

.1.

TITLE CLEARANCE CERTIFICATE **TO WHOM IT MAY CONCERN**

RE: TITLE CLEARANCE CERTIFICATE TO THE
PROPERTY BEARING [1] **PLOT NO.1/1 PAIKI**
ADMEASURING 770 SQ.MTRS. WHICH IS A PART
OF BLOCK NO.145/1 PAIKI, **PLOT NO.1/1 PAIKI**
ADMEASURING 250.25 SQ.MTRS. WHICH IS A
PART OF BLOCK NO.145/2-B PAIKI TOTAL
ADMEASURING 1020.25 SQ.MTRS. AND **PLOT**
NO.1/2 ADMEASURING 1000.80 SQ.MTRS. WHICH
IS A PART OF BLOCK NO.145/2-B PAIKI, [2] **PLOT**
NO.2/1 ADMEASURING 821 SQ.MTRS. WHICH IS
A PART OF LAND BEARING BLOCK NO.145/1
PAIKI AND [3] **PLOT NO.2/2** ADMEASURING 821
SQ.MTRS. WHICH IS A PART OF LAND BEARING
BLOCK NO.145/1 PAIKI WHICH COMPRISED IN
TOWN PLANNING SCHEME NO.22 AND ALLOTTED
FINAL PLOT NO.75/3 ADMEASURING 2930



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.2.

SQ.MTRS. I.E. 3504 SQ.YDS. NON AGRICULTURAL
OPEN LAND SITUATED AT **MOUJE: RANDESAN,**
TALUKA: GANDHINAGAR IN THE REGISTRATION
SUB DISTRICT AND DISTRICT OF GANDHINAGAR
- GUJARAT BELONGING TO **M/s. MANORATH**
INFRA, A PARTNERSHIP FIRM.

We hereby certify on the basis of necessary searches
caused by us at the office of The Sub Registrar,
Gandhinagar for last 30 years and on verification of latest
Revenue Records and on the basis of relevant title deeds
produced before us by the party that titles to the property
bearing [1] **Plot No.1/1 Paiki** admeasuring 770 Sq.Mtrs.
which is a part of Block No.145/1 Paiki, **Plot No.1/1**
Paiki admeasuring 250.25 Sq.Mtrs. which is a part of
Block No.145/2-B Paiki total admeasuring 1020.25
Sq.Mtrs. and **Plot No.1/2** admeasuring 1000.80 Sq.Mtrs.



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.3.

which is a part of Block No.145/2-B Paiki, **[2] Plot No.2/1** admeasuring 821 Sq.Mtrs. which is a part of Land bearing Block No.145/1 Paiki AND **[3] Plot No.2/2** admeasuring 821 Sq.Mtrs. which is a part of land bearing Block No.145/1 Paiki which comprised in Town Planning Scheme No.22 and allotted Final Plot No.75/3 admeasuring 2930 Sq.Mtrs. i.e. 3504 Sq.Yds. Non Agricultural Open Land situated at **MOUJE: RANDESAN,** TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT which is more particularly described in the SCHEDULE hereunder written are clear and marketable and the same are belonging to **M/s. MANORATH INFRA, A PARTNERSHIP FIRM.**



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.4.

::SCHEDULE::

(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the property situated at **MOUJE: RANDESAN**, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT bearing [1] **Plot No.1/1 Paiki** admeasuring 770 Sq.Mtrs. which is a part of Block No.145/1 Paiki, **Plot No.1/1 Paiki** admeasuring 250.25 Sq.Mtrs. which is a part of Block No.145/2-B Paiki total admeasuring 1020.25 Sq.Mtrs. and **Plot No.1/2** admeasuring 1000.80 Sq.Mtrs. which is a part of Block No.145/2-B Paiki, [2] **Plot No.2/1** admeasuring 821 Sq.Mtrs. which is a part of Land bearing Block No.145/1 Paiki AND [3] **Plot No.2/2** admeasuring 821 Sq.Mtrs. which is a part of land bearing Block No.145/1 Paiki which comprised in Town Planning Scheme No.22 and allotted Final Plot No.75/3 admeasuring 2930 Sq.Mtrs. i.e. 3504 Sq.Yds. Non Agricultural Open Land and bounded as follows:-



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.5.

