

SHAH MAYURI (MIT) C.
B.A. LL.B, LL.M
Advocate ,Gujarat High Court
&
Notary (Appointed by Govt. of India)

Office Address

SILVER ARC, PLOT 57, OFF.59,G F, SECTOR NO. 8,
GANDHIDHAM-KUTCH. (MOB.).9979884303
E-Mail. adv_mit72@yahoo.com

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Date : 15-07-2021

TO WHOM IT MAY CONCERN
(Title Clearance Certificate)

I have been approached by M/s ROYAL BUILDSPACE LLP thro' its Partner MR. NANDLAL RAMJEEVAN GOYAL to investigate Title in respect of Non Agricultural Residential & Commercial Land Revenue Survey No.214/1/P1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97 Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch (herein after referred to as ' the said property' for the sake of brevity) and more particularly described in the Schedule appended hereto and issue Title Clearance Certificate and No Encumbrances Certificate in respect of the said property.

Pursuant to the said request I have investigated the title of the said property and I have examined and verified all the documents and papers produced before me and I have taken necessary search in the office of the Sub-Registrar-Gandhidham -Kutch period from 1990 to 2007 dated. 15-07-2021 & 2008 to 2021 dated. 16-06-2021 and after care fully considering all the documents and papers , I issue this certificate as under:

I Mayuri C. Shah, B.A.,LL.B.,LLM, Advocate., Gujarat High Court having standing at Bar of 20 years and Notary appointed by the Government of India DO HEREBY CERTIFY as under:

THAT present District Kachchh was princely State and it was the State of Cutch in the old days there was no systematic revenue recorders in existence and as such the people have continued to enjoy and hold and use the land which is now termed as GKHRUBUTA or BUTALAND and the person concerned and his heirs were entitled to hold and enjoy the same

THAT the State of Cutch was merged with Union of India In year 1948 and the same was designated as " C " State as per the provisions of Constitution of India and the same was governed by the Chief Commissioner appointed by the Govt. of India and the same was names as STATE OF KUTCH. That the State of Kutch by Adaptation of Laws order 1949 made applicable the Bombay land Revenue code and other allied revenues laws to the newly STATE OF KUTCH. .

Mayuri C. Shah
15/07/2021



That thereafter the STATE OF KUTCH was merged with bilingual State of Bombay by virtue of provisions of state Reorganization Act-1956 and the State of Kutch became one of the District in the said State of Bombay land and Tenancy (Kutch and Vidrabh Area) Act, 1958 and also Bombay Inams Abolitions Act, 1958 etc., and entire land was resurveyed and rights of the occupier/ holder/ occupant etc., were determined and promulgated under the provisions of the said Acts. That by the provisions of the Bombay Reorganization Act- 1960 the present State of Gujarat has come into existence and now the District of Kachchh is one of the district of State of Gujarat. THE SPELLING OF KUTCH HAS BEEN CHANGED FROM CUTCH TO KUTCH AND NOW KACHCHH.

SURVEY NO. 214/1

That earlier Shri Babubhai Rajabhai Hadia was holding Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 177

That after Shri Babubhai Rajabhai Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Muljibhai Devshibhai Hadia duly Registered with Sub Registrar Anjar at Regd. No.747, Page No.192 to 195, Vol.226, Book No. 1, dated. 10-05-1977 and entered in Revenue Recorded entry no. 486

That after of Shri Muljibhai Devshibhai Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Naranbhai Jivanbhai Baldania duly Registered with Sub Registrar Gandhidham at Regd. No.6898 Book No. 1, dated. 17-12-2004 and entered in Revenue Recorded entry no. 3418

That after of Shri Naranbhai Jivanbhai Baldania had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Arjanbhai Dhanjebhai Baldania duly Registered with Sub Registrar Gandhidham at Regd. No.7334 Book No. 1, dated. 29-11-2005 and entered in Revenue Recorded entry no. 3562

That after of Shri Arjanbhai Dhanjebhai Baldania had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni duly Registered with Sub Registrar Gandhidham at Regd. No.1223 Book No. 1, dated. 29-11-2012 and entered in Revenue Recorded entry no. 6155

