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TITLE HISTORY (INVESTIGATION REPORT)

1. That the New Tenure Agricultural Land bearing Survey No.26 admeasuring 3 Acre – 30 Gunthas situated at Village : BHAT, Taluka Gandhinagar in the registration District and Sub-District of Gandhinagar – Gujarat originally belonged to SOMAJI DANAJI prior to the year 1936 as shown in the revenue records of Village form No.7+12.
2. Thereafter, SOMAJI DANAJI died on 15/01/1936. Therefore, names of his legal heirs viz. (1) Minor Gataji Somaji and (2) Minor Dhulaji Somaji through their guardian and Mother Bai Moti Wd./o. Somaji Danaji were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.315 dated 10/03/1936 which was certified.
3. Thereafter, family partition took place between family members and the said land came to the share of CHHAGAJI MALJI alongwith Dhulaji Somaji as stated in Mutation Entry No.501 dated 18/04/1949.
4. Thereafter, CHHAGAJI MALJI had availed loan from the Bhat Sahkari Mandali and created a charge on the said land in its favour as stated in Mutation Entry No.805 dated 29/11/1962 which was certified.
5. Thereafter, Chhagaji Malji had died before 4 years ago. Therefore, names of his legal heirs viz. (1) Babaji Chhagaji Malji and (2) Bai Punji Wd./o. Chhagaji Malji were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.1169 dated 20/01/1974 which was cancelled.



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14. That, (1) Raiben Wd./o. Dhulaji Somaji, (2) Maniben Wd./o. Babaji Chhagaji, (3) Rajiben D/o. Babaji Chhagaji, (4) Sitaben D/o. Babaji Chhagaji, (5) Kamuben D/o. Babaji Chhagaji, (6) Sajanben D/o. Babaji Chhagaji and (7) Abhesinh Babaji (Unmarried) executed Registered Confirmation Deed No.16379 dated 23/10/2008 in favour of Rameshbhai Manibhai Patel executed Registered Confirmation Deed No.16379 dated 23/10/2008 in favour of Rameshbhai Manibhai Patel and confirmed the following earlier Registered Sale Deeds :-

Sr. No.	Registered Document No. and date	Executed by	In favour of
1.	4742 08/10/1999	Raiben Wd./o. Dhulaji Somaji and others through their Power of Attorney Holder Kanubhai Manubhai Rajpur.	Mansukhbhai A. Vora H.U.F. and another
2.	10875 19/10/2006 (New No.14117 dated 19/10/2007)	Sarvendramani Kamlamani Tripathi through his Power of Attorney Holder Laxmansinh Dhulsinh Rajput	Mansukhbhai A. Vora H.U.F. and another.
3.	10902 19/10/2006	Mansukhbhai A. Vora H.U.F. and another.	Umang Hiralal Thakkar
4.	5989 11/05/2007	Umang Hiralal Thakkar	Rameshbhai Manibhai Patel

15. That, Babaji Chhagaji Thakor and others filed Special Civil Suit No.151/2006 before The Principal Senior Civil Judge, Gandhinagar against Kanubhai Manubhai Rajput and others and also filed Lis-Pendancy Notice which was Registered with the Sub-Registrar, Gandhinagar Under Serial No.1732 dated 13/02/2007



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Gandhinagar against Mansukhbhai Ambabhai Vora and others and also filed Lis-Pendancy Notice which was Registered with the Sub-Registrar, Gandhinagar Under Serial No.224 dated 07/01/2009 as stated in Mutation Entry No.3403 dated 12/02/2009 which was certified. However, the said Suit was dismissed for default and non-appearance of the Plaintiff by The 8th Additional Senior Civil Judge & ACJM, Gandhinagar vide its Order dated 28/08/2019.

