

TITLE REPORT

MOUJE : KHORAJ

Revenue Survey No.344/2

T. P. Scheme No.409/A, F. P. No.69

**DINESH B. PATEL
ADVOCATE**

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TITLE REPORT

To,

R M INFRA, A Partnership Firm,

Having its office at : A-301, White House,

Near Bhakti Circle, Nikol, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non Agricultural Use Land situate, lying

and being at Mouje Khoraj, Taluka Gandhinagar,

District Gandhinagar bearing Revenue Survey/

Block No. 344/2 total land admeasuring 2732

square meters, which was comprised into Town

Planning Scheme No. 409/A and allotted Final

Plot No. 69 admeasuring 1639 square meters

in the Registration District and Sub-District,

Gandhinagar.



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As per your instructions to verify your title to the above referred subject land, I have caused necessary search to be taken from the revenue authority and offices of the Sub Registrar, Gandhinagar with the available records in respect of all that the Non Agricultural Use Land situate, lying and being at Mouje Khoraj, Taluka Gandhinagar, District Gandhinagar bearing Revenue Survey/Block No. 344/2 total land admeasuring 2732 square meters, which was comprised into Town Planning Scheme No. 409/A and allotted Final Plot No. 69 admeasuring 1639 square meters in the Registration District and Sub-District, Gandhinagar is belonging to **R M INFRA, A Partnership Firm** and my opinion on Title Report as under:

As a part of investigation of title of the said land, I have given a Public Notice duly published in the daily Newspaper "GUJARAT SAMACHAR" on 30th July 2022, declaring that, if any person have any kind of objection, interruption, rights, titles, interest, charges, lien about the above said land, thereafter opinion of the title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.



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I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the Sub Registrar, Gandhinagar. I have gone into the roots of title commencing for the last more than 30 years from now viz. 1990 to 03.08.2022 The details facts and particulars, reference may be taken from the deeds, documents, papers, writings and all other relevant records referred to herein below.

I have found that, some of the important record is not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority and also in the office of the Sub Registrar. So I rely on documents submitted to me and the land Revenue records i.e. village form no. 7, village form no. 12, village form no. 6 (Mutation Entry) and village form no. 8 (account details of the land) recorded periodically under the provision of the Gujarat Land Revenue Code - 1879 and the Gujarat Land Revenue Rules - 1972. These all entries covering transfer rights, waive or relinquish rights, inheritance and other diverse, interest created on the above refereed subject land.



TRACING OF TITLE

From the available records of the said land I found that :

1. It appears that on or around the year 1971-72 the Agriculture Land, situate lying and being at Mouje Khoraj, Taluka Gandhinagar bearing Revenue Survey/Block No. 344/2 total land admeasuring Acre-0, Guntha-27 was belonged to Nathaji Bhaijiji.
2. Thereafter, Nathaji Bhaijiji was died on or around Two years ago intestate, and the land bearing Revenue Survey/Block No. 344/2 in question together with other land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under he was governed by namely (1) Kashiben Wd/o. Nathaji Bhaijiji and (2) Jamnaben D/o. Nathaji Bhaijiji and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3741 dated 17.07.1977 and the said entry was duly confirmed by the concerned authority.



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3. Thereafter, Jamnaben D/o. Nathaji Bhaijiji has willingly waived and relinquished her undivided rights and shares from the land bearing Revenue Survey/Block No. 344/2 in question together with other land in favour of her Mother hence her name was removed from the revenue records and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 5070 dated 03.05.1994 and the said entry was duly confirmed by the concerned authority.
4. Thereafter, Legal heirs of Kashiben Wd/o. Nathaji Bhaijiji i.e. Late Jamnaben D/o. Nathaji Bhaijiji' legal heirs namely (1) Geetaben Bhikhaji Thakor, (2) Sitaben Bhikhaji Thakor, (3) Sarojben Bhikhaji Thakor, (4) Maheshbhai Bhikhaji Thakor, (5) Vijaybhai Bhikhaji Thakor and (6) Dharmendrabhai Bhikhaji Thakor have execute a Registered Will in respect of the land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters in favour of (1) Amrutlal Chhāganlal Prajapati and (2) Chandulal Chhaganlal Prajapati which was



duly registered with the office of Sub-Registrar, Ahmedabad – 4 (Paldi), under Serial No. 1017 dated 25.05.1994 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 6886 dated 20.10.2006 and the said entry was duly confirmed by the concerned authority dated 07.12.2006.