Boundaries for Final Plot No.75/3:-

EAST : FINAL PLOT NOS.75/4, 75/5 AND 75/6

WEST : GUDA RESERVE PLOT

NORTH : 18 MTRS. ROAD

SOUTH : GUDA RESERVE PLOT

PLACE : GANDHINAGAR

DATE : 05/12/2019



FOR F. K. LAKHANI ASSOCIATES

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.6.

TITLE HISTORY (INVESTIGATION REPORT)

❖ History for Block No.145/1 (Old Survey No.129):-

1. That the Agricultural Land bearing Old Survey No.129 admeasuring Acre 1 = 32 Gunthas i.e. Hec. 0 = Are 72 = 84 Sq.Mtrs. situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT originally belonged to UDAJI CHELAJI prior to the year 1952 as stated in Mutation Entry No.7.
2. Thereafter, name of SHANKARJI PUNJAJI was entered as "Protected Tenant" in the revenue records of the said land as stated in Mutation Entry No.188.

However, later on his name was bracketed from the Column of other right referring Mutation Entry No.232 which is not available.

3. Thereafter, UDAJI CHELAJI died on 05/02/1955. Therefore, names of his heirs viz. (1) JAVANJI UDAJI, (2) ARJANJI UDAJI & (3) BABUJI UDAJI were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.198 dated 20/02/1955 which was certified.
4. That Mutation Entry No.233 is not applicable to the said land.



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5. Thereafter, family partition took place between the family members, as per the said partition, the said land came to the share of JAVANJI UDAJI as stated in Mutation Entry No.248 dated 01/08/1957 which was certified.
6. Thereafter, name of the Tenant JEMAJI LALJI were removed from the revenue records of the said land as stated in Mutation Entry No.401 dated 17/11/1966 which was certified.
7. Thereafter, consolidation scheme was introduced by The Assistant Consolidation Officer, Mehsana and the said land bearing Survey No.129 was given New Block No.145/1 as stated in Mutation Entry No.1 dated 01/08/1968 which was certified.
8. That Mutation Entry No.6 is not applicable to the said land.
9. Thereafter, (1) JAVANJI UDAJI, (2) ARJANJI UDAJI & (3) BABUJI UDAJI sold and conveyed the said land bearing Block No.145/1 admeasuring Acre 1 = 32 Gunthas i.e. Hec. 0 = Are 72 = 84 Sq.Mtrs. alongwith Block Nos.145/2 & 145/3 situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to (1) GOPALBHAI MANGALDAS, (2) ISHWARBHAI BABUBHAI & (3)



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.8.

GOVINDBHAI DHOLABHAI by a Registered Sale Deed dated 03/11/1968 as stated in Mutation Entry No.28 dated 03/11/1968 which was certified.

10. Thereafter, (1) GOPALBHAI MANGALDAS, (2) ISHWARBHAI BABUBHAI & (3) GOVINDBHAI DHOLABHAI through his Power of Attorney Holder VISHNUBHAI GOVINDBHAI sold and conveyed the said land bearing Block No.145/1, Survey No.129 admeasuring Acre 1 = 32 Gunthas situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD. by a Registered Sale Deed No.3028 dated 24/10/1994 as stated in Mutation Entry No.649 dated 28/10/1994 which was certified.

11. Thereafter, GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD. sold and conveyed the said land bearing Block No.145/1 admeasuring Hec. 0 = Are 72 = 84 Sq.Mtrs. alongwith Block Nos.145/2, 145/3, 147 & 148 situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to PRAVINBHAI HARGOVANBHAI PATEL by a Registered Sale Deed



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.9.

No.3419 dated 13/08/2002 as stated in Mutation Entry No.953 dated 14/08/2002 which was certified.

12. That permission of the sale for Block No.145/1 & 145/2 alongwith other lands was obtained from The District Registrar, Co. Op. Mandalies (Rural), Ahmedabad vide his Order No.J.N.SKHM/01/G-3/2179/02 dated 02/09/2002.
13. Thereafter, the said land bearing Block No.145/1 alongwith Block No.145/2 & 143 Paiki 772.76 Sq.Mtrs. was converted into Non Agricultural Use for Farm House Purpose by The Deputy District Development Officer, Gandhinagar vide Order No.JP/JMN/N.A.S.R.-56/VASHI-1205/11/100/2004 dated 26/03/2004.

