

TITLE CERTIFICATE WITH SEARCH REPORT

To,

Harnav Developer, a Partnership Firm

T-2, Mansarovar Tenament, I.O.C. Road,

Chandkheda, Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of the title of non-agriculture land bearing Survey No. 498 / 3 admeasuring 2226 sq.mtrs. merged into Town Planning Scheme No. 409 / B (Zundal) and allotted Final Plot No. 188 admeasuring 1336 sq.mtrs. situate, lying and being at Mouje - Zundal, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to **Harnav Developer, 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, the said land of Survey No. 498 / 3 admeasuring Acer 0-22 Guntha of Mouje - Zundal was owned, occupied and possessed by Chimanlal Keshavlal & Bhogilal Keshavlal, prior to the year 1951.
2. Thereafter, owners of the said land availed of loan of tagavi from the Government and hence, the charge of tagavi was created in

.. 2 ..

other rights of record of 7/12 abstract of the said land and Taluka officer passed an order bearing No. T.A.G. and entry to that effect was mutated in the revenue record vide Mutation Entry No. 1579 dated 05-09-1949, which was certified by the competent authority.

3. Thereafter, the Bombay Personal Inami Abolition Act, 1952 came into force and accordingly, the Collector, Ahmedabad vide his Circular No. W.T.N. 4035 dated 28-07-1953 declared the said land as Khalsa Raiyatwari and hence the said land of Survey No. 498 / 3 of Mouje - Zundal was entered under the Khalsa Raiyatwari head in the name of Chimanlal Keshavlal & Bhogilal Keshavlal and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 2125 dated 15-06-1955, which was certified by the competent authority on 13-03-1957.
4. That the Tagavi Charge was released from the land bearing Survey No. 498/3 pursuant to the order of the Taluka Development Authority bearing No. TAGAVI, dated : 07-11-1967 and entry to that effect was entered in the revenue record vide mutation entry No. 3009 dated 27-11-1967, which was certified by the competent authority on 08-03-1968.
5. Thereafter, the owners of the said land have obtained loan of Rs.9,175/- Rupees Nine Thousand One Hundred Seventy Five Only from Zundal Seva Sahkari Mandali Limited and hence charge of the said society was created in the other rights of revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 3344 dated 26-03-1977, which was certified by the competent authority.

.. 3 ..

6. Thereafter, the co-owner of the said land namely Chimanlal Keshavlal Mehta died intestate on 07-04-1986 leaving behind him his legal heirs as a) Manuben D/o. Chimanlal Keshavlal Mehta, b) Kusumben D/o. Chimanlal Keshavlal Mehta, c) Pannaben D/o. Chimanlal Keshavlal Mehta, d) Nilaben D/o. Chimanlal Keshavlal Mehta & e) Hinaben D/o. Chimanlal Keshavlal Mehta 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. 3792 dated 10-03-1987, which was certified by the competent authority.
7. Thereafter, the co-owner of the said land namely Bhogilal Keshavlal Mehta died intestate on 29-08-1988 leaving behind him his legal heirs as a) Ashokkumar Bhogilal Mehta, b) Anilkumar Bhogilal Mehta, c) Jayaben D/o. Bhogilal Keshavlal Mehta, d) Harishkumar Bhogilal Mehta, e) Bharatkumar Bhogilal Mehta, f) Jagdishkumar Bhogilal Mehta, g) Parvatiben D/o. Bhogilal Keshavlal Mehta & h) Taraben Wd/o. Bhogilal Keshavlal Mehta 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. 3867 dated 12-09-1988, which was certified by the competent authority dated 29-10-1988.
8. Thereafter, the co-owners of the said land namely a) Jayaben D/o. Bhogilal Keshavlal Mehta & b) Parvatiben D/o. Bhogilal Keshavlal Mehta have voluntarily waived and relinquished their share persisting in the said land in favour of a) Ashokkumar Bhogilal Mehta, b) Anilkumar Bhogilal Mehta, c) Harishkumar



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Bhogilal Mehta, d) Bharatkumar Bhogilal Mehta, e) Jagdishkumar Bhogilal Mehta & f) Taraben Wd/o. Bhogilal Keshavlal Mehta 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. 3942 dated 21-11-1989, which was certified by the competent authority on 14-02-1990.

