

10195/2017


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As per instructions, we have examined the title of the above referred land and have caused to be taken searches (partly manual and partly computerized upto the date of Search i.e. 12-01-2018) of available revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue record/documents/copies/papers etc furnished in his/its file 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 record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

1. That land bearing Survey No 1039/1 admeasuring about Acre 1-19Gs was belonging to Gordhanbhai Manganlal and land bearing

Survey No 1039/2 admeasuring about Acre 1-19 Gs was belonging to Naranbhai Magandas since prior to the year 1955.

2. That as per order bearing No CON/ 3355 dated 09-02-1955 of revenue department of Government of Maharashtra and as per order bearing No L.N.D/C.O.N/55/ dated 27-02-1955 of Collector, land bearing Survey No. 1039/1 admeasuring about Acre 1-19Gs and land bearing Survey No 1039/2 admeasuring about Acre 1-19Gs was declared as Fragment land under Provision of prevention of Fragmentation and Consolidation of Holdings Act, 1947. Mutation Entry to the said effect was made in the revenue record vide Entry No 1301 dated 31-07-1956.
3. That as per Government Gazette published on 23-02-1970 in Serial No 1269/1586/70 in Gujarat Government Gazette Central Section Page 110 and 111 and as per order bearing No Jamin/RPS/Vashi/610 dated 11-03-1970, earlier mutation entry with respect to declaring land of Survey No 1039/1 and 1039/2 as fragment land was cancelled. Mutation Entry to the said effect was made in the revenue record vide Entry No 3419 dated 26-08-1970.
4. That charge of Rs 2000/- of Vividh Karyakari Seva Sahkari Mandali Ltd is recorded in the revenue record of land bearing Survey No 1039/2 vide Entry No 5924 dated 15-02-1980.
5. That said Naranbhai Magandas died intestate on or about 10-01-1986, hence names of his heirs (1) Kankuben wd/o Naranbhai Magandas (2) Ramabhai Naranbhai (3) Joitabhai Naranbhai (4) Diwaliben Naranbhai (5) Sitaben Naranbhai (6) Kamlaben Naranbhai were entered in the revenue record of land bearing Survey No 1039/2. That subsequently as per declaration made by Gordhanbhai Maganbhai on 31-03-1981, names of (1) Gordhanbhai Maganbhai (2) and heirs of deceased Ishwarbhai Maganbhai i.e. (a) Bhaktibhai Ishwardas (b) Bhagwandas Ishwardas (c) Aminaben Ishwardas (d) Taraben Ishwardas (e) Shantaben Ishwardas (f) Kanchanben Ishwardas and (g) Kokilaben Ishwardas were entered



as co-owners in the revenue record of land of Survey No 1039/2 vide Entry No 6804 dated 18-03-1986.

6. That as per the certificate bearing No M.No./Kudv/2/1989 dated 03-10-1989 of Vividh Kayakari Seva Sahkari Mandali, said land of Survey No 1039/2 stands released from the charge of said Mandali. Mutation Entry to the said effect was made in the revenue record vide Entry No 7361 dated 03-10-1989.
7. That charge of Rs.60,000/- of Bank of Baroda was recorded in the revenue record of land of Survey No 1039/2 vide Entry No 7376 dated 03-12-1989.
8. That as per Death Certificate provided to us, said Kankuben wd/o. Naranbhai Magandas died intestate on or about 15-05-1997, however mutation entry for effect of deletion of her name is not mutated in revenue record.
9. That said (1) Divaben alias Diwaliben Narandas Patel (2) Sitaben Narandas Patel (3) Kamlaben Narandas Patel (4) Aminaben Ishwarbhai Patel and (5) Taraben Ishwarbhai Patel (6) Shantaben Ishwarbhai Patel (7) Kanchanben Ishwarbhai Patel and (8) Kokilaben Ishwarbhai Patel released their rights in favour of other co-owners, hence their names were deleted from the revenue record vide Entry No 9763 dated 20-06-2000.
10. That family partition took place between said Ramabhai Narandas and other family members i.e. (1) Joitabhai Narandas (2) Bhagwanbhai Ishwarbhai (3) Bhaktibhai Ishwarbhai (4) Gordhanbhai Magandas and (5) Madhabhai Shankarbhai with respect to land bearing Survey No 1039/2 and Survey No 1039/1 and other lands. That pursuant to said partition, land bearing Survey No 1039/1 and 1039/2 came to the ownership of Gordhanbhai Magandas. Mutation Entry to the said effect was made in the revenue record vide Entry No 9768 dated 30-06-2000.
11. That said Gordhanbhai Magandas Patel died intestate leaving behind (1) Chanchalben Gordhanbhai Patel (2) Manjulaben

Gordhanbhai Patel (3) Dashrathbhai Gordhanbhai Patel (4) Umaben Gordhanbhai Patel (5) Maheshbhai Gordhanbhai Patel and (6) Jashvantbhai Gordhanbhai Patel as his legal heirs. Hence their names were entered in the revenue record vide Entry No 10016 dated 15-04-2002.

