



BHARAT K SUTHAR (Advocate)

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(Mobile : 70410 35552)

TITLE REPORT



To,

SHREE GANESH BUILDCON

Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to the non agriculture land bearing Final Plot No. 62/1 of Town Planning Scheme No. 63 comprised of Survey No. 498/1 admeasuring 5969 sq.mts., situate, lying and being at Mouje- Khoraj, Taluka – Gandhinagar in the Registration District of Gandhinagar Sub District Gandhinagar belonging to **SHREE GANESH BUILDCON**.

We refer to instructions by for above owners of said land to give opinion on title to the captioned land, 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. We have taken root of title commencing from about last Thirty years from now. Our report on title and opinion thereof is as stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

1. It has been observed by us that the land in question was owner and occupied possessed by Jethalal Amthalal & Manulal Amthalal meaning thereby he was the occupier of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code prior the year – 1956.
2. It has been observed by us that the joint holders of the said land namely Jethalal Amthalal and Minor Manulal Amthalal through his



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natural Guardian Jethalal Amthabhai of had sold and conveyed the said land to Shedhabhai Madhabhai, Prahaladbhai Madhabhai and Sankarbhai Madhabhai by Sale Deed dated 14-12-1953 and entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 2301. which was certified by competent authority.

3. Mutation Entry no 2908 is not pertaining to the land under investigation and hence, it not being dealt with.
4. It has been observed by us that, the joint holders of the said land namely (1) Prahaladbhai Madhabhai and (2) Sankarbhai Madhabhai had voluntarily waived and relinquished their right, title, claim and share persisting in the said land in favour of Shedhabhai Madhabhai of said land and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 3464 dated 08-02-1972. which was certified by competent authority.
5. It has been observed by us that, the land in question was declared as "Fragment Land" in accordance with provision of sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is corroborated and evidenced by certified mutation entry No. 3645.
6. It has been observed by us that, the holder of said land namely Sedhabhai Madhabhai had died intestate on 07-04-1984 leaving behind him his lineal descendants as (1) Purshottambhai Shedhabhai, (2) Amrutbhai Shedhabhai, (3) Kantiben Shedhabhai, and (4) Shantaben Shedhabhai and hence, their



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names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4101 dated 28-05-1984 which was certified by competent authority.

7. It has been observed by us that, the holder of said land namely Purshottambhai Sedhabhai had died intestate on 07-11-1989 leaving behind him his lineal descendants as (1) Kamuben wd/o Purshottambhai, (2) Dineshbhai Purshottambhai, (3) Sangitaben Purshottambhai, and (4) Vinodbhai Purshottambhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 4595 dated 28-12-1989 which was certified by competent authority.
8. It has been observed by us that, the joint holders of the said land namely (1) Kantaben Shedhabhai, (2) Shantaben Shedhabhai and (3) Sangitaben Purshottambhai had voluntarily waived and relinquished their right, title, claim and share persisting in the said land in favour of other land owner of said land and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 4602 dated 28-12-1989. which was certified by competent authority.
9. It has been observed by us that, a charge of Khoraj Grup Seva Sahakari Mandali Ltd. was created over the land by holder of the said land by availing loan in favour of Khoraj Grup Seva Sahakari Mandali Ltd.. as is expressly corroborated and evidenced by certified mutation entry no. 6016. which was certified by competent authority.