That after of Shri Mousam Chandulal Soni had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area 15075 Sq. Mtrs, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.4897 Book No. 1, dated. 17-07-2012 and entered in Revenue Recorded entry no. 6636

That after of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area 15075 Sq. Mtrs, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmad Hanif D/o Shri Abdul Rheman Sandhar duly Registered with Sub Registrar Gandhidham at Regd. No.1037 Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no. 7196

M. C. Shah


SURVEY NO. 214/2 & 221/ PAIKI 1

That earlier Shri Hirjibhai Muljibhai Hadia & Shri Jivrambhai Rajabhai was holding Agricultural land bearing Revenue. Survey. No. 221 Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 317

That after distribution of family wise said Agricultural land Revenue Survey No. 221 Area Acre 07-35 Guntha, Village Shinay Taluka Gandhidham in favour of Shri Harjibhai Muljibhai Hadia & Area Acre 7-36 Guntha in favour of Shri Jivram Rajabhai and entered in Revenue. Recorded entry no. 844

That after Shri Harjibhai Muljibhai Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Jeram Karabhai Sorathiya @ Vaghamshi (2) Shri Laljibhai Jerambhai Sorathiya @ Vaghamshi (3) Shri Kantilal Jerambhai Sorathia @ Vaghamshi (4) Shri Shamjibhai Jerambhai Sorathia @ Vaghamshi duly Registered with Sub Registrar Gandhidham at Regd. No.2488, Book No. 1, dated. 12-05-2010 and entered in Revenue Recorded entry no. 5317

That after Shri Jeram Karabhai Sorathiya @ Vaghamshi (2) Shri Laljibhai Jerambhai Sorathiya @ Vaghamshi (3) Shri Kantilal Jerambhai Sorathia @ Vaghamshi (4) Shri Shamjibhai Jerambhai Sorathia @ Vaghamshi had sold and transfer said Agricultural land bearing Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia duly Registered with Sub Registrar Gandhidham at Regd. No.4441, Book No. 1, dated. 18-07-2011 and entered in Revenue Recorded entry no.5706

That earlier Shri Naran Mulji Hadia was holding Agricultural land bearing Revenue. Survey. No. 214 paiki 2, Area 18514.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 153

That after Shri Naran Mulji Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia duly Registered with Sub Registrar Gandhidham at Regd. No.4849, Book No. 1, dated. 02-08-2011 and entered in Revenue Recorded entry no. 5729

That after Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs & Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.4896, Book No. 1, dated. 17-07-2012 and entered in Revenue Recorded entry no.6635

That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs & Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar duly

Mavji 18/07/2024



Registered with Sub Registrar Gandhidham at Regd. No.1036, Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no.7195

SURVEY NO. 222

That earlier Shri Puna Nondha & Shri Deva Nondha was holding Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded

That after Shri Puna Nondha & Shri Deva Nondha had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Vaghamshi Nathubhai Vastabhai duly Registered with Sub Registrar Anjar at Regd. No.762, Page No.23 to 27, Vol.112, Book No. 1, dated. 11-07-1967 and entered in Revenue Recorded

That after Shri Vaghamshi Nathubhai Vastabhai had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Baldania Vasantbhai Karsanbhai @ Sorathia duly Registered with Sub Registrar Gandhidham at Regd. No.735, Book No. 1, dated. 08-04-1988 and entered in Revenue Recorded entry no.773

That after Shri Baldania Vasantbhai Karsanbhai @ Sorathia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Vaghmshi Veljibhai Nathubhai @ Sorathia duly Registered with Sub Registrar Gandhidham at Regd. No.2504 Book No. 1, dated. 23-06-2003 and entered in Revenue Recorded entry no.3239

That after Shri Vaghmshi Veljibhai Nathubhai @ Sorathia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Ushaben Pratapbhai Thacker duly Registered with Sub Registrar Gandhidham at Regd. No.2857 Book No. 1, dated. 18-04-2007 and entered in Revenue Recorded entry no.3930

