

SEARCH REPORT

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**TITLE CERTIFICATE WITH
SEARCH REPORT**



I have investigated available revenue records and sub-registrar records of registration District of Gandhinagar, Sub-District & Taluka - Gandhinagar at mouje - KHORAJ admeasuring 668 Sq.Mtrs. of Final Plot No. 18 / 2 of Town Planning Scheme No. 63 (Khoraj) allotted in lieu of Revenue Survey No. 457 / 2 admeasuring 1113 sq.mtrs. is belonging to M/s. Life Infra - A Partnership Firm.

- 1) Above said land was below 2 Acres, so the land was declared against land holding act and entry for the same was made in mutation register on 01st December, 1951 by entry No. 1551.
- 2) Above said land was on the name of Manekben Wd/o. Punjabhai Bapudas But, Name of Nathabhai Kashibhai was entered in revenue record as tenant of land and order for the same was made on 03rd December, 1952 by entry No. 1887.
- 3) Above said land was on the name of Nathabhai Kashibhai as tenant of the land, But he was owning said land by family partition and for that name of Nathabhai Kashibhai was removed as tenant of the land on 30th October, 1961 under their Ganot Case No. 280 and entry for the same was made in mutation registrar on 31st July, 1962 by entry No. 2649.
- 4) Thereafter above said Nathabhai Kashibhai (Co-owner of the land) was expired on 30th October, 1970 & his son Sankabhai Nathabhai was expired on the year of 1987 & his son Shivabhai Nathabhai was expired on the year of 1962 & his grand son Popatbhai Sankabhai was expired on the year of 1988. At the time of their death Jadiben D/o. Nathabhai Sankabhai, Bhikhabhai Sankabhai, Sitaben D/o. Sankabhai Nathabhai, Ramilaben D/o. Sankabhai Nathabhai, Anandiben D/o. Sankabhai Nathabhai, Kashiben Wd/o. Sankabhai Nathabhai, Shardaben Wd/o. Popatbhai Sankabhai, Tikuben D/o. Sankabhai Nathabhai, Shantaben



(Signature)



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Wd/o. Shivabhai Nathabhai, Karshanbhai Shivabhai, Amrutbhai Shivabhai, Pashabhai Shivabhai, Kanubhai Shivabhai & Ishwarbhai Shivabhai were her legal heirs and their names were entered in revenue record and entry for the same was made in mutation registrar on 17th August, 1995 by entry No. 5274.

- 5) Thereafter above said Co - owners of the land Jadiben D/o. Nathabhai Kashibhai waived her undivided share in favour of her nephew Bhikhabhai Sankabhai & Karshanbhai Shivabhai etc and entry for the same was made in mutation registrar on 17th August, 1995 by entry No. 5275. Which entry was certified on 13th October, 1995.

- 6) By this way, Bhikhabhai Sankabhai, Sitaben D/o. Sankabhai Nathabhai, Ramilaben D/o. Sankabhai Nathabhai, Anandiben D/o. Sankabhai Nathabhai, Kashiben Wd/o. Sankabhai Nathabhai, Shardaben Wd/o. Popatbhai Sankabhai, Tikuben D/o. Sankabhai Nathabhai, Shantaben Wd/o. Shivabhai Nathabhai, Karshanbhai Shivabhai, Amrutbhai Shivabhai, Pashabhai Shivabhai, Kanubhai Shivabhai & Ishwarbhai Shivabhai became owner and occupier of above said land. Thereafter abovesaid owners of the land divided their above said land and other land and result of such partition the said land was given to Shantaben Wd/o. Shivabhai Nathabhai, Karshanbhai Shivabhai, Amrutbhai Shivabhai, Pashabhai Shivabhai, Kanubhai Shivabhai & Ishwarbhai Shivabhai. So, Name of Bhikhabhai Sankabhai, Sitaben D/o. Sankabhai Nathabhai, Ramilaben D/o. Sankabhai Nathabhai, Anandiben D/o. Sankabhai Nathabhai, Kashiben Wd/o. Sankabhai Nathabhai, Shardaben Wd/o. Popatbhai Sankabhai & Tikuben D/o. Sankabhai Nathabhai were removed in revenue record and entry for the same was made in mutation registrar on 11th August, 2000 by entry No. 6058.