❖ **History for Block No.145/2-B (Old Survey No.130):-**

14. That the Agricultural Land bearing Old Survey No.130 admeasuring Acre 2 = 06 Gunthas i.e. Hec. 0 = Are 87 = 01 Sq.Mtrs. situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT originally belonged to (1) JAVANJI UDAJI, (2) ARJANJI UDAJI & (3) BABUJI UDAJI in the year 1963 as shown in the revenue records of the said land.



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.10.

15. That name of REVA RAMA was entered as "Ordinary Tenant" in the revenue records of the said land. However, later on his name was bracketed from the Column of other rights referring Mutation Entry No.402 which is not available.
16. Thereafter, consolidation scheme was introduced by The Assistant Consolidation Officer, Mehsana and the said land bearing Survey No.130 was given New Block No.145/2 as stated in Mutation Entry No.1 dated 01/08/1968 which was certified.
17. That Mutation Entry No.6 is not applicable to the said land.
18. Thereafter, (1) JAVANJI UDAJI, (2) ARJANJI UDAJI & (3) BABUJI UDAJI sold and conveyed the said land bearing Block No.145/2 alongwith Block No.145/1 & 145/3 situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to (1) GOPALBHAI MANGALDAS, (2) ISHWARBHAI BABUBHAI & (3) GOVINDBHAI DHOLABHAI by a Registered Sale Deed dated 03/11/1968 as stated in Mutation Entry No.28 dated 03/11/1968 which was certified.



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19. That Mutation Entry No.30 is not applicable to the said land.
20. That Mutation Entry No.40 is not applicable to the said land.
21. That Mutation Entry No.81 is not applicable to the said land.
22. That Mutation Entry No.83 is not applicable to the said land.
23. That Mutation Entry No.86 is not applicable to the said land.
24. That Mutation Entry No.234 is not applicable to the said land.
25. Thereafter, (1) GOPALBHAI MANGALDAS, (2) ISHWARBHAI BABUBHAI & (3) GOVINDBHAI DHOLABHAI through his Power of Attorney Holder VISHNUBHAI GOVINDBHAI sold and conveyed the said land bearing Block No.145/2, Survey No.130 admeasuring Acre 2 = 06 Gunthas situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD. by a Registered Sale Deed No.3031 dated



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.12.

24/10/1994 as stated in Mutation Entry No.652 dated 28/10/1994 which was certified.

26. That Mutation Entry No.903 is not applicable to the said land.

27. That Mutation Entry No.983 is not applicable to the said land.

28. Thereafter, GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD. sold and conveyed the said land bearing Block No.145/2 admeasuring Hec. 0 = Are 87 = 01 Sq.Mtrs. alongwith Block Nos.145/1, 145/3, 147 & 148 situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to PRAVINBHAI HARGOVANBHAI PATEL by a Registered Sale Deed No.3419 dated 13/08/2002 as stated in Mutation Entry No.953 dated 14/08/2002 which was certified.

29. That permission of the sale for Block No.145/1 & 145/2 alongwith other lands was obtained from The District Registrar, Co. Op. Mandalies (Rural), Ahmedabad vide his Order No.J.N.SKHM/01/G-3/2179/02 dated 02/09/2002.

30. Thereafter, the said land bearing Block No.145/2 alongwith Block No.145/1 & 143 Paiki 772.76 Sq.Mtrs.



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.13.

was converted into Non Agricultural Use for Farm House Purpose by The Deputy District Development Officer, Gandhinagar by Order No.JP/JMN/N.A.S.R.-56/VASHI-1205/11/100/2004 dated 26/03/2004.

31. Thereafter, KJP Durasti Patrak No.23 was made by The District Inspector of Land Records, Gandhinagar and the said Agricultural Land viz. 5200 Sq.Mtrs. (amended measurement) was declared as Block No.145/2-B as stated in Mutation Entry No.1161 dated 15/06/2005 which was certified.
32. Thereafter, measurement of the said land was altered by amended to DURASTI PARAK NO.23 showing at 5252 Sq.Mtrs.. However, the said Block No.145/2-B was narrated as Block No.145/B by the said authority as stated in Mutation Entry No.1500 dated 22/11/2006 which was certified.
33. That effect of Mutation Entry No.1858 for sale of other land was erroneously entered in Block No.145/B. Therefore, the said entry and name of purchaser of other land KALUJI PRUTHVISINH VAGHELA was deleted from the revenue records of the Village Form No.7+12 of the said land by Correction Order of The Mamlatdar, Gandhinagar bearing No.MAM/E-DHARA/CORRECTION



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.14.