That after distribution of family wise said Agricultural land Revenue Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in the name of Smt. Ushaben Pratapbhai Thacker, Niyati Pratapbhai Thacker & Snhe Pratapbhai Thacker and entered in Revenue Recorded entry no. 5635

That after Smt. Ushaben Pratapbhai Thacker, Niyati Pratapbhai Thacker & Snhe Pratapbhai Thacker had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Pataniya duly Registered with Sub Registrar Gandhidham at Regd. No.6009 Book No. 1, dated. 21-09-2011 and entered in Revenue Recorded entry no.5838

That after Shri Mousam Chandulal Soni @ Pataniya had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.6211 Book No. 1, dated. 15-09-2012 and entered in Revenue Recorded entry no.6826



That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmmd Hanif D/o Shri Abdul Raheman Sanghar duly Registered with Sub Registrar Gandhidham at Regd. No.1038 Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no. 7197

SURVEY NO. 219 PAIKI 2

That earlier Smt. Ajiben Anada Hadia was holding Agricultural land bearing Revenue. Survey. No. 219, Area Acre 04-24 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded

That after distribution of family wise said Agricultural land bearing Revenue. Survey. No. 219, Area Acre 04-24 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Hirji Ananda, Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch & Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Babubhai Ananda and entered in Revenue. Recorded

That after Shri Babubhai Ananda his right in respect of Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Ratanben Ananda Hadiya and entered in Revenue. Recorded entry no. 3054

That after distribution of family wise said Agricultural land bearing Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Ratanben Ananda Hadiya wd/o Shri Shivalal Bhavanji Kashiya (Sorathiya). Shri Chandresh Shivalal Sorathiya , Vijiyaben Shivalal Kashiya, Hyotiben Shivalal Sorathiya, Yashodaben Shivalal Sorathiya, Shri Vinodkumar Shivalal Sorathiya, Shri Ashok Kumar Shivalal Sorathiya, Shri Amitkumar Shivalal Sorathiya, and entered in Revenue. Recorded entry no. 3278

That after Ratanben Ananda Hadiya wd/o Shri Shivalal Bhavanji Kashiya (Sorathiya). Shri Chandresh Shivalal Sorathiya , Vijiyaben Shivalal Kashiya, Hyotiben Shivalal Sorathiya, Yashodaben Shivalal Sorathiya, Shri Vinodkumar Shivalal Sorathiya, Shri Ashok Kumar Shivalal Sorathiya, Shri Amitkumar Shivalal Sorathiyahad sold and transfer said Revenue. Survey. No. 219 Paiki 2, Area 9308.00 Sq. Mtr, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Alpesh Jivram Zaru & Shri Devji Naran Bhanushali duly Registered with Sub Registrar Gandhidham at Regd. No.7147 Book No. 1, dated. 18-11-2011 and entered in Revenue Recorded entry no. 5977

That after Shri Alpesh Jivram Zaru & Shri Devji Naran Bhanushali had sold and transfer said Agricultural land bearing Revenue. Survey. No. 219 Paiki 2, Area 9308.00 Sq. Mtr, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmmd Hanif D/o Shri Abdul Raheman Sanghar duly Registered with Sub Registrar Gandhidham at Regd. No.1339 Book No. 1, dated. 12-03-2013 and entered in Revenue Recorded entry no. 7212

That Smt. Salmaben Mahmmmd Hanif applied to Mamlatdar Gandhidham for consolidate (Five) Revenue Survey No. 214/1, Area 15075.00 Sq. Mtrs, Survey No.214/2, Area 18514.00 Sq. Mtrs, Survey No.219 paiki 2, Area 09308.00, Survey No. 221 paiki 1, 31820.00 Sq. Mtrs, Survey No.222, Area 49271.00 Sq. Mtrs, Total Area 123988.00 Sq. Mtrs, vide his order no. Jman/Vashi/578/2013 dt. 01-05-2013 consolidation Five Survey Nos. known as survey no. 214/1 Area 123988.00 Sq. Mtrs

