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801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
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AHMEDABAD - 380 006.

File No. 11058

Ref No.76/2019

Date-17/09/2019

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Sub-Plot No.83/2/2 of Final Plot No.83/2 of T. P. Scheme No.2 [KOB] (allotted in lieu of Revenue Survey Nos. 126/1 & 127/1+2+3) admeasuring about 4736 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 2007 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 Sub-Plot No.83/2/2 of Final Plot No.83/2 of T. P. Scheme No.2 [KOB]; which is allotted in lieu of Revenue Survey Nos. 126/1 & 127/1+2+3 of Moje KOB Taluka GANDHINAGAR and District of GANDHINAGAR.

SURVEY No.126/1:

2..Prior to the year 1970 RAMABHAI HIRABHAI, REVABEN HIRABHAI, UGRIBEN HIRABHAI, RANCHHODBHAI HIRABHAI and SHAKRABHAI PRABHUBHAI were owners of the said land.

3..The said REVABEN HIRABHAI and UGRIBEN HIRABHAI released their right title interest in the said land. Entry to that effect was entered in the Mutation register by Entry No. 1696 dated-25/11/1980.

4..The said RAMABHAI HIRABHAI expired on 12/07/1981 leaving behind his heirs KESHAVLAL RAMABHAI, KANTILAL RAMABHAI, JOITABHAI RAMABHAI, DAHIBEN RAMABHAI, MENABEN RAMABHAI, KAMUBEN RAMABHAI and SANTOKBEN widow of RAMABHAI HIRABHAI. Entry to that effect was entered in the Mutation register by Entry No. 1753 dated-01/10/1981.

5..The said DAHIBEN RAMABHAI, MENABEN RAMABHAI and KAMUBEN RAMABHAI released their right title interest in the said land in favour of KESHAVLAL RAMABHAI, KANTILAL RAMABHAI, JOITABHAI RAMABHAI and SANTOKBEN widow of RAMABHAI HIRABHAI. Entry to that effect was entered in the Mutation register by Entry No. 1754 dated-01/10/1981.

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6..The said SHAKRABHAI PRABHUBHAI expired on 14/09/1995 leaving behind his heirs REVABEN SHAKRABHAI, CHAMPABEN SHAKRABHAI, SAVITABEN SHAKRABHAI and ASHABHAI SHAKRABHAI. Entry to that effect was entered in the Mutation register by Entry No. 2385 dated-07/02/1996.

7..The said REVABEN SHAKRABHAI, CHAMPABEN SHAKRABHAI and SAVITABEN SHAKRABHAI released their right title interest in the said land. Entry to that effect was entered in the Mutation register by Entry No. 2386 dated-07/02/1996.

8..The said ASHABHAI SHAKRALAL, KESHAVLAL RAMABHAI, KANTIBHAI RAMABHAI, JOITABHAI RAMABHAI, DAHIBEN RAMABHAI, MENABEN RAMABHAI and KAMUBEN RAMABHAI by sale deed dated-08/02/2008 sold and conveyed the said land to GHANSHYAMBHAI DAHYABHAI PATEL and JYOTIKABEN HARIBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.1988. Entry to that effect was entered in the Mutation register by Entry No. 3413 dated-29/03/2008.

SURVEY No.127/1+2+3:

9..Prior to the year 1970 RAMABHAI HIRABHAI, REVABEN HIRABHAI and UGRIBEN HIRABHAI were owners of the said land.

10..The said REVABEN HIRABHAI and UGRIBEN HIRABHAI released their right title interest in the said land. Entry to that effect was entered in the Mutation register by Entry No. 1696 dated-25/11/1980.

11..The said RAMABHAI HIRABHAI expired on 12/07/1981 leaving behind his heirs KESHAVLAL RAMABHAI, KANTILAL RAMABHAI, JOITABHAI RAMABHAI, DAHIBEN RAMABHAI, MENABEN RAMABHAI, KAMUBEN RAMABHAI and SANTOKBEN widow of RAMABHAI HIRABHAI. Entry to that effect was entered in the Mutation register by Entry No. 1753 dated-01/10/1981.

12..The said DAHIBEN RAMABHAI, MENABEN RAMABHAI and KAMUBEN RAMABHAI released their right title interest in the said land in favour of KESHAVLAL RAMABHAI, KANTILAL RAMABHAI, JOITABHAI RAMABHAI and SANTOKBEN widow of RAMABHAI HIRABHAI. Entry to that effect was entered in the Mutation register by Entry No. 1754 dated-01/10/1981.

13..The said SANTOKBEN widow of RAMABHAI HIRABHAI expired on 19/12/1999 and her name was deleted from the revenue record. Entry to that effect was entered in the Mutation register by Entry No. 2990 dated-22/04/2005.

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14..The said KESHAVLAL RAMABHAI, KANTIBHAI RAMABHAI, JOITABHAI RAMABHAI, DAHIBEN RAMABHAI, MENABEN RAMABHAI and KAMUBEN RAMABHAI by sale deed dated-22/03/2008 sold and conveyed the said land to GHANSHYAMBHAI DAHYABHAI PATEL and JYOTIKABEN HARIBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.5493. Entry to that effect was entered in the Mutation register by Entry No. 3447 dated-28/05/2008.

SURVEY Nos.126/1 & 127/1+2+3:

15..Collector, GANDHINAGAR by order dated-12/08/2009 bearing No. CB/JMIN/B.KHE./S.R.12/VASHI. 14610 to 14625/2009 granted N.A. permission for the said land. Entry to that effect was entered in the Mutation register by Entry No. 3716 dated-05/10/2009.

16..The Town Planning Scheme No.2 [KOB] made applicable to the said lands and as per T.P. Scheme the Final Plot No.83/2 allotted in lieu of Revenue Survey Nos.126/1 & 127/1+2+3.

17..SHRI N. K. PATEL, Advocate issued a Public Notice in DIVYA BHASKAR News Paper dated-17/02/2019 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.

18..The said GHANSHYAMBHAI DAHYABHAI PATEL and JYOTIKABEN HARIBHAI PATEL by sale deed dated-17/07/2019 sold and conveyed the said lands to PAL DEVELOPERS a Partnership Firm; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.19455 dated-02/08/2019. Entry to that effect was entered in the Mutation register by Entry No. 5454 dated-07/08/2019.

19..In view of what is hereinabove stated we are of the opinion that the title to the N.A. lands in question and belonging to PAL DEVELOPERS a Partnership Firm is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and Conditions mentioned in the order dated-12/08/2009 and [2] Any other Laws, Rules, Acts applicable.


ATTORNEYS AT LAW