ORDER/S.R. NO.220/VASHI/1127/2018 dated 30/05/2018 as stated in Mutation Entry No.3517 dated 02/06/2018 which was certified.

34. That by a Mutation Entry No.1161 for K.J.P., Block No.145/2-B was shown for 5200 Sq.Mtrs. land. But, by mistake the said "Block No.145/2-B" was shown as "Block No.145/B". Therefore, the said mistake was corrected by The Mamlatdar, Gandhinagar vide his Order bearing No.MAM/E-DHARA/SUDHARA HUKAM/S.R. NO.332/VASHI/1472/2018 dated 18/08/2018 as stated in Mutation Entry No.3585 dated 28/08/2018 which was certified.

❖ **History for Plot No.1/1 & 1/2 :-**

35. That PRAVINBHAI HARGOVANDAS PATEL sold and conveyed the said property bearing Plot No.1/1 admeasuring 1020.25 Sq.Mtrs. i.e. 1220 Sq.Yds. and Plot No.1/2 admeasuring 1000.80 Sq.Mtrs. i.e. 1197 Sq.Yds. totally 2021.05 Sq.Mtrs. i.e. 2417 Sq.Yds. which are the parts of lands bearing Block No.145/1 and 145/2 Paiki situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to JIKITA



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.15.

RAHULBHAI SHAH by a Registered Sale Deed No.7613 dated 14/06/2007 as stated in Mutation Entry No.1706 dated 22/07/2007 which was certified.

36. However, by mistake in the said Sale Deed, description of the said plots were erroneously narrated as "Plot No.1/1 admeasuring 1020.25 Sq.Mtrs. i.e. 1220 Sq.Yds. and Plot No.1/2 admeasuring 1000.80 Sq.Mtrs. i.e. 1197 Sq.Yds. totally 2021.05 Sq.Mtrs. i.e. 2417 Sq.Yds. which are the parts of Block No.145/1 and 145/2 Paiki" instead of "Plot No.1/1 Paiki admeasuring 770 Sq.Mtrs. which is a part of Block No.145/1 Paiki, Plot No.1/1 Paiki admeasuring 250.25 Sq.Mtrs. which is a part of Block No.145/2-B Paiki and Plot No.1/2 admeasuring 1000.80 Sq.Mtrs. which is the part of Block No.145/2-B Paiki" by a Registered Correction Deed for Sale Deed No.24206 dated 29/11/2018 as stated in Mutation Entry No.3654 dated 05/12/2018 which was certified.

37. As informed by the owner of this property, the said lands are covered under Draft Town Planning Scheme No.22 (KUDASAN-RANDESAN) having Final Plot No.75/3 admeasuring 2930 Sq.Mtrs..



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.16.

❖ **History for Plot No.2/1 :-**

38. That PRAVINBHAI HARGOVANDAS PATEL sold and conveyed the said property bearing Plot No.2/1 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Lands bearing Block No.145/1 and 145/2 Paiki situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to (1) ZEBARBEN ISHWARBHAI DESAI, (2) SHAMALBHAI JETHABHAI ATAR, (3) CHINTAN PRAKASHBHAI SHAH, (4) RUSHABH PRAKASHBHAI SHAH & (5) NEETI CHINTANBHAI SHAH by a Registered Sale Deed No.7611 dated 14/06/2007 as stated in Mutation Entry No.1708 dated 22/07/2007 which was certified.
39. Thereafter, (1) ZEBARBEN ISHWARBHAI DESAI, (2) SHAMALBHAI JETHABHAI ATAR, (3) CHINTAN PRAKASHBHAI SHAH, (4) RUSHABH PRAKASHBHAI SHAH & (5) NEETI CHINTANKUMAR SHAH sold and conveyed the said property bearing Plot No.2/1 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Land bearing Block No.145/1 Paiki situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR



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.17.

- GUJARAT to JIKITA RAHULBHAI SHAH by a Registered Sale Deed No.15291 dated 29/11/2012 as stated in Mutation Entry No.2744 dated 15/04/2013 which was certified.

