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Ref:

Date - 12.08.2017

LAND TITLE SEARCH REPORT

Introduction : - Gorakhpur Development Authority, Gorakhpur, has proposed it's plan "LOHIA ENCLAVE" (Group Housing), at- Ramgarh (Deoria Bye Pass Road), Gorakhpur (U.P.). Plan is proposed to be developed on the land situated in revenue Village- Tal Ramgarh, Tappa and Pargana- Haveli, Tehsil- Sadar, District- Gorakhpur (U.P.).

Title History : - "LOHIA ENCLAVE" (Group Housing), plan is proposed on the plot no. 910 mi, 911, 912, 913, 914, 915, 916, 917, 919, 920, 921, 922, 923, 924, 925, 926, 928, 929, 930 mi, 931 mi, 745 mi, 746 mi, 747 mi, 748 mi, 749 mi, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065 mi, 1067 and 1071 total area- 21.68 Acre, Village- Tal Ramgarh, Tappa and Pargana- Haveli, Tehsil- Sadar, District- Gorakhpur (U.P.). Said plots alongwith hundreds of other plots, was aquired through proceedings under provisions of Land Acquisition Act, 1894. Notification under section 4(1) of Land Acquisition Act, was issued/published on date 24.01.83/14.05.1983. Notification under section 6 of the Act was issued and published in the official Guzzette on date 05 May, 1986, after which possession of the land was taken by the government. In the official guzzette it is specifically mentioned that land was needed by and aquired for the development of 'Ramgarh Tal Pariyojana' of Gorakhpur Development Authority, Gorakhpur.

Award was legally processed and was passed on date 30.10.86 by the Special Land acquisition Officer-II, Gorakhpur and accordingly amount of compesation was duly paid to the concerned land owners of the aquired plots. As stated above land was aquired for the Gorakhpur Development Authority, Gorakhpur, therefore, possession of the aquired land was delivered to the authority by the district administration, Gorakhpur. Delivery of possession was effected by means of memo dated 30.10.1986 and possession was taken by Gorakhpur Development Authority, Gorakhpur on the strength of said memo. Since then Gorakhpur Development Authority, Gorakhpur, is in the actual and physical possession of the land, so aquired.

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As land was aquired by the state government for the development projects of the Gorakhpur Development Authority, Gorakhpur, therefore, mutation proceedings were drawn and property is mutated as 'Rajkiya Sampatti' in the Khatauni i.e. the revenue record of the government.

From the copy of Proposed Lay-Out plan for "LOHIA ENCLAVE" (Group Housing), at- Ramgarh (Deoria Bye Pass Road), Gorakhpur (U.P.) and land made available for the plan, by the concerened department of the authority dated 19.01.07, it is clear that said plan is proposed to be developed on the plot no. 910 mi, 911, 912, 913, 914, 915, 916, 917, 919, 920, 921, 922, 923, 924, 925, 926, 928, 929, 930 mi, 931 mi, 745 mi, 746 mi, 747 mi, 748 mi, 749 mi, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065 mi, 1067 and 1071 total area- 21.68 Acre, Village- Tal Ramgarh, Tappa and Pargana- Haveli, Tehsil- Sadar, District- Gorakhpur (U.P.).

Based on the papers like guzzette notifications, copy of Award, possession memo, extract khatauni, Lay-Out Plan etc, made available to me, it is very much clear that the land was aquired by the state government long back in the year 1983. After completion of legal formalities, possession of the land was duly handed over to the Gorakhpur Development Authority, vide memo dated 30.10.1986, duly executed and signed by the revenue authorities and officials of the authority, as well. Meaning thereby Gorakhpur Development Authority, Gorakhpur is the recorded owner and in peaceful possession and use of the subject land since date 30.10.1986 i.e. since last about 31 years. There are few entries in the description column of the khatauni but they don't have any otherwise effect on the land of the said plan. However stay, if any, must be obeyed.

Conclusion : - Gorakhpur Development Authority, Gorakhpur, has clear, transferable and marketable title of the land plot no. 910 mi, 911, 912, 913, 914, 915, 916, 917, 919, 920, 921, 922, 923, 924, 925, 926, 928, 929, 930 mi, 931 mi, 745 mi, 746 mi, 747 mi, 748 mi, 749 mi, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065 mi, 1067 and 1071 total area- 21.68 Acre, Village- Tal Ramgarh, Tappa and Pargana- Haveli, Tehsil- Sadar, District- Gorakhpur (U.P.). Land is legally suitable for the purposes of development of plan "LOHIA ENCLAVE" (Group Housing), at - Ramgarh (Deoria Bye Pass Road), Gorakhpur (U.P.).

Title search report is accordingly submitted.

Enclosures: - As above

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12.08.2017
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