20. Thereafter, Rameshbhai Manibhai Patel sold and conveyed the said land to Nimbark Dipakbhai Parmanandbhai by a Registered Sale Deed No.9006 dated 25/06/2015 as stated in Mutation Entry No.4449 dated 25/06/2015 which was certified.
21. Thereafter, Sarvendramani Kamlamani Tripathi filed RTS/Appeal/ S.R.No.414/2011 before the Prant Officer, Gandhinagar against the Mamlatdar, Gandhinagar and others. However, the said appeal was disallowed by the Prant Officer, Gandhinagar vide his Order dated 18/07/2016 and case was removed from register as stated in Mutation Entry No.4630 dated 19/08/2016 which was certified.
22. Thereafter, Bakhaji Babaji Thakor and others filed RTS/Appeal/ S.R.No.412/2011 before the Prant Officer, Gandhinagar against the Mamlatdar, Gandhinagar and others. However, the said appeal was disallowed by the Prant Officer, Gandhinagar vide his Order dated 15/07/2016 and upheld the Order dated 29/11/2008 passed by the Mamlatdar, Gandhinagar in Takrari Case No.498/07 regarding certifying of Mutation Entry 3108 as stated in Mutation Entry No.4631 dated 19/08/2016 which was certified.



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23. Thereafter, Sarvendramani Kamlamani Tripathi filed RTS/Appeal/ S.R.No.415/2011 before the Prant Officer, Gandhinagar against the Mamlatdar, Gandhinagar and others. However, the said appeal was disallowed by the Prant Officer, Gandhinagar vide his Order dated 16/08/2016 and case was removed from register as stated in Mutation Entry No.4660 dated 22/09/2016 which was certified.
24. Thereafter, Sarvendramani Kamlamani Tripathi filed RTS/Appeal/ S.R.No.413/2011 before the Prant Officer, Gandhinagar against the Mamlatdar, Gandhinagar and others. However, the said appeal was disallowed by the Prant Officer, Gandhinagar vide his Order dated 15/09/2016 and case was removed from register as stated in Mutation Entry No.4675 dated 08/11/2016 which was certified.
25. Thereafter, the said land bearing Survey No.26 admeasuring 15176 Sq.Mtrs. which comprised in Town Planning Scheme No.79 (Bhat-Sughad) and allotted Final Plot No.13 admeasuring 9106 Sq.Mtrs. was converted into "Old Tenure" from "New and Restricted Tenure" for Non Agricultural Use by The Collector, Gandhinagar vide Order No.1942/06/03/069/2019 dated 16/10/2019 as stated in Mutation Entry No.5214 dated 06/11/2019 which was certified.
26. Thereafter, the said land bearing Survey No.26 admeasuring 15176 Sq.Mtrs. which comprised in Town Planning Scheme No. 79 (Bhat-Sughad) and allotted Final Plot No.13 admeasuring 9106 Sq.Mtrs. was converted into Non Agricultural Multipurpose Use by The Collector, Gandhinagar vide Order No. 2338/06/



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03/069/2019 dated 23/12/2019 as stated in Mutation Entry No.5231 dated 23/12/2019 which was certified.

27. That, Nimbark Dipakbhai Parmanandbhai availed loan from KIFS Housing Finance Ltd. and mortgaged the said property in its favour by Registered Mortgage Deed No.18904 dated 03/10/2020. However, later on, he repaid the said loan to the said company and got released the said property by Registered Mortgage Release Deed No.8637 dated 10/03/2021.
29. Thereafter, Nimbark Dipakbhai Parmanandbhai sold and conveyed the said land bearing Survey No.26 admeasuring 15176 Sq.Mtrs. which comprised in Town Planning Scheme No. 79 (Bhat-Sughad) and allotted Final Plot No.13 admeasuring 9106 Sq.Mtrs. Non Agricultural land for Multipurpose Use Situated at Village : Bhat, Taluka : Gandhinagar in the Registration District and Sub-District of Gandhinagar – Gujarat to M/s. Raj Mandir Developers LLP by a Registered Sale Deed No.8638 dated 10/03/2021 as stated in Mutation Entry No.5524 dated 19/03/2021 which was certified.
30. That, Development Permission was issued by the Junior town Planner, Gandhinagar Municipal Corporation, Gandhinagar vide his Letter No.P.R.M./GMC/10/BHAT-79/01/2022/4183/USE: RESIDENTIAL dated 05/03/2022.
31. At present, **M/s. Raj Mandir Developers LLP** is the owners and possessors of the said N.A. Land and as per the Supplement to the Principal Agreement dated 05/03/2021 (1) Rajkumar Motumal Kukreja, (2) Pushpaben Rajkumar Kukreja and (3) M/s. Shivalik Developers and Realty Pvt. Ltd. are the partners of the said LLP.