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That Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar applied to Collector of Kutch Bhuj, Revenue Department for conversion of said lands bearing Survey No. 214/1, Area 123988.00 Sq. Mtrs in to Non Agricultural land for Residential & Commercial purpose that collector of Kutch Bhuj vide order no. Land/P/Bkhp/Case/Reg.No.30/2013-2014 dt.23-04-2014 granted permission for conversion of said land in to Non Agricultural Residential & Commercial purpose. and Lay out Plan Passed by Gandhidham Development Authority dated. 05-03-2021

That after Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar had sold and transfer said Non Agricultural Residential cum Commercial purpose Revenue Survey No.214/1 paiki 1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97, Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Afarce Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), **Reg. No. AAD-2658** thro' its Partners Shri Nandlal Ramjeevan Goyal duly Registered with Sub Registrar Gandhidham at Regd. No. 3792 dated. 05-06-2021 and entered in Revenue Recorded entry no. 11058

SCHEDULE - A

Non Agricultural Residential & Commercial Land Revenue Survey No.214/1/P1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97 Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch (as per Revised Lay out Plan)

East :
West :
North :
South :

SCHEDULE - B

Non Agricultural Industrial Land Revenue Survey No.214/1, Area Acre 14-36 Guntha, Village Mithirohar, Taluka Gandhidham-Kutch

1. Original Amalgamation order in respect Revenue Survey No. 214/1, Area 15075.00 Sq. Mtrs, Survey No.214/2, Area 18514.00 Sq. Mtrs, Survey No.219 paiki 2, Area 09308.00, Survey No. 221 paiki 1, 31820.00 Sq. Mtrs, Survey No.222, Area 49271.00 Sq. Mtrs, Total Area 123988.00 Sq. Mtrs, Village Shinay Taluka Gandhidham-Kutch vide his order no. Jman/Vashi/578/2013 dt. 01-05-2013 consolidation Five Survey Nos. known as survey no. 214/1 Area 123988.00 Sq. Mtrs
2. Original Order Agricultural to Non Agricultural Residential & Commercial Purpose in respect of Revenue Survey No. 214/1 Area 99707.00 Sq. Mtrs Village Shinay, Taluka Gandhidham-Kutch vide Order No.

M. C. Shah
15/07/2021
M.C. SHAH
Area: Dist Kutch
Regd. No. 5940/2008
GUJARAT STATE
(INDIA)
GOVT. OF INDIA

Land/P/Bakhp/Case/Reg. No.30/2013-14, dated. 23-04-2014 in favour of Smt. Salmaben Mahmmad Hanif D/o Abdul Raheman Sandhar issued by Collector Office, Revenue Department Bhuj-Kutch with Original Lay out Plan & Permission

3. Original Registered Sale Deed dated. 13-06-2021 Non Agricultural Residential cum Commercial purpose Revenue Survey No.214/1 paiki 1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97, Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Uthar Salmaben Mahmmad Hanif D/o Shri Abdul Raheman Sanghar in favour of M/s Royal Buildspace LLP thro' its Partner Shri Nandlal Ramjeevan Goyal duly Registered with Sub Registrar Gandhidham at Regd. 3792 dated. 05-06-2021, vide Certified True Copy of Village Form No.6, entry no. 11058

I M.C.Shah, Advocate having standing of 22 years at Bar and Notary appointed by the Government of India for the Gandhidham-Kachchh, do hereby certify that the title **M/s ROYAL BUILDSPACE LLP thro' its Partner MR. NANDLAL RAMJEEVAN GOYAL** in respect of the above said property is **SARFAESI** complaint ,clear, complete, perfect and marketable and free from all Encumbrances and Charges of whatsoever nature and free from all the reasonable doubts.