40. That names of (1) ZEBARBEN ISHWARBHAI DESAI, (2) SHAMALBHAI JETHABHAI ATAR, (3) CHINTAN PRAKASHBHAI SHAH, (4) RUSHABH PRAKASHBHAI SHAH & (5) NEETI CHINTANKUMAR SHAH were not removed from the revenue records of the said land. Therefore, The Mamlatdar, Gandhinagar vide his Order No.E-DHARA/SUDHARA HUKAM/S.R.

NO.107/VASHI.1068/2015 dated 11/05/2015 removed the said names from the revenue records of the said land as stated in Mutation Entry No.3023 dated 12/05/2015 which was certified.

41. That by mistake, in the said Registered Sale Deed No.7611 dated 14/06/2007, description of the said plot was erroneously narrated as "Plot No.2/1 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Block No.145/1 and 145/2 Paiki" instead of "Plot No.2/1 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Block No.145/1 Paiki". Therefore, the said mistake was corrected by a Registered Correction Deed



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.18.

for Sale Deed No.24201 dated 29/11/2018 as stated in Mutation Entry No.3655 dated 05/12/2018 which was certified.

42. As informed by the owner of this property, the said land is covered under Draft Town Planning Scheme No.22 (KUDASAN-RANDESAN) having Final Plot No.75/3 admeasuring 2930 Sq.Mtrs..

❖ **History for Plot No.2/2 :-**

43. That PRAVINBHAI HARGOVANDAS PATEL sold and conveyed the said property bearing Plot No.2/2 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Lands bearing Block No.145/1 and 145/2 Paiki situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to (1) RAJESHKUMAR MADANLAL AGRAWAL H.U.F., (2) NIRMALABEN PRAKASHBHAI SHAH & (3) PRAKASHBHAI AMRUTLAL SHAH by a Registered Sale Deed No.7672 dated 15/06/2007 as stated in Mutation Entry No.1707 dated 22/07/2007 which was certified.
44. Thereafter, (1) RAJESHKUMAR MADANLAL AGRAWAL H.U.F., (2) NIRMALABEN PRAKASHBHAI SHAH & (3)



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.19.

PRAKASHBHAI AMRUTLAL SHAH sold and conveyed the said property bearing Plot No.2/2 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Lands bearing Block No.145/1 Paiki situated at MOUJE: RANDESAN, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to JIKITA RAHULBHAI SHAH by a Registered Sale Deed No.15290 dated 29/11/2012 as stated in Mutation Entry No.2745 dated 15/04/2013 which was certified.

45. That names of (1) RAJESHKUMAR MADANLAL AGRAWAL H.U.F., (2) NIRMALABEN PRAKASHBHAI SHAH & (3) PRAKASHBHAI AMRUTLAL SHAH were not removed from the revenue records of the said land. Therefore, The Mamlatdar, Gandhinagar vide his Order No.E-DHARA/SUDHARA HUKAM/S.R. NO.106/VASHI.1067/2015 dated 10/04/2015 removed the said names from the revenue records of the said land as stated in Mutation Entry No.3011 dated 10/04/2015 which was certified.

46. That by mistake, in the said Registered Sale Deed No.7672 dated 15/06/2007, description of the said plot was erroneously narrated as "Plot No.2/2 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Block



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No.145/1 and 145/2 Paiki" instead of "Plot No.2/2 admeasuring 821 Sq.Mtrs. i.e. 982 Sq.Yds. which is a part of Block No.145/1 Paiki". Therefore, the said mistake was corrected by a Registered Correction Deed for Sale Deed No.24197 dated 29/11/2018 as stated in Mutation Entry No.3656 dated 05/12/2018 which was certified.

47. That members of RAJESHKUMAR MADANLAL AGRAWAL H.U.F. viz. (1) RENUBEN RAJESHKUMAR AGRAWAL for self and as a Mother and natural Guardian of Minor GAURAVKUMAR RAJESHKUMAR AGRAWAL & (2) BHAVINKUMAR RAJESHKUMAR AGRAWAL confirmed the said Registered Sale Deed No.15290 dated 29/11/2012 executed in favour of JIKITA RAHULBHAI SHAH by a Notarized Confirmation Deed dated 06/12/2018.

48. As informed by the owner of this property, the said land is covered under Draft Town Planning Scheme No.22 (KUDASAN-RANDESAN) having Final Plot No.75/3 admeasuring 2930 Sq.Mtrs..



