

Ref. No. 5308

To,

Dipak Nanchand Shah and others,

F/401, Arihantnagar, Shahibaug, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural Land bearing **Final Plot No. 274/2**, containing by admeasurements 3270 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 187, containing by total admeasurements 31364 Sq. Mtrs. Paiki 5030 Sq. Mtrs.) of Town Planning Scheme No. 19 (Raysan-Randesan-Koba), situate, lying and being at mouje Raysan, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar belonging to **(1) Dipak Nanchand Shah, (2) Manilal Hirabhai Patel, (3) Karnubha Bhikhubha Vaghela and (4) Shivrambhai Ishwarbhai Patel.**



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 have gone through relevant documents/papers and have investigated titles to the land in question and report on title as under:-

- 1... That the provisions of Prevention & Fragmentation and Consolidation of Holdings Act as applied and Block No. 187 given in lieu of the new tenure Survey No. 121 and 122 and area affixed 31364 Sq. Mtrs. to it wherein name of Ravjibhai Maganji standing as an owner and occupier of the land and that effect was mutated in the Mutation Register vide Entry No. 1291, dated 5-3-1968.
- 2... Thereafter, the owner and occupier of the land, Ravjibhai Maganji died intestate leaving behind him his legal heirs Dhuriben wd/o Ravjibhai Maganji, Nandaji Ravjibhai, Krushnaben Ravjibhai and Jasiben Ravjibhai hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 1339 dated 1-11-1973.
- 3... Thereafter, the Mamlatdar, Gandhinagar has released the land bearing Block No. 187, containing by total admeasurements 31364 Sq. Mtrs. from new tenure conditions and converted into old tenure for non-agricultural purpose with a condition that premium being payable by their Order

No. Land/O.T./S.R.No-13/02, dated 22-3-2002 and entry to that effect was mutated in the Mutation Register vide Entry No. 2027, dated 27-3-2002.

- 4... Thereafter, Pratapji Maganji and Bhagwanji Maganji were having rights in the land bearing Block No. 187 but they were died intestate leaving behind them their legal heirs Kaliben wd/o Pratapji Maganji, Kokilaben Pratapji, Kanuji Pratapji, Ushaben Pratapji, Manuji Pratapji, Masangji Pratapji, Gitaben Pratapji, Kunvarben wd/o Bhagwanji Maganji, Khodaji Bhagwanji, Vinaben Bhagwanji, Kailasben Bhagwanji, Gangaben Bhagwanji, Liliben Bhagwanji, Jyotsanaben Bhagwanji and Jiluji Bhagwanji hence their names have been entered in the revenue records upon hereditary rights with the names of Nandaji Ravjiji and others and entry to that effect was entered in the Mutation Register by Entry No. 2157 dated 1-11-1973.
- 5... Thereafter, owners and occupiers of land, (1) Nandaji Ravjibhai, (2) Krushnaben Ravjibhai, (3) Jasiben Ravjibhai, (4) Kaliben wd/o Pratapji Maganji, (5) Kokilaben Pratapji, (6) Kanuji Pratapji, (7) Ushaben Pratapji, (8) Manuji Pratapji, (9) Masangji Pratapji, (10) Gitaben Pratapji, (11) Kunvarben wd/o Bhagwanji Maganji, (12) Khodaji Bhagwanji, (13) Vinaben Bhagwanji, (14) Kailasben Bhagwanji, (15) Gangaben Bhagwanji, (16) Liliben Bhagwanji, (17) Jyotsanaben Bhagwanji and (18) Jiluji Bhagwanji have sold and conveyed the agricultural land bearing Block No. 187, containing by total admeasurements 31364 Sq. Mtrs. to **(1) Dipak Nanchand Shah, (2) Manilal Hirabhai Patel, (3) Karnubha Bhikhubha Vaghela and (4) Shivrambhai Ishwarbhai Patel** by sale deed, dated 22-11-2005, registered in the office of the sub-registrar of Gandhinagar on dated 11-10-1988 under Serial No. 195 (Old Serial No. 8486) and entry to that effect mutated in Mutation Register by Entry No. 2211 dated 17-3-2006.
- 6... Thereafter, the land bearing Block No. 187, containing by total admeasurements 31364 Sq. Mtrs. or thereabouts merged into Town Planning Scheme No. 19 (Raysan-Randesan-Koba) and it has allotted Final Plot No. 274/1 and 274/2, containing by total admeasurements 20387 Sq. Mtrs.
- 7... Thereafter, the Hon. District Collector, Gandhinagar has converted the land bearing Final Plot No. 274/1 and 274/2, containing by total admeasurements 20387 Sq. Mtrs. (allotted in lieu of Block No. 187,



containing by total admeasurements 31364 Sq. Mtrs.) of T.P. Scheme No. 19 into old tenure for non-agricultural purpose by their Order No. CB/Ganot/Vashi.4579 to 4585/11, dated 9-5-2011 and entry to that effect was mutated in the Mutation Register vide Entry No. 2931, dated 16-6-2011.

- 8... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for land bearing Final Plot No. 274/1 and 274/2, containing by total admeasurements 20387 Sq. Mtrs. (allotted in lieu of Block No. 187, containing by total admeasurements 31364 Sq. Mtrs.) of T.P. Scheme No. 19 for residential purpose by their Order No. CB/Land/N.A./S.R. 8/11/Vashi.12856 to 12871/11, dated 11-8-2011 and entry to that effect was mutated in the Mutation Register vide Entry No. 2969, dated 25-8-2011.
- 9... I have issued a Public Notice in the **GUJARAT SAMACHAR** and **SANDESH NEWSPAPER** dated **20-5-2018** inviting any claim, rights or encumbrances if any in respect of said land and during the notice period I have received two objections from (1) Jayantiji Budhaji and others by their Advocate-Ragesh G. Thakor, dated 23-5-2018 in respect of for pending Spl. C.S.No. 227/2011 before the Hon. Principal Civil Judge (C.D.) Gandhinagar but the matter was compromised and withdrawn by Letter, dated 22-8-2018 and also Jayantiji Budhaji and others have executed a Declaration for the same, notarised before Asha H. Brahmbhatt, Notary Public at Ahmedabad under Serial No. 355/2018 on dated 21-8-2018 and (2) M/s. Sargonics Greens Developers and M/s. Sargonics Uno Developers, dated 6-7-2018 and withdrawn by Letter, dated 25-9-2018. And I have not received any objection or obligation in response thereof from anybody except the above objection.

I have examined titles of the said land belonging to (1) **Dipak Nanchand Shah**, (2) **Manilal Hirabhai Patel**, (3) **Karnubha Bhikhubha Vaghela** and (4) **Shivrambhai Ishwarbhai Patel** and have caused to be taken searches of the available revenue and registration record for last 30 years through our search clerk to the **Non-agricultural land** bearing **Final Plot No. 274/2**, containing by admeasurements 3270 Sq. Mtrs. or thereabouts (allotted in lieu of Block No. 187, containing by total admeasurements 31364 Sq. Mtrs. Paiki 5030 Sq. Mtrs.) of Town Planning Scheme No. 19 (Raysan-Randesan-Koba), situate, lying and being at mouje Raysan, Taluka Gandhinagar in the Registration District and Sub District Gandhinagar and



from that and from the affidavit 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 not 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, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N. A. Order.
- [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 25TH DAY OF APRIL, 2019



(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 1982 to 1997 and 1999 to 2007 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 2019) 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.