12. That said (1) Manjulaben Gordhanbhai Patel and (2) Umaben Gordhanbhai Patel released/ relinquished their rights from the land of Survey No 1039/1 and 1039/2 in favour of other co-owners. Hence their names are deleted from the revenue record vide Entry No 10023 dated 13-05-2002.
13. That as per No Dues Certificate dated 03-07-2006 issued by Bank of Baroda, Kalol Branch, land bearing Survey No 1039/1 and 1039/2 stands released from the charge of said Bank. Mutation Entry to the said effect is made in the revenue record vide Entry No 10807 dated 12-07-2006.
14. That as per No Dues Certificate dated 19-11-2008 issued by Bank of Baroda, Kalol Branch, land bearing Survey No 1039/1 and 1039/2 stands released from the charge of said Bank. Mutation Entry to the said effect is made in the revenue record vide Entry No 12111 dated 10-02-2010.
15. That though land of Survey No 1039/1 and 1039/2 was released from the charge of Bank of Baroda, effect of release of charge is not reflected in the computerized 7-12 form. Hence as per Taluka order bearing No. E-Dhara/Jamin/Su.Hu/Vashi/1330/2011 dated 30-09-2011 of Mamlatdar, Kalol, note of release of charge of Bank of Baroda from the said land is mutated in the 7-12 form vide Entry No 13348 dated 01-10-2011.
16. That said Smt Chanchalben Gordhanbhai died intestate on or about 11-01-2013, hence her name was deleted from the revenue record of land bearing Survey No 1039/1 and 1039/2 vide Entry No 14406 dated 05-09-2014.



17. That on implementation of Draft Town Planning Scheme No 5 (Kalol-Ola-Borisana), land bearing Survey No 1039/1 admeasuring about 5969 sq.mtrs and Survey No. 1039/2 admeasuring about 5969 sq.mtrs is given Final Plot No 229 and its area is fixed at 7136 sq.mtrs.
18. That N.A.Use permission for residential purpose for land bearing Final Plot No 229 (Survey no 1039/1 and Survey No 1039/2) admeasuring about 7136 sq.mtrs of Draft Town Planning Scheme No 5 (Kalol-Ola-Borisana) is granted by Collector, Gandhinagar vide its order bearing No CB/Jamin/N.A./S.R.118/15/Vashi.24748 to 24764/2015 dated 07-10-2015. Mutation Entry to the said effect is made in the revenue record vide Entry No.14776 dated 16-10-2015.

**Public Notice:-**

That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 07-01-2018, inviting objections for issuance of Title Certificate for the abovestated land; we have not received any objection from anyone till today.

In view of what is stated above, we hereby opine that the title of above referred Non-Agricultural land bearing Final Plot No 229 admeasuring about 7136 sq.mtrs (given in lieu of land bearing Survey No 1039/1 admeasuring about 5969 sq.mtrs and Survey No 1039/2 admeasuring about 5969 sq.mtrs totally admeasuring about 11938 sq.mtrs) of Draft Town Planning Scheme No 5 (Kalol-Ola-Borisana) situate, lying and being at Moje Kalol, Taluka Kalol in the Registration District of Gandhinagar and Sub District of Kalol and belonging to (1) Dashrathbhai Gordhanbhai Patel (2) Maheshbhai Gordhanbhai Patel and (3) Shri Jashvantbhai Gordhanbhai Patel (all as HUF) are clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Provisions being made to safeguard interest of minor family members of HUF, if any, and major members confirming the sale transaction and sale being made as KARTA of HUF for the benefit of

estate and/or legal necessity and confirmation of all heirs of Gordhanbhai Mangaldas Patel being obtained.

[2] Fulfilment of terms and conditions laid down in N.A. Use permission.

[3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Draft Town Planning Scheme No.5 (Kalol-Ola-Borisana).

[4] Power of Attorney given to Mr Darshan Dashrathbhai Patel by his father Mr Dashrathbhai Gordhanbhai Patel with respect to said land vide Power of Attorney dated 18<sup>th</sup> May, 2015 notarized before Notary Public of Georgia Jacquelyn Osborn of Dodge County.

**DATED THIS 21ST DAY OF MARCH, 2018**



**ATTORNEY-AT-LAW**

**Note of caution and disclaimer:**

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available. Please note that the manual registration record of most of the years from 1982 to 1984, 1988, 1991, 1993, 1996 to 2005 is destroyed/ torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous, resulting into our error.
- [2] 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 laying and widening, laying Gas Pipeline etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.
- [3] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.