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.21.

❖ General History:-

49. Thereafter, Revised Non Agricultural Permission for Block No.145/2/B admeasuring 5200 Sq.Mtrs. paiki 1001 Sq.Mtrs. was obtained from The Collector, Gandhinagar vide Order No.1562/06/03/046/2019 dated 28/09/2019 U/s. 65 (A) of The Gujarat Land Revenue Act, 1879 as stated in Mutation Entry No.3885 dated 28/09/2019 which was certified.
50. Thereafter, Revised Non Agricultural Permission for Block No.145/1 admeasuring 7284 Sq.Mtrs. paiki 5827 Sq.Mtrs. was obtained from The Collector, Gandhinagar vide Order No.1563/06/03/046/2019 dated 28/09/2019 U/s. 65 (A) of The Gujarat Land Revenue Act, 1879 as stated in Mutation Entry No.3886 dated 28/09/2019 which was certified.
51. Thereafter, JIKITA RAHULBHAI SHAH sold and conveyed the said properties bearing [1] **Plot No.1/1 Paiki** admeasuring 770 Sq.Mtrs. which is a part of Block No.145/1 Paiki, **Plot No.1/1 Paiki** admeasuring 250.25 Sq.Mtrs. which is a part of Block No.145/2-B Paiki total admeasuring 1020.25 Sq.Mtrs. and **Plot No.1/2** admeasuring 1000.80 Sq.Mtrs. which is a part of Block No.145/2-B Paiki, [2] **Plot No.2/1** admeasuring 821



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Sq.Mtrs. which is a part of Land bearing Block No.145/1 Paiki AND [3] Plot No.2/2 admeasuring 821 Sq.Mtrs. which is a part of land bearing Block No.145/1 Paiki which comprised in Town Planning Scheme No.22 and allotted Final Plot No.75/3 admeasuring 2930 Sq.Mtrs. i.e. 3504 Sq.Yds. Non Agricultural Open Land situated at **MOUJE: RANDESAN, TALUKA: GANDHINAGAR** in the Registration Sub District and District of GANDHINAGAR - GUJARAT to **M/s. MANORATH INFRA, A PARTNERSHIP FIRM** by a Registered Sale Deed No.28456 dated 19/11/2019 as stated in Mutation Entry No.3940 dated 20/11/2019 which is yet to be certified.

52. At present, **M/s. MANORATH INFRA, A PARTNERSHIP FIRM** is the owner and possessor of the said properties and (1) MAHESHKUMAR BECHARBHAI PATEL, (2) SHANTABEN RAMJIBHAI DESAI & D/o. ISHWARBHAI DESAI, (3) ANILKUMAR SHANKARLAL PATEL, (4) BECHARBHAI GANDABHAI PATEL, (5) RAKESHKUMAR CHANDULAL SONI, (6) RAKESHKUMAR KESHAVLAL PATEL, (7) PRAVINBHAI BHOLABHAI PATEL, (8) ASHABEN ROHITKUMAR PATEL & D/o. LAXMANBHAI PATEL, (9) PRADEEPKUMAR AMBALAL PATEL are the partners of the said firm.



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53. From the available records of search at the office of The Sub Registrar, Gandhinagar, we have not found any charge or encumbrance existing on the said property. We may mention that some pages of Index - II Register are torn.

54. We have published a Public Notice in Local Edition of "SANDESH" dated 24/11/2019 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.

In view of what is stated hereinabove, we hereby certify that titles to the said properties which is more particularly described in the SCHEDULE hereinabove written are clear and marketable and the same are belonging to **M/s. MANORATH INFRA, A PARTNERSHIP FIRM.**



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.24.

➤ 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 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



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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 allocable 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



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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. 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 : 05/12/2019

FOR F. K. LAKHANI ASSOCIATES



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ANNEXURE **(LIST OF DOCUMENTS)**

1. Certified copies of Village Form No.7+12, 8/A & 6.
2. Copy of Registered Sale Deed No.3028 dated 24/10/1994 executed by GOPALBHAI MANGALDAS & others in favour of GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD..
3. Copy of Registered Sale Deed No.3031 dated 24/10/1994 executed by GOPALBHAI MANGALDAS & others in favour of GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD..
4. Copy of Registered Sale Deed No.3419 dated 13/08/2002 executed by GANDHINAGAR SAMUDAYIK KHETI SAHAKARI MANDALI LTD. in favour of PRAVINBHAI HARGOVANBHAI PATEL.
5. Copy of Order for Sale Permission dated 02/09/2002 issued by The District Registrar, Co. Op. Mandalies (Rural), Ahmedabad.
6. Copy of N.A. Permission for Farm House Purpose dated 26/03/2004 issued by The Deputy District Development Officer, Gandhinagar.
7. Copy of K.J.P. Durasti Patrak No.23.