Note :- We have noticed that a) Jayaben D/o. Bhogilal Keshavlal Mehta & b) Parvatiben D/o. Bhogilal Keshavlal Mehta had executed declaration cum Release registered with the Office of the Sub –Registrar of Assurance at Gandhinagar under Sr. No. 17743 dated 30-08-2018 whereby they released their right persisting in the land and other land under investigation.

9. That RTS Appeal bearing No. RTS / Appeal No. 1/89 was submitted before the Prant officer, Gandhinagar by Manuben Chimanlal, Kusumben Chimanlal, Pannaben Chimanlal, Dinaben Chimanlal against Mamlatdar, Gandhinagar, Anilkumar Bhogilal & Bharatkumar Bhogilal. The Prant Officer, Gandhinagar stated that, as no documents ascertaining the adoption of said Anilkumar Bhogilal and Bharatkumar Bhogilal were produced, they cannot be considered as their adopted sons. Thus, the Prant officer, Gandhinagar vide its order dated : 03-03-1990 allowed the appeal and overturned the order dated : 13-10-1988 passed by Mamlatdar, Gandhinagar in Takrari Case No. RTS / Takrari Case No. 86 / 88 and accordingly certified the effect of Mutation entry No. 3792 dated : 10-03-1987 and further held that the contentions of Respondents are of Civil Nature and any matter pertaining to adoption laws shall be the subject matter of Civil court and accordingly shall be dealt by the Civil Court and entry to that

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effect was mutated in the revenue record of the said land vide Mutation Entry No. 3984 dated 24-01-1991, which was certified by the competent authority.

10. That a Revision Application bearing No. RTS / Revision / 14 / 90 was filed before the Collector, Gandhinagar by said Anilkumar Bhogilal & Bharatkumar Bhogilal against the order of Prant officer, Gandhinagar and others. The Collector, Gandhinagar vide its order dated : 11-03-1991 rejected the application and accordingly affirmed the order dated : 03-03-1990 passed by prant officer, Gandhinagar bearing No. RTS / Appeal No. 1 / 89 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 3998 dated 01-04-1991, which was certified by the competent authority.
11. Thereafter, the owners of the said land had entered into family partition of the land in question together with land of other survey numbers during survival and by virtue of the said family partition, the land in question came to the share of a) Ashokkumar Bhogilal Mehta, b) Anilkumar Bhogilal Mehta, c) Harishkumar Bhogilal Mehta, d) Bharatkumar Bhogilal Mehta, e) Jagdishkumar Bhogilal Mehta & f) Taraben Wd/o. Bhogilal Keshavlal Mehta and entry to that effect was entered in the revenue record by mutation entry No. 4473 dated 01-09-1998 which was duly certified by the competent authority on 03-02-1999.
12. Thereafter, the co-owner of the said land namely Taraben Wd/o. Bhogilal Keshavlal Mehta died intestate on 23-02-2008 and hence her name was deleted from the revenue record of the said land



.. 6 ..

and entry to that effect was mutated in the revenue record vide Mutation Entry No. 5829 dated 14-05-2008, which was certified by the competent authority on 27-06-2008.

13. Thereafter, the co-owner of the said land namely Jagdishkumar Bhogilal Mehta died intestate on 25-09-2018 leaving behind him his legal heirs as a) Rashmika Wd/o. Jagdishkumar Bhogilal Mehta, b) Palakben D/o. Jagdishkumar Bhogilal Mehta & c) Darshak Jagdishkumar Mehta 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. 8977 dated 26-10-2018, which was certified by the competent authority dated 05-01-2019.
14. Thereafter, the co-owner of the said land namely Palakben D/o. Jagdishkumar Bhogilal Mehta have voluntarily waived and relinquished her rights, title, share, claim and interest persisting in the said land in favour of her brother namely Darshak Jagdishkumar Mehta by executing Release Deed Without Consideration registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 3614 dated 13-02-2019 and hence, the name of Palakben D/o. Jagdishkumar Bhogilal Mehta was deleted from the revenue record of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9115 dated 28-02-2019, which was certified by the competent authority dated 13-05-2019.
15. Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in



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question and the land in question was merged in Town Planning Scheme No. 409 / B (Zundal) and land bearing Survey No. 498/3 was given Final Plot No. 188 and its area is fixed to the extent of 1336 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.

