

**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 - Zundal admeasuring 5949 Sq.Mtrs. of Final Plot No. 79 (Old Final Plot No. 20) of Town Planning Scheme No. 72 (Tragad-Zundal) allotted in lieu of Revenue Survey No. 414 / 2 admeasuring 9915 sq.mtrs. of land is belonging to **M/s. Omkar Developers - A Partnership Firm.**

- 1) Originally above said land was possessed by Jitaba Wd/o. Naranbhai Dungarbhai and he was real custodian and since then his name was running in mutation register as owner of land. Thereafter Jitaba Wd/o. Naranbhai Dungarbhai obtained loan Rs.200/- (Rupees Two Hundred Only) from Marghabhai Bakorbhai on 25th April, 1945 and entry for the same was made in mutation register on 06th July, 1945 by entry No. 1464.
- 2) Thereafter above said Jitaba Wd/o. Naranbhai Dungarbhai waived her mortgage rights infavour of Marghabhai Bakorbhai i.e. Jitaba Wd/o. Naranbhai Dungarbhai sold above said land to Marghabhai Bakorbhai so the name of Jitaba Wd/o. Naranbhai Dungarbhai was deleted from revenue record and name of Marghabhai Bakorbhai was insert in revenue record as a owner and entry for the same was made in mutation register on 07th November, 1959 by entry No. 2249.
- 3) Thereafter Marghabhai Bakorbhai obtained loan from Zundal Seva Sahkari Mandali and entry for the same was made in mutation register on 09th July, 1970 by entry No. 3149.
- 4) Thereafter above said Marghabhai Bakorbhai Narshibhai Patel expired on 25th April, 1986. At the time of his death Lalabhai Marghabhai Patel, Chamanbhai Marghabhai Patel, Mangalbhai Marghabhai Patel & Raiben Wd/o. Marghabhai Bakorbhai Patel were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation register on 06th May, 1986 by entry No. 3770.



- 5) Thereafter above said Raiben Wd/o. Marghabhai Bakorbhai Patel died entestate in the year of 1992. At the time of her death the names of her legal heirs were already in revenue record so the name of Raiben Wd/o. Marghabhai Bakorbhai Patel was deleted from revenue record and entry for the same was made in mutation register on 17th May, 2002 by entry No. 4743.
- 6) Thereafter above said Chamanbhai Marghabhai Patel expired on 29th November, 2007. At the time of his death Lalitaben Wd/o. Chimanbhai Marghabhai Patel, Nandubhai Chimanbhai Patel, Ashokkumar Chimanbhai Patel, Vinubhai Chimanbhai Patel, Kokilaben D/o. Chimanbhai Marghabhai Patel & Alkaben D/o. Chimanbhai Marghabhai Patel were his legal heirs and their name were entered in revenue record and entry for the same was made in mutation register on 17th April, 2008 by entry No. 5799.
- 7) Thereafter among above said co - owners of the land Kokilaben D/o. Chimanbhai Marghabhai patel & Alkaben D/o. Chimanbhai Marghabhai Patel waived their undivided share in favour of co - owners of the land and entry for the same was made in mutation register on 17th April, 2008 by entry No. 5800.
- 8) Thereafter Lalabhai Marghabhai Patel etc. obtained loan from Zundal Seva Sahkari Mandali and entry for the same was made in mutation register on 07th July, 2011 by entry No. 6723. Which loan was repaid thereafter and charge of Zundal Seva Sahkari Mandali was removed and entry to that effect was made in mutation register on 14th September, 2015 under mutation entry No. 7884.
- 9) Thereafter above said land of 9915 sq.mtrs of Survey No. 414 / 2 of Mouje - Zundal, Taluka & District - Gandhinagar allotted land of 5949 sq.mtrs of Final Plot No. 79 (Old Final Plot No. 20) of Town Planning Scheme No. 72 (Tragad - Zundal). Thereafter Hon. District Collector, Gandhinagar has granted permission of Non-Agricultural Use of Residential purpose only of the land of 5949 sq.mtrs of Final Plot

No. 79 (Old Final Plot No. 20) under his Order No. CB / JAMIN / B.KHE. / S.R. / 224 / 15 / VASHI . 26489 to 26502 / 2015 passed on 27th October, 2015 and entry to that effect was made in mutation register on 30th November, 2015 by entry No. 7943.

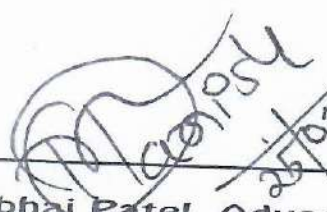
- 10) By this way, Lalabhai Marghabhai, Mangalbhai Marghabhai, Lalitaben Wd/o. Chimanbhai, Nandubhai Chimanbhai, Ashokkumar Chimanbhai & Vinubhai Chimanbhai became owner and occupier of above said land. Thereafter above said Lalabhai Marghabhai, Mangalbhai Marghabhai, Lalitaben Wd/o. Chimanbhai, Nandubhai Chimanbhai, Ashokkumar Chimanbhai & Vinubhai Chimanbhai sold and conveyed above said land of Final Plot No. 79 (Old Final Plot No. 20) admeasuring 5949 Sq.Mtrs. of Town Planning Scheme No. 72 (Tragad - Zundal) allotted in lieu of Revenue Survey No. 414 / 2 to YOU (M/s. Omkar Developers - A Partnership Firm) and also executed deed of sale in favour of said partnership firm. Which was registered with Sub - Registrar of Gandhinagar on 07th October, 2016 under Registration No. 14786 and entry for the same was made in mutation register on 08th November, 2016 by entry No. 8284. But, Above said entry was effected as "DISALLOW" by mistake revenue authority and Hence, It was corrected by an order of Hon. Mamlatdar, Gandhinagar under his order No. E-DHARA / SUDHARA HUKAM / S. R. No. 66 / VASHI.235 / 2017 on 23rd January, 2017 and entry for the same was made in mutation register on 23rd January, 2017 by entry No. 8324.
- 11) Thereafter Ahmedabad Urban Development Authority (AUDA) has sanctioned plans of Residential Units on 21st January, 2016 under their letter No. PRM / 267 / 11 / 2015 / 20.
- 14) I have published public Notice in News paper "**GUJARAT SAMACHAR**" regarding title of above said land on 29th August, 2015. Uptil now I have not received any objection from any concern party.
- 15) 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.
- 16) 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.
- 17) 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 : January 25, 2017.

Place : Ahmedabad.



Manish Kanubhai Patel, Advocate
Enrolment No. G / 1504 / 2006.