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8. Original Registered Sale Deed No.7611 dated 14/06/2007 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of ZEBARBEN ISHWARBHAI DESAI & others.
9. Original Registered Sale Deed No.7613 dated 14/06/2007 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of JIKITA RAHULBHAI SHAH.
10. Original Registered Sale Deed No.7672 dated 15/06/2007 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of RAJESHKUMAR MADANLAL AGRAWAL H.U.F. & others.
11. Original Registered Sale Deed No.15290 dated 29/11/2012 executed by RAJESHKUMAR MADANLAL AGRAWAL H.U.F. & others in favour of JIKITA RAHULBHAI SHAH.
12. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Sale Deed.
13. Original Index-II dated 30/11/2012 issued by The Sub Registrar, Gandhinagar for above Sale Deed.
14. Original Registered Sale Deed No.15291 dated 29/11/2012 executed by ZEBARBEN ISHWARBHAI DESAI & others in favour of JIKITA RAHULBHAI SHAH.



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15. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Sale Deed.
16. Original Index-II dated 30/11/2012 issued by The Sub Registrar, Gandhinagar for above Sale Deed.
17. Original Notarized Power of Attorney dated 29/11/2012 executed by JIKITA RAHULBHAI SHAH in favour of CHINTAN PRAKASHBHAI SHAH.
18. Original Registered Correction Deed for Sale Deed No.24206 dated 29/11/2018 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of JIKITA RAHULBHAI SHAH through her Power of Attorney Holder CHINTAN PRAKASHBHAI SHAH.
19. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Correction Deed.
20. Original Index-II dated 30/11/2018 issued by The Sub Registrar, Gandhinagar for above Correction Deed.
21. Original Registered Correction Deed for Sale Deed No.24201 dated 29/11/2018 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of ZEBARBEN ISHWARBHAI DESAI & others.
22. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Correction Deed.



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23. Original Index-II issued by The Sub Registrar, Gandhinagar for above Correction Deed.
24. Original Registered Correction Deed for Sale Deed No.24197 dated 29/11/2018 executed by PRAVINBHAI HARGOVANDAS PATEL in favour of RAJESHKUMAR MADANLAL AGRAWAL H.U.F. & others.
25. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Correction Deed.
26. Original Index-II dated 30/11/2018 issued by The Sub Registrar, Gandhinagar for above Correction Deed.
27. Original Notarized Confirmation Deed dated 06/12/2018 executed by (1) RENUBEN RAJESHKUMAR AGRAWAL for self and as a Mother and natural Guardian of Minor GAURAVKUMAR RAJESHKUMAR AGRAWAL & (2) BHAVINKUMAR RAJESHKUMAR AGRAWAL.
28. Original Notarized Declaration dated 09/02/2019 executed by RAJESHKUMAR MADANLAL AGRAWAL & others.
29. Copy of Notarized Partnership Deed dated 13/09/2019 of M/s. MANORATH INFRA.
30. Original Revised N.A. Permission dated 28/09/2019 issued by The Collector, Gandhinagar (for Block No.145/2/B).



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31. Original Revised N.A. Permission dated 28/09/2019 issued by The Collector, Gandhinagar (for Block No.145/1).
32. Original Registered Sale Deed No.28456 dated 19/11/2019 executed by JIKITA RAHULBHAI SHAH in favour of M/s. MANORATH INFRA, A PARTNERSHIP FIRM.
33. Original Registration Fee Payment Receipt issued by The Sub Registrar, Gandhinagar for above Sale Deed.
34. Original Index-II issued by The Sub Registrar, Gandhinagar for above Sale Deed.

PLACE : GANDHINAGAR
DATE : 05/12/2019

FOR F. K. LAKHANI ASSOCIATES



સંદર્ભ

ગાંધીનગર શાસન

તા. 24/11/2019.