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- 7) Thereafter owner of land repaid loan obtained from Khoraj Seva Sahkari Mandali Ltd and certificate issued for the same on 01st April, 2007 and entry for the same was made in mutation registrar on 26th August, 2007 by entry No. 7238.
- 8) By this way, Shantaben Wd/o. Shivabhai Nathabhai, Karshanbhai Shivabhai, Amrutbhai Shivabhai, Pashabhai Shivabhai, Kanubhai Shivabhai & Ishwarbhai Shivabhai became owner and occupier of above said land and all they sold and conveyed above said entire land to Natvarbhai Kuberdas Patel and sale deed for the same was registered with sub-registrar of Gandhinagar on 27th July, 2007 under Registration No. 9621 and entry for the same was made in mutation registrar on 05th January, 2008 by entry No. 7310. Which entry was certified on 15th March, 2008.
- 9) Thereafter computerised revenue record of said land was pramolgate by an order of Hon. Mamlatdar, Gandhinagar as there were several mistakes in it and order for the same was past by Hon. Mamlatdar, Gandhinagar on 18th September, 2008 under his order No. JAMIN / VASHI - / 08 and entry for the same was made in mutation registrar on 26th May, 2009 by entry No. 7778. Which entry was certified on 05th December, 2009.
- 10) Thereafter above said owner of the land Natvarbhai Kuberdas Patel sold and conveyed above said entire land to Jaydeep Gemarbhahi Desai and sale deed for the same was registered with sub-registrar of Gandhinagar on 10th November, 2010 under Registration No. 19399 and entry for the same was made in mutation registrar on 18th December, 2010 by entry No. 8273. Which entry was certified on 04th March, 2011.
- 11) Thereafter above said owner of the land Jaydeep Gemarbhahi Desai entered the name of his legal heir i.e. Sejal Jaydeep Desai as a co-owner of the land and he was helping him to do farming





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in the land and entry for the same was made in mutation registrar on 21st March, 2012 by entry No. 8662. Which entry was certified on 08th May, 2012.

- 12) Above said land of Survey No. 457 / 2 admeasuring 1113 sq. mtrs was allotted land of 668 sq. mtrs of Final Plot No. 18 / 2 of Town Planning Scheme No. 63 (Khoraj). Thereafter among said area of final plot 668 sq. mtrs was granted permission for Non - Agricultural use of land by District Collector, Ahmedabad on 11th April, 2017 under order No. CB / JAMIN / BI.KHE. / S.R. 100 / 16 / VASHI.6638 to 6653 / 20017 of District Collector, Gandhinagar and entry for the same was made in mutation registrar on 19th April, 2017 by entry No. 10019. Which entry was certified on 19th June, 2017.
- 13) By this way, Jaydeep Gemarbhahi Desai & Sejal Jaydeep Desai became owner and occupier of above said land and both sold and conveyed above said land of Final Plot No. 18 / 2 admeasuring 668 Sq.Mtrs. of Town Planning Scheme No. 63 (Khoraj) allotted in lieu of Revenue Survey No. 457 / 2 to YOU (M/s. Life Infra - A Partnership Firm) and also executed Deed of Sale in favour of said partnership firm. Which was registered with Sub - Registrar of Gandhinagar on 26th April, 2017 under Registration No. 5233 and entry for the same was made in mutation register on 24th April, 2017 by entry No. 10022 and entry for the same was made in mutation registrar on 20th April, 2017 by entry No. 10022. Which entry was certified on 29th May, 2017.
- 27) Thereafter Ahmedabad Urban Development Authority (AUDA) has sanctioned plans of Residential units on 22nd August, 2017 under their letter No. PRM / 161 / 7 / 2017 / 462. Thereafter M/s. Life Infra - A partnership firm floated scheme of residential units on the name of " ANUSTHAN HOMES ".





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- 28) I have published public Notice in News paper " **GUJARAT SAMACHAR**" regarding title of abovesaid land on 14th May, 2016. Uptil now I have not received any objection from any concern party.
- 29) It is remarkable that
- A) The aforesaid Report is reference of revenue records and sub registry records for the purposes to study devolution of title and ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records.
- B) As reported by our search clerk / search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, and not available. Search may lack of miss some particulars.
- 30) As informed to us, 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 adversely affecting the title.
- 31) This opinion and Report on Title is based on the Search taken with the Revenue Records and available Records of Sub Registrar (Index - II) only.

Date : September 11, 2017.

Place : Ahmedabad.

Manish Kanubhai Patel, Advocate

Enrolment No. G/1504/2006.