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We may incidentally mention that M/s. Raj Mandir Developers LLP has leased small portion of land admeasuring 25.96 Sq.Mtrs to Torrent Power Ltd. for electrical Sub Station Building for electrical supply by Registered Lease Deed No.12574 dated 03/04/2021.

32. From the search of the Sub Registrar, Gandhinagar, we have not found any charge or encumbrance to have been created on the said land. We may mention that some pages of Index – II Register are torn.
32. From the ROC Search dated 03/01/2022 issued by Jainam N. Shah & Co., Chartered Accountants and Online ROC Search dated 12/03/2022 provided by your company we have not found any charge or encumbrance to have been created on the said land.
33. We have also published a Public Notice in Main Edition of “GUJARAT SAMACHAR” on 17/06/2021 inviting objections (if any) from the interested persons (if any) against the issuance of this Title Clearance Certificate.

Pursuant thereto, we have not received any objection from anybody against issuance of this Title Clearance Certificate.

34. We may specifically mention that earlier we had issued Title Clearance Certificate dated 15/09/2021 To Bandhan Bank Ltd. for the scheduled property. But, M/s. Raj Mandir Developers LLP had informed us that the property was not mortgaged to the said Bank as security for any advances. Therefore, we wrote letter dated 12/01/2022 (Acknoledged on 13/01/2022) to the said Bank specifically asking whether it had any charge or encumbrance on the said property. The said bank did not reply to the said Letter



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till now. We have not found any Registered Mortgage of the said Bank while causing Search at the offices of The Sub-Registrar, Gandhinagar and The Registrar of Companies. Therefore, we have issued this title Clearance Certificate after exercising due care and reasonable verifications of Custody of Original Title Deeds held by the Present Owner M/s. Raj Mandir Developers LLP.

In view of what is stated hereinabove, we hereby certify that titles to the said land which is more particularly described in the SCHEDULE hereinabove written are clear and marketable and free from all encumbrances and the same are belonging to **M/s. Raj Mandir Developers, LLP.**

➤ **DISCLAIMER**

1. We have examined the revenue records in respect of the said Land relating to the past 31 years.
2. This report is limited to the matters expressly set forth herein and no comment is implied or may be inferred beyond such matters and no search at any Tribunals, Civil Court, High Court, Supreme Court or any other litigations have been undertaken in relation to the said land and will not be binding on Court, Tribunal or Regulatory Authority, which would have to be independently satisfied and we assume no legal responsibility in the event of our views not being accepted as correct by any Court, Tribunal or Regulatory Authority.
3. While conducting search in the office of the Sub Registrar of Assurances, we have found that certain Index-II Books are torn while the entries are also not maintained up to date and are also not in good condition. Further, we have relied on computer report



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provided by The Sub Registrar assuming to be correct, we shall not be responsible for any error committed by the said office in the said Search Receipt. We have also relied on the land revenue record i.e. Village Form No.7/12 and mutation entries reflect transfers, intervener, inheritance tenancy rights and other diverse interests created in the said land. The Mutation Entries so far as the said land are concerned are only relevant extract and they depict the position of the said land.

4. Our view of documents and records as per the applicable Indian laws is as deemed appropriate under the circumstances but do not necessarily include any internal circulars or policies of regulators not available in the public domain.
5. The views expressed herein are based on our interpretation of applicable Indian Laws as on contrary interpretation of the relevant provisions.
6. The approvals, consents or permits required from any authorities in India as may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable law or regulations or on non fulfillment of the terms conditions thereof or may expire of such approval, consent or permit is time bound.
7. Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.
8. This certificate is issued on the basis of documents and informations submitted to us by the owner.



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9. Our maximum liability relation to this report (regardless of form of action, whether in contract, negligence or otherwise) shall be limited. In no event shall we be liable to any person, for any amount for consequential, special, incidental or punitive loss, damage or expense (including limitation, lost profits, opportunity costs etc.) incurred by any party. We shall not be responsible for any losses, damages, costs, expenses or other consequences, of information material to this report is withheld or concealed from or misrepresented to us.

PLACE : GANDHINAGAR

DATE : 12/03/2022.

FOR F. K. LAKHANI - ASSOCIATES

Search Receipt Nos. 2021048063022 &
2022048018748 dated : 04/10/2021
and 10/03/2022 are enclosed.