5. Thereafter, rectification in errors and mistake in the revenue records was carried out as per the order of Mamlatdar Saheb, Gandhinagar vide its order bearing No. JAMIN / VASHI.- / 08, dated 18.09.2008 for rectification in errors and mistakes which accrued at the time of Computerization of revenue records i.e. Village Form No. 7 and 12 and Village Form No. 6 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under Mutation No. 7775 dated 26.05.2009 and the said entry was duly confirmed by the concerned authority dated 15.09.2009.



6. Thereafter, Earlier owner of the said land has availed a Loan from the Khoraj Group Seva Sahkari Mandali Ltd., on the said land bearing Revenue Survey/Block No. 344/2 in question together with other lands and the entry to that effect was entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 3515 dated 15.04.1971 and the said entry was duly confirmed by the concerned authority and Thereafter, the said loan was repaid in full with interest thereon and the said land in question, which was released from the charge of the Khoraj Group Seva Sahkari Mandali Ltd. and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9292 dated 11.07.2014 and said entry was duly confirmed by the concerned authority dated 13.10.2014.

7. Thereafter, (1) Amrutlal Chhaganlal Prajapati and (2) Chandulal Chhaganlal Prajapati has availed a Loan from the State Bank of India, Adalaj Branch, on the said land bearing Revenue Survey/Block No. 344/2 in question together with other lands and the entry to that effect



was entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 9315 dated 22.08.2014 and the said entry was duly confirmed by the concerned authority and Thereafter, the said loan was repaid in full with interest thereon and the said land in question, which was released from the charge of the State Bank of India, Adalaj Branch, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 10231 dated 21.03.2018 and said entry was duly confirmed by the concerned authority dated 18.06.2018.

8. Thereafter, (1) Amrutlal Chhaganlal Prajapati and (2) Chandulal Chhaganlal Prajapati has availed a Loan from the State Bank of India, Lavarpur Branch, on the said land bearing Revenue Survey/Block No. 344/2 in question together with other lands and the entry to that effect was entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 10349 dated 10.07.2018 and the said entry was duly confirmed by the concerned authority and Thereafter, the said



loan was repaid in full with interest thereon and the said land in question, which was released from the charge of the State Bank of India, Lavarpur Branch, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 10460 dated 19.11.2018 and said entry was duly confirmed by the concerned authority dated 24.12.2018.

9. Thereafter, the said land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters, was given in lieu thereof, as per Re-Distribution and Valuation Statement (FORM-"F") issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad.
10. Thereafter, Amrutlal Chhaganlal Prajapati and Chandulal Chhaganlal Prajapati has applied to the District Collector, Gandhinagar to convert the said land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning



Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters from "New Tenure to Old Tenure" and accordingly the District Collector, Gandhinagar vide its order bearing No. CB / GANOT / VASHI - 70 TO 78 / 2020 dated 06.01.2020 has converted the said land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters into Old Tenure Non-Agricultural Use for Commercial Purpose, the payment of Premium Price of Rs.87,93,235/- (Rupees Eighty Seven Lacs Ninety Three Thousand Two Hundred Thirty Five Only) by the land owners and also order to release the restriction of 'Pra. Sa. Pra.' in respect of the said land in question. Subject to terms and conditions of said order, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under Mutation No. 11109 dated 24.01.2020 and the said entry was duly confirmed by the concerned authority dated 16.03.2020.



11. Thereafter, the District Collector, Gandhinagar had granted Non Agriculture Permission to the land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters, vide its order no. 734/06/03/056/2020 dated 10.06.2020 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11240 dated 10.06.2020 and the said entry was duly confirmed by the concerned authority dated 04.08.2020.
12. Thereafter, (1) Amrutlal Chhaganlal Prajapati and (2) Chandulal Chhaganlal Prajapati have sold and conveyed the land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters to (1) Nikesh Ravjibhai Patel (Undivided 75 % Shareholder) and (2) Chirag Hasmukhbhai Patel



(Undivided 25 % Shareholder) by way of Registered Deed of Conveyance. which was duly registered with the office of Sub-Registrar, Gandhinagar, under Serial No. 34172 dated 18.10.2021 and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 11846 dated 25.10.2021 and the said entry was duly confirmed by the concern authority dated 03.12.2021.