16. Thereafter The Owners of said land namely Bharatkumar Bhogilal Mehta etc. had submitted an online application dated 28-05-2019 to District Collector, Gandhinagar for obtaining non-agricultural use permission and consideration of said application the District Collector, Gandhinagar passed order bearing No. KRAMANK. 899 / 06 / 03 / 057 / 2019 dated : 23-08-2019 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. 9354 dated 23-08-2019 which was certified by competent authority on 03-10-2019.

17. Thereafter, the owners of the said land namely a) Ashokkumar Bhogilal Mehta, b) Anilkumar Bhogilal Mehta, c) Harishkumar Bhogilal Mehta, d) Bharatkumar Bhogilal Mehta, e) Taraben Wd/o. Bhogilal Keshavlal Mehta, f) Rashmika Wd/o. Jagdishkumar Bhogilal Mehta & g) Darshak Jagdishkumar Mehta had sold and conveyed the said non-agricultural land bearing Survey No. 498 / 3 admeasuring 2226 sq.mtrs. merged into Town Planning Scheme No. 409 / B (Zundal) and allotted Final Plot No. 188 admeasuring 1336 sq.mtrs. of Mouje - Zundal to a) Rohit Vijay



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Sharma (having undivided 20 % share in the land), b) Mahesh Krushnagopal Batra (having undivided 30 % share in the land), c) Pritesh Ashokkumar Shah (having undivided 30 % share in the land), d) Dashrathbhai Dharmishbhai Desai (having undivided 10 % share in the land), e) Virambhai Rudabhai Gamara (having undivided 10 % share in the land) by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 11317 dated 20-07-2020 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 9775 dated 23-07-2020, which was certified by the competent authority on 01-09-2020.

18. Thereafter, the owners of the said land namely a) Rohit Vijay Sharma (having undivided 20 % share in the land), b) Mahesh Krushnagopal Batra (having undivided 30 % share in the land), c) Pritesh Ashokkumar Shah (having undivided 30 % share in the land), d) Dashrathbhai Dharmishbhai Desai (having undivided 10 % share in the land), e) Virambhai Rudabhai Gamara (having undivided 10 % share in the land) had sold and conveyed the said non-agricultural land bearing Survey No. 498 / 3 admeasuring 2226 sq.mtrs. merged into Town Planning Scheme No. 409 / B (Zundal) and allotted Final Plot No. 188 admeasuring 1336 sq.mtrs. of Mouje - Zundal to **Harnav Developer, a partnership firm** by Sale Deed registered in the office of the Sub-Registrar of Assurances at Gandhinagar under Serial No. 42907 dated 26-09-2022 and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 10786 dated 01-10-2022, which was certified by the competent authority on 12-11-2022.



.. 9 ..

19. As a part of investigation of title, we have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated 06-10-2022 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 **Harnav Developer, a partnership firm** shall be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Usual Declaration on title being made at the time of Transfer & Fulfilment of terms and conditions laid down in N. A. Order and revisions made thereof.
2. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

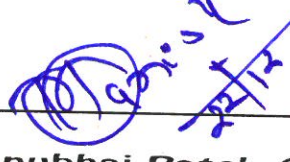
ALL THAT piece or parcel of immovable property being non-agriculture land bearing Survey No. 498 / 3 admeasuring 2226 sq.mtrs. merged

.. 10 ..

into Town Planning Scheme No. 409 / B (Zundal) and allotted Final Plot No. 188 admeasuring 1336 sq.mtrs. situate, lying and being at Mouje - Zundal, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar.

Date : December 22, 2022.

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.