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10. It has been observed by us that, a charge of Khoraj Seva Sahakari Mandali Ltd. was created over the land by holder of the said land by availing loan in favour of Khoraj Seva Sahakari Mandali Ltd.. as is expressly corroborated and evidenced by certified mutation entry no. 6240 dated 21-03-2002 which was certified by competent authority.
11. It has been observed by us that, the charge was released by the Khoraj Seva Sahakari Mandali Ltd, vide its No Due Certificate, whereby the charge created was released as is expressly evidenced by certified mutation entry no. 6304 dated 23-12-2002 which was certified by competent authority.
12. It has been observed by us that, a charge of Khoraj Seva Sahakari Mandali Ltd. was created over the land by holder of the said land by availing loan in favour of Khoraj Seva Sahakari Mandali Ltd.. as is expressly corroborated and evidenced by certified mutation entry no. 6512 dated 24-08-2004 which was certified by competent authority.
13. It has been observed by us that, the charge was released by the Khoraj Grup Seva Sahakari Mandali Ltd, vide its No Due Certificate on 21-11-2007, whereby the charge created was released as is expressly evidenced by certified mutation entry no. 7291 dated 01-12-2007 which was certified by competent authority.
14. It has been observed by us that, the holders and owners of the said land namely (1) Dineshkumar Parshottambhai, (2) Vinodkumar Parshottambhai, (3) Kamuben wd/o Parshottambhai Shedhabhai,



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and (4) Amrutbhai Shedhabhai had sold and conveyed said land bearing to Manjitsingh Jagatsingh Vasu & Satvindersingh Manjitsingh Sadhu by Sale Deed registered in The Office of Sub-Registrar of Assurances at Gandhinagar under Sr. No. 556 dated 05-05-2008 and entry to that effect was entered in the revenue record as is expressly corroborated and evidenced by mutation entry no. 7569 dated 24-09-2008 which was certified by competent authority.

15. It has been observed by us that, the supplementary register / Hissa No.80 was issued by the DILR Gandhinagar and according to said K.J.P. Durasti land bearing Block / Survey No. 498 admeasuring 22764 Sq.mtrs. was given Block / Survey No. 498/1 admeasuring 5969 Sq.mtrs, & Block / Survey No. 498/2 admeasuring 5261 Sq.mtrs & Block / Survey No. 498/3 admeasuring 7082 Sq.mtrs & Block / Survey No. 498/4 admeasuring 4452 Sq.mtrs meaning their by the said land as defined in **SUB SECTION - 16 OF SECTION - 3** of land revenue code prior to the year-1964 and entry to that effect was mutated in the revenue record as is expressly corroborated and evidenced by mutation entry no. 7695 dated 19-02-2009 which was certified by competent authority.
16. It has been observed by us that, in the context of the standing instructions issued by the Government, at present, upon conducting the process of Promulgation of computerized record, on ascertaining the village record from manuscript and computerized 7/12 and village form No. 6, the mistakes were noticed and hence, the Mamlatdar, Gandhinagar passed order No. Jamin / Vasi / 08 dated 18-09-2008 and as is expressly corroborated and evidenced by certified mutation entry No. 7779 dated 26-05-2009. which was certified by competent authority.



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17. It has been observed by us that, the Mamlatdar and Kushipach Gandhinagar passed order bearing Ganont case No.22/14 dated 11-06-2015 and the following order was noted that pursuant to the withdrawal of the notice regarding section-84 and the inquiry is ordered to be closed and as is expressly corroborated and evidenced by certified mutation entry No. 9561 dated 06-07-2015. which was certified by competent authority.
18. It has been observed by us that, the Collector, Gandhinagar passed order bearing No. J Shu / Appeal / review / S.R / 76 / 15 dated 27-08-2015 and the following order was noted that the Ganont Case No. 22/14 dated 11-06-2015 has been taken in review and as is expressly corroborated and evidenced by certified mutation entry No. 9633 dated 10-09-2015. which was certified by competent authority.
19. It has been observed by us that, the Deputy Collector, Gandhinagar passed order bearing No. Ganot / Revision / S.R No. 53 / 2015 dated 16-08-2016 and the following order was noted that the order no. Ganot Case No. 22/14 on 11-06-2015 which was passed by Mamlatdar and Kushipanch Gandhinagar is maintained forever as discussed in the cases and as is expressly corroborated and evidenced by certified mutation entry No. 9903 dated 22-09-2016. which was certified by competent authority.
20. It has been observed by us that, the holder of said land had submitted an application to the District Collector, Gandhinagar for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Gandhinagar passed order bearing No. CB / Jamin / B.Khe /



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S.R / 226 / 14 / Vasi. 5243 to 5257/2019 dated 15-03-2019 and granted non-agricultural use permission to the said land for Commercial purpose 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 as is expressly corroborated and evidenced by certified mutation entry No. 10656 dated 03-04-2019.