Place. Gandhidham
Date. 15-07-2021

Yours faithfully

(Mayuri C. Shah)
Advocate & Notary



SHAH MAYURI (MIT) C.
B.A. LL.B, LL.M
Advocate ,Gujarat High Court
&
Notary (Appointed by Govt. of India)

Office Address
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E-Mail. adv_mit72@yahoo.com

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Date : 15-07-2021

TO WHOM IT MAY CONCERN
(Non Encumbrance Certificate)

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Mayuri C. Shah



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That after of Shri Arjanbhai Dhanjebhai Baldania had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area Acre 3-29 Guntha situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni duly Registered with Sub Registrar Gandhidham at Regd. No.1223 Book No. 1, dated. 29-11-2012 and entered in Revenue Recorded entry no. 6155

That after of Shri Mousam Chandulal Soni had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area 15075 Sq. Mtrs, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.4897 Book No. 1, dated. 17-07-2012 and entered in Revenue Recorded entry no. 6636

That after of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214/1 admeasuring Area 15075 Sq. Mtrs, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmad Hanif D/o Shri Abdul Rheman Sandhar duly Registered with Sub Registrar Gandhidham at Regd. No.1037 Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no. 7196

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NOTARY
M.C. SHAH
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Regd. No. 1940/2008
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SURVEY NO. 214/2 & 221/ PAIKI 1

That earlier Shri Hirjibhai Muljibhai Hadia & Shri Jivrambhai Rajabhai was holding Agricultural land bearing Revenue. Survey. No. 221 Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 317

That after distribution of family wise said Agricultural land Revenue Survey No. 221 Area Acre 07-35 Guntha, Village Shinay Taluka Gandhidham in favour of Shri Harjibhai Muljibhai Hadia & Area Acre 7-36 Guntha in favour of Shri Jivram Rajabhai and entered in Revenue. Recorded entry no. 844

That after Shri Harjibhai Muljibhai Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Jeram Karabhai Sorathiya @ Vaghamshi (2) Shri Laljibhai Jerambhai Sorathiya @ Vaghamshi (3) Shri Kantilal Jerambhai Sorathia @ Vaghamshi (4) Shri Shamjibhai Jerambhai Sorathia @ Vaghamshi duly Registered with Sub Registrar Gandhidham at Regd. No.2488, Book No. 1, dated. 12-05-2010 and entered in Revenue Recorded entry no. 5317

That after Shri Jeram Karabhai Sorathiya @ Vaghamshi (2) Shri Laljibhai Jerambhai Sorathiya @ Vaghamshi (3) Shri Kantilal Jerambhai Sorathia @ Vaghamshi (4) Shri Shamjibhai Jerambhai Sorathia @ Vaghamshi had sold and transfer said Agricultural land bearing Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia duly Registered with Sub Registrar Gandhidham at Regd. No.4441, Book No. 1, dated. 18-07-2011 and entered in Revenue Recorded entry no.5706

That earlier Shri Naran Mulji Hadia was holding Agricultural land bearing Revenue. Survey. No. 214 paiki 2, Area 18514.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded entry no. 153

That after Shri Naran Mulji Hadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia duly Registered with Sub Registrar Gandhidham at Regd. No.4849, Book No. 1, dated. 02-08-2011 and entered in Revenue Recorded entry no. 5729

That after Shri Mousam Chandulal Soni @ Patadia and Shri Chandulal Manilal Soni @ Patadia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs & Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.4896, Book No. 1, dated. 17-07-2012 and entered in Revenue Recorded entry no.6635

That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 214 paiki 2, admeasuring Area 18514.00 Sq. Mtrs & Revenue. Survey. No. 221 paiki 1 admeasuring Area 31820.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar duly

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Registered with Sub Registrar Gandhidham at Regd. No.1036, Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no.7195

SURVEY NO. 222

That earlier Shri Puna Nondha & Shri Deva Nondha was holding Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtrs situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded

That after Shri Puna Nondha & Shri Deva Nondha had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Vaghamshi Nathubhai Vastabhai duly Registered with Sub Registrar Anjar at Regd. No.762, Page No.23 to 27, Vol.112, Book No. 1, dated. 11-07-1967 and entered in Revenue Recorded

That after Shri Vaghamshi Nathubhai Vastabhai had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Baldania Vasantbhai Karsanbhai @ Sorathia duly Registered with Sub Registrar Gandhidham at Regd. No.735, Book No. 1, dated. 08-04-1988 and entered in Revenue Recorded entry no.773

That after Shri Baldania Vasantbhai Karsanbhai @ Sorathia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Vaghamshi Veljibhai Nathubhai @ Sorathia duly Registered with Sub Registrar Gandhidham at Regd. No.2504 Book No. 1, dated. 23-06-2003 and entered in Revenue Recorded entry no.3239