13. Thereafter, (1) Nikesh Ravjibhai Patel (Undivided 75 % Shareholder) and (2) Chirag Hasmukhbhai Patel (Undivided 25 % Shareholder) have sold and conveyed the land bearing Revenue Survey/Block No. 344/2 land admeasuring 2732 square meters was covered under the Draft Town Planning Scheme No. 409/A and allotted Final Plot No. 69 total land admeasuring 1639 square meters to **R M INFRA A PARTNERSHIP FIRM** by way of Registered Deed of Conveyance. which was duly registered with the office of Sub-Registrar, Gandhinagar, under Serial No. 25452 dated 09.06.2022 and the entry



to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 under Mutation Entry No. 12179 dated 14.06.2022 and the said entry was duly confirmed by the concern authority dated 22.07.2022.

14. Thus, **R M INFRA A PARTNERSHIP FIRM** has the absolute owner and possessors of the Non Agricultural Use Land situate, lying and being at Mouje Khoraj, Taluka Gandhinagar, District Gandhinagar bearing Revenue Survey/Block No. 344/2 total land admeasuring 2732 square meters, which was comprised into Town Planning Scheme No. 409/A and allotted Final Plot No. 69 admeasuring 1639 square meters in the Registration District and Sub-District, Gandhinagar.
15. Further the land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.



From the available revenue records, I found that **R M INFRA A PARTNERSHIP FIRM** has become an absolute owner and possession holders of the above referred subject of the Non Agricultural Use Land situate, lying and being at Mouje Khoraj, Taluka Gandhinagar, District Gandhinagar bearing Revenue Survey/Block No. 344/2 total land admeasuring 2732 square meters, which was comprised into Town Planning Scheme No. 409/A and allotted Final Plot No. 69 admeasuring 1639 square meters in the Registration District and Sub-District, Gandhinagar.

The aforesaid Title Report opinion is prepared on the basis of available revenue records and sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity will be made on_oath by the aforesaid land Owners which was duly attested by Notary Public.



SUBJECT TO WHAT HAS BEEN STATED HEREIN ABOVE

After scrutiny of the all documents and statement given by owners of the said subject land, in my opinion that the title of said land more particularly described in the schedule herein under Freehold the Non Agricultural Use Land situate, lying and being at Mouje Khoraj, Taluka Gandhinagar, District Gandhinagar bearing Revenue Survey/Block No. 344/2 total land admeasuring 2732 square meters, which was comprised into Town Planning Scheme No. 409/A and allotted Final Plot No. 69 admeasuring 1639 square meters in the Registration District and Sub-District, Gandhinagar is belonging to **R M INFRA A PARTNERSHIP FIRM** and the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid land Owners at the time of dealing with the said land in any manner whatsoever nature.



2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.
3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the above referred subject land.
4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
5. Provision of The Gujarat Land Revenue Rules – 1972 and Provision of The Gujarat Land Revenue Code - 1879.
6. Provision of The Gujarat Town Planning and Urban Development Act with Rules..
7. Provision being made to safeguard interest of minor family members of HUF if any major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of estate as provided under the Hindu Law and / or legal necessity.
8. All other laws, acts, rules and regulation in force from time to time and also laws, act, rules and regulation as may be applicable at the time being in force to affect legally and mutation entry of the succession, waive or relinquish rights is being established and mutated in the revenue records and minor family member's undivided right sale or transfer and also all any other sale/transfer transaction with respect of the above referred subject land should be done as per law.



THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the Non Agricultural Use
Land situate, lying and being at Mouje Khoraj, Taluka
Gandhinagar, District Gandhinagar bearing Revenue Survey/
Block No. 344/2 total land admeasuring 2732 square
meters, which was comprised into Town Planning Scheme
No. 409/A and allotted Final Plot No. 69 admeasuring 1639
square meters in the Registration District and Sub-District,
Gandhinagar and bounded as per the Revenue Records.

DATED THIS 11TH AUGUST OF 2022, AHMEDABAD.



DINESH B. PATEL
ADVOCATE