21. It has been observed by us that, the holder of said land had submitted an online application to the District Collector, Gandhinagar for obtaining Revised non-agricultural use permission and on consideration of said application, the District Collector, Gandhinagar passed order bearing No. 1911 / 06 / 03 / 056 / 2022 dated 12-08-2022 and granted Revised non-agricultural use permission to the said land for Commercial and Residential purpose 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 as is expressly corroborated and evidenced by certified mutation entry No. 10656 dated 03-04-2019.
- 22 It has been observed by us that, the holders and owners of the said land namely Manjitsingh Jagatsingh Vasu & Satvindersingh Manjitsingh Sadhu had sold and conveyed said land bearing to Shree Ganesh Buildcon by Sale Deed registered in The Office of Sub-Registrar of Assurances at Gandhinagar under Sr. No. 40418 dated 12-09-2022 and entry to that effect was entered in the revenue



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record as is expressly corroborated and evidenced by mutation entry no. 12288 dated 15-09-2022 which was certified by competent authority.

23. It has been observed by us that, the holders and owners of the said land namely Manjitsingh Jagatsingh Vasu, Satvindersingh Manjitsingh Sadhu, Rajenderkaur D/o Manjitsingh Vasu W/o Kavalljit Saluja & Surenderkaur Vasu had Declaration For Cancellation of Banakhat registered in The Office of Sub-Registrar of Assurances at Gandhinagar under Sr. No. 43873 dated 30-09-2022.
24. It has been observed by us that, Gandhinagar Municipal Corporation Gave the Construction Permission Dated : 10-08-2022 Vide Rajachthti No. P.R.M/GMC/378/KHORAJ-63 /06/2022/15855 For the Block No : A+B+C And accordingly the Plan was also Sanctioned by the Gandhinagar Municipal Corporation.
25. We have Furnished with Records of Rights (Gam Namuna No. 7-12, Gam Namuna No. 6(A)) showing above referred land is held by you as owners.
26. This Report on title is based on the Revenue record given by you and available (index-II) and Search only of Sub-Registrar Gandhinagar.

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



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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 **SHREE GANESH BUILDCON.** is to be clear and marketable and free from encumbrances and reasonable doubts subject to :-

1. Affidavit on title being made by Shree Ganesh Buildcon..
2. Fulfilment of the Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land and terms and conditions laid down by N. A. Order.
3. Fulfilment of the Provision Of the Town Planning & Urban Development Act 1976, The Gujarat Land Revenue Code 1879, The Transfer Of Property Act 1882, The Indian Registration Act 1908, The Bombay Stamp Act 1958 and The Limitation Act 1963, Gazette(s), Rule(s) Etc if applicable.

SCHEDULE

ALL THAT piece or parcel of immovable non agriculture land bearing Final Plot No. 62 /1 of Town Planning Scheme No. 63 comprised of Survey No. 498/1 admeasuring 5969 sq.mts., situate, lying and being at Mouje- Khoraj, Taluka – Gandhinagar in the Registration District of Gandhinagar Sub District Gandhinagar and Which is bounded as under.



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Details of Boundary of Final Plot No. 62/1

In the East : By land of Final Plot No. 64
In the West : By land of Final Plot No. 68/3/2
In the North : 12 mtrs. TP Road
In the South : By land of Final Plot No. 68/4 and NHC

Date :- 22-11-2022

Place :- Ahmedabad.

BHARAT K. SUTHAR
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Opp. Vandematram Township,
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Chandlodaya Road, Gota, Ahmedabad

Bharat K. Suthar, Advocate

Enrolment No. G / 582 / 1994

Note of caution and disclaimer :-

- * 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.
- * 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.