That after Shri Vaghamshi Veljibhai Nathubhai @ Sorathia had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Ushaben Pratapbhai Thacker duly Registered with Sub Registrar Gandhidham at Regd. No.2857 Book No. 1, dated. 18-04-2007 and entered in Revenue Recorded entry no.3930

That after distribution of family wise said Agricultural land Revenue Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in the name of Smt. Ushaben Pratapbhai Thacker, Niyati Pratapbhai Thacker & Snhe Pratapbhai Thacker and entered in Revenue Recorded entry no. 5635

That after Smt. Ushaben Pratapbhai Thacker, Niyati Pratapbhai Thacker & Snhe Pratapbhai Thacker had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Mousam Chandulal Soni @ Pataniya duly Registered with Sub Registrar Gandhidham at Regd. No.6009 Book No. 1, dated. 21-09-2011 and entered in Revenue Recorded entry no.5838

That after Shri Mousam Chandulal Soni @ Pataniya had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti duly Registered with Sub Registrar Gandhidham at Regd. No.6211 Book No. 1, dated. 15-09-2012 and entered in Revenue Recorded entry no.6826

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15/09/2012

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That after Smt. Heenaben Ajaybhai Chavda D/o Shri Harilal Mavji Bhatti had sold and transfer said Agricultural land bearing Revenue. Survey. No. 222, Area 49271.00 Sq. Mtr situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar duly Registered with Sub Registrar Gandhidham at Regd. No.1038 Book No. 1, dated. 28-02-2013 and entered in Revenue Recorded entry no. 7197

SURVEY NO. 219 PAIKI 2

That earlier Smt. Ajiben Anada Hadia was holding Agricultural land bearing Revenue. Survey. No. 219, Area Acre 04-24 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch and entered in Revenue. Recorded

That after distribution of family wise said Agricultural land bearing Revenue. Survey. No. 219, Area Acre 04-24 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Hirji Ananda, Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch & Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Babubhai Ananda and entered in Revenue. Recorded

That after Shri Babubhai Ananda his right in respect of Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Ratanben Ananda Hadiya and entered in Revenue. Recorded entry no. 3054

That after distribution of family wise said Agricultural land bearing Revenue. Survey. No. 219, Area Acre 02-12 Guntha, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Ratanben Ananda Hadiya wd/o Shri Shivalal Bhavanji Kashiya (Sorathiya). Shri Chandresh Shivalal Sorathiya , Vijiyaben Shivalal Kashiya, Hyotiben Shivalal Sorathiya, Yashodaben Shivalal Sorathiya, Shri Vinodkumar Shivalal Sorathiya, Shri Ashok Kumar Shivalal Sorathiya, Shri Amitkumar Shivalal Sorathiya, and entered in Revenue. Recorded entry no. 3278

That after Ratanben Ananda Hadiya wd/o Shri Shivalal Bhavanji Kashiya (Sorathiya). Shri Chandresh Shivalal Sorathiya , Vijiyaben Shivalal Kashiya, Hyotiben Shivalal Sorathiya, Yashodaben Shivalal Sorathiya, Shri Vinodkumar Shivalal Sorathiya, Shri Ashok Kumar Shivalal Sorathiya, Shri Amitkumar Shivalal Sorathiyahad sold and transfer said Revenue. Survey. No. 219 Paiki 2, Area 9308.00 Sq. Mtr, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Shri Alpesh Jivram Zaru & Shri Devji Naran Bhanushali duly Registered with Sub Registrar Gandhidham at Regd. No.7147 Book No. 1, dated. 18-11-2011 and entered in Revenue Recorded entry no. 5977

That after Shri Alpesh Jivram Zaru & Shri Devji Naran Bhanushali had sold and transfer said Agricultural land bearing Revenue. Survey. No. 219 Paiki 2, Area 9308.00 Sq. Mtr, situated at Village Shinay, Taluka Gandhidham-Kutch in favour of Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar duly Registered with Sub Registrar Gandhidham at Regd. No.1339 Book No. 1, dated. 12-03-2013 and entered in Revenue Recorded entry no. 7212

