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 14958 dated 30-03-2013, which was certified by the competent authority on 15-05-2013.

15. Thereafter, the co-owners of the said land namely (1) Bharatbhai Dinkarray, (2) Ashokbhai Dinkarray, (3) Rohitbhai Dinkarray, (4) Sharmisthaben Dinkarray and (5) Naynaben Dinkarray have voluntarily waived and relinquished their share persisting in the said land in favour of co-owners of the said land and hence their names have 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. 14959 dated 30-03-2013, which was certified by the competent authority on 16-05-2013.

16. Thereafter, co-owner of the said land namely Savitaben D/o. Chhotalal Sankleshwar Mehta expired on 13th April, 2004 barren. So, Name of Savitaben D/o. Chhotalal Sankleshwar Mehta was removed in revenue record and entry to that effect was mutated



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in the revenue record vide Mutation Entry No. 14961 dated 30-03-2013, which was certified by the competent authority on 15-05-2013.

17. Thereafter Hon. Mamlatdar, Gandhinagar was passed Order No. MAM / JAMIN / S.R. 33 / 13 / VASHI . 6081 / 13, dated : 04-10-2013 to word of remove "OLD TENURE" and enter as "NEW TENURE" in revenue record and entry to that effect was mutated in the mutation register by Entry No. 15406 dated 01-03-2014. which was certified by the competent authority on 14-05-2014.

18. It has been observed by us that, the land in question was restricted tenure land under "THE PROVISION OF SECTION-43 OF TENANCY ACT-1948" and hence the owner of said land had submitted an online application dated 03-03-2020 to the District Collector, Gandhinagar for converting the said land into old tenure land for non-agricultural purpose and on consideration of said application the District Collector, Gandhinagar passed order bearing No. Kramank . 781 / 06 / 03 / 017 / 2020 dated 22-06-2020 and converted said land in to old tenure land for non agricultural purpose subject to obtained N.A use permission under Section - 65 of Land Revenue Code and entry to that effect was entered in the revenue record vide mutation entry No. 18188 dated 22-06-2020 which was certified by competent authority on 20-08-2020.

19. 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 Survey No. 114 / 2 admeasuring 4553 sq.mts., by merging into Draft Town Planning Scheme No. 16 (Pethapur) and land bearing Survey No. 114 / 2 is given Final



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Plot No. 113 and its area is fixed to the extent of 2959 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.

20. It has been observed by us that, the owner of said land had submitted an online application dated 03-03-2020 to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District Collector Ahmedabad passed order bearing No. KRAMANK 794 / 06 / 03 / 017 / 2020 dated : 26-06-2020 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. 18195 dated 26-06-2020 which was certified by competent authority on 27-08-2020.
21. Thereafter the owners of the said land namely Chinubhai Chhotalal Mehta through his power of attorney holder Nilkanth Chinubhai Mehta had sold and conveyed non agricultural land bearing Survey No. 114 / 2 admeasuring 4553 sq.mtrs. now given Final Plot No. 113 admeasuring 2959 sq.mtrs. in Draft Town Planing Scheme No. 16 (Pethapur) to Manrup Developers - a partnership firm by sale deed registered in the office in Sub-Registrar of the Assurances at Gandhinagar under serial No. 25876 dated 18-08-2021 and pencil entry to that effect was entered in the revenue record vide mutation entry No. 19200 dated : 14-09-2020, which is yet to be certified by the competent authority.



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22. Thereafter Gandhinagar Urban Development Authority (GUDA) has sanctioned plans of construction on 02nd November, 2020 under their letter No. PRM / PETHAPUR / 62 / 07 / 2020 / 6645 / 2020.
23. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated 16-02-2020 on the name of Chinubhai Chhotalal Mehta 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 **Manrup Developers, a partnership firm** shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title made by **Manrup Developers, a partnership firm**.



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2. Fulfilment of terms and conditions laid down in N. A. Order and revisions made thereof.
3. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of immovable property being non-agriculture land bearing Survey No. 114 / 2 admeasuring 4553 sq.mtrs. merged into Town Planning Scheme No. 16 (Pethapur) and allotted Final Plot No. 113 admeasuring 2959 sq.mtrs. situate, lying and being at Mouje- Pethapur, Taluka - Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar.

Date : September 02, 2021.
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.
- 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 litigations or injunction/ status quo granted therein in respect of the said land/property.