That Smt. Salmaben Mahmmd Hanif applied to Mamlatdar Gandhidham for consolidate (Five) Revenue Survey No. 214/1, Area 15075.00 Sq. Mtrs, Survey No.214/2, Area 18514.00 Sq. Mtrs, Survey No.219 paiki 2, Area 09308.00, Survey No. 221 paiki 1, 31820.00 Sq. Mtrs, Survey No.222, Area 49271.00 Sq. Mtrs, Total Area 123988.00 Sq. Mtrs, vide his order no. Jman/Vashi/578/2013 dt. 01-05-2013 consolidation Five Survey Nos. known as survey no. 214/1 Area 123988.00 Sq. Mtrs



That Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar applied to Collector of Kutch Bhuj, Revenue Department for conversion of said lands bearing Survey No. 214/1, Area 123988.00 Sq. Mtrs in to Non Agricultural land for Residential & Commercial purpose that collector of Kutch Bhuj vide order no. Land/P/Bkhp/Case/Reg.No.30/2013-2014 dt.23-04-2014 granted permission for conversion of said land in to Non Agricultural Residential & Commercial purpose. and Lay out Plan Passed by Gandhidham Development Authority dated. 05-03-2021

That after Smt. Uthar Salmaben Mahmmd Hanif D/o Shri Abdul Raheman Sanghar had sold and transfer said Non Agricultural Residential cum Commercial purpose Revenue Survey No.214/1 paiki 1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97, Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch in favour of M/s Royal Buildspace LLP (Registered under Indian Government Ministry of Corporate Afarce Ahmedabad, L.L.P. Act 2008 Section 12(1)(B), **Reg. No. AAD-2658** thro' its Partners Shri Nandlal Ramjeevan Goyal duly Registered with Sub Registrar Gandhidham at Regd. No. 3792 dated. 05-06-2021 and entered in Revenue Recorded entry no. 11058

SCHEDULE - A

Non Agricultural Residential & Commercial Land Revenue Survey No.214/1/P1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97 Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch (as per Revised Lay out Plan)

East :
West :
North :
South :

SCHEDULE - B

Non Agricultural Industrial Land Revenue Survey No.214/1, Area Acre 14-36 Guntha, Village Mithirohar, Taluka Gandhidham-Kutch

1. Original Amalgamation order in respect Revenue Survey No. 214/1, Area 15075.00 Sq. Mtrs, Survey No.214/2, Area 18514.00 Sq. Mtrs, Survey No.219 paiki 2, Area 09308.00, Survey No. 221 paiki 1, 31820.00 Sq. Mtrs, Survey No.222, Area 49271.00 Sq. Mtrs, Total Area 123988.00 Sq. Mtrs, Village Shinay Taluka Gandhidham-Kutch vide his order no. Jman/Vashi/578/2013 dt. 01-05-2013 consolidation Five Survey Nos. known as survey no. 214/1 Area 123988.00 Sq. Mtrs
2. Original Order Agricultural to Non Agricultural Residential & Commercial Purpose in respect of Revenue Survey No. 214/1 Area 99707.00 Sq. Mtrs Village Shinay, Taluka Gandhidham-Kutch vide Order No.

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Regd. No. 5940/2008
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GOVT. OF INDIA

Land/P/Bakhp/Case/Reg. No.30/2013-14, dated. 23-04-2014 in favour of Smt. Salmaben Mahmmad Hanif D/o Abdul Raheman Sandhar issued by Collector Office, Revenue Department Bhuj-Kutch with Original Lay out Plan & Permission

3. Original Registered Sale Deed dated. 13-06-2021 Non Agricultural Residential cum Commercial purpose Revenue Survey No.214/1 paiki 1, Plot Nos. B-1, B4, B-7,B-9, B-11,B-15 TO B-23, B-25 TO B-26,B-29 TO B-30, B-37 TO B-38,B-42,B-45 TO B-47, B-54 TO B-57,B-63 TO B-69, B-72 TO B-74, B-77 TO B-78,B-83,B-86, B-90, B-91,B-93,B-95, B-97, Total Area 28222.69 Sq. Mtrs, Village Shinay, Taluka Gandhidham-Kutch executed by Smt. Uthar Salmaben Mahmmad Hanif D/o Shri Abdul Raheman Sanghar in favour of M/s Royal Buildspace LLP thro' its Partner Shri Nandlal Ramjeevan Goyal duly Registered with Sub Registrar Gandhidham at Regd. 3792 dated. 05-06-2021, vide Certified True Copy of Village Form No.6, entry no. 11058

I M.C.Shah, Advocate having standing of 22 years at Bar and Notary appointed by the Government of India for the Gandhidham-Kachchh, do hereby certify that the **NEC M/s ROYAL BUILDSPACE LLP thro' its Partner MR. NANDLAL RAMJEEVAN GOYAL** in respect of the above said property is **SARFAESI** complaint ,clear, complete, perfect and marketable and free from all Encumbrances and Charges of whatsoever nature and free from all the reasonable doubts.

Place. Gandhidham
Date. 15-07-2021

Yours faithfully

(Mayuri C. Shah)
Advocate & Notary



અરજી પહોંચ

મિલકત નું વર્ણન : Plot No.1 to 47, S No.214/1P1

Search in : Sinay/SINAY

પહોંચ નંબર ૨૦૨૧૦૪૫૦૦૭૫૩૨ અરજી નંબર ૩૧૫૩ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૬ માહે જુન સને ૨૦૨૧

રજુ કરનારનું નામ Mayuri Shah Adv

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2008 2021
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૨૫૦.૦૦

કુલ એકદરે રૂ. ૨૫૦.૦૦



અંકે રૂપિયા બે સો પચાસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Kanubha Dolatsinh Jadeja
સબ રજીસ્ટ્રાર
ગાંધીધામ

અંકે રૂ. : 250.00

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સબ રજીસ્ટ્રાર, ગાંધીધામ

મિલકત નું વર્ણન : S No.214/1P1, બી-1,

୩-୪, ୩-୭, ୩-୯, ୩-୧୧, ୩-୧୫, ୩-୧୬, ୩-୧୭, ୩-୧୮, ୩-୧୯, ୩-୨୦, ୩-୨୧, ୩-୨୨, ୩-
 ୨୩, ୩-୨୫, ୩-୨୬, ୩-୨୯, ୩-୩୦, ୩-୩୭, ୩-୩୮, ୩-୪୨, ୩-୪୫, ୩-୪୬, ୩-୪୭, ୩-୫୪, ୩-
 ୫୫, ୩-୫୬, ୩-୫୭, ୩-୬୩, ୩-୬୪, ୩-୬୫, ୩-୬୬, ୩-୬୭, ୩-୬୮, ୩-୬୯, ୩-୭୨, ୩-୭୩, ୩-
 ୭୪, ୩-୭୭, ୩-୭୮, ୩-୮୩, ୩-୮୬, ୩-୯୦, ୩-୯୧, ୩-୯୩, ୩-୯୫, ୩-୯୭

પહોંચ નંબર ૨૦૨૧૦૪૫૦૦૮૦૫૯

અરજી નંબર

3569

અરજી વર્ષ

2029

તારીખ ૧૫

માહે

જુલાઈ

સને

2029

રજુ કરનારનું નામ Mayuri Shah ADV

નીચે પ્રમાણે ફી પહોંચી

੩. ਪੈਸਾ

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1992 2007

960.00

ଫିଲ୍ମ ନାମ.....

864-38 (864-49).....

નકલ ફી ફોલીયો.....

બંનેક્ષ-૨ ફી

કુલ એકંદરે રૂ.

960.00

અંકે રૂપીયા એક સો નેવું પુરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને

આવશે.

୩୫୮

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



Kanubha Dolatsinh Jadeja

સબ રજીસ્ટ્રાર

ગાંધીધામ

અંકે રૂ. : 190.00

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સબ રજીસ્ટ્રાર, ગાંધીધામ