જાહેર નોટીસ

જન મનોરથ ઈન્સ નામની ભાગીદારી પેટ્ટી, કે જેની ઓફિસ : ટ્રી-૬૯, ચીન સીટી, સેક્ટર નં.૨૬, ગાંધીનગર, ખાતે આવેલ છે તે પેટ્ટીએ સ્ટ્રક્ચરલ ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ ગાંધીનગરના તાલુકા ગાંધીનગરના ગામ મોઢે રોડસાલની સીમમાં આવેલ બ્લોક/સર્વે નં.૧૪૫/૧ તથા બ્લોક/સર્વે નં.૧૪૫/૨-બ ની બિનખેતીની જમીન પેટ્ટી (૧) પ્લોટ નં.૧/૧ ની કુલ ૧૦૨૦.૨૫ ચો.મીટર જમીન પેટ્ટી બ્લોક નં.૧૪૫/૧ પેટ્ટીની ૭૭૦ ચો.મીટર તથા બ્લોક નં.૧૪૫/૨-બ પેટ્ટીની ૨૫૦.૨૫ ચો.મીટર મળી કુલ ૧૦૨૦.૨૫ ચો.મીટર જમીન તથા પ્લોટ નં.૧/૨, બ્લોક નં.૧૪૫/૨-બ પેટ્ટીની ૧૦૦૦.૮૦ ચો.મીટર જમીન (૨) પ્લોટ નં.૨/૧ બ્લોક નં.૧૪૫/૧ પેટ્ટીની ૮૨૧ ચો.મીટર જમીન, (૩) પ્લોટ નં.૨/૨ ની બ્લોક નં.૧૪૫/૧ પેટ્ટીની ૮૨૧ ચો.મીટર જમીન કે જેનો સમાવેશ ટાઉન પ્લાનિંગ સ્કીમ નં.૨૨ માં થતાં ક્ષણવવામાં આવેલ ક્ષેત્રનલ પ્લોટ નં.૭૫/૩ ની ૨૯૩૦ ચો.મીટર જમીન એટલે કે ૩૫૦૪ ચો.વાર બિનખેતીની ખુલ્લી જમીન પેટ્ટીની માલિકી તેમજ કબજા ભોગવવાની હોવાનું જણાવીને અમારી પાસેથી ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે.

સંખબ, આથી સર્વે લાગતા-વળગતાઓને આ જાહેર નોટીસ આપી જણાવવાનું કે, સદરજુ જમીનના ટાઈટલ બાબતે ક્ષેત્રપુલ વ્યક્તિનો ખોરાકી, પોષાકી કે અન્ય ક્ષેત્રપુલ પ્રકરનો હક્ક, હિત, હિસ્સો, દાવો, બોજો, અલાખો, ઈઝમેન્ટ, બાનાખતના હક્કો, ગણોત હક્ક, ડેવલપમેન્ટ હક્કો, લીસપેન્ડન્સ, લાગ-ભાગ, લિયન, ચાર્જ કે બોજો પોષાતો હોય અને તેના ક્રમરૂપે ક્ષેત્રપુલ પ્રકરનો વાંધો હોય તો તે અંગેની લેખિત જાણ અમોને પુરાવાઓ સહિત આ નોટીસ પ્રસિદ્ધ થયેથી દિન - સાત (૭) માં નીચેના સરનામે કરવી, જો તેમ કરવામાં નહીં આવે તો સદરજુ જમીનમાં ક્ષેત્રપુલ વ્યક્તિનો ક્ષેત્રપુલ પ્રકરનો હક્ક, હિત, હિસ્સો પોષાતો નથી અને જો પોષાતો હોય તો તે જતો (Waive) કરેલ છે. તેમ સમજી અમો સદરજુ જમીનનું ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટ કાઢી આપીશું. ત્યારબાદ ક્ષેત્રપુલ વ્યક્તિની ક્ષેત્રપુલ પ્રકરની તકરાર ચાલશે નહીં. તેની આથી સર્વે લાગતા-વળગતાઓએ નોંધ લેવી.

સ્થળ : ગાંધીનગર.

તારીખ : ૨૩/૧૧/૨૦૧૯

એફ.કે.લાખાણી, એસોસીએટસ

એડવોકેટસ

૬૦૧, છશ્રે માળ, હવેલી આર્કેડ, સેક્ટર નં.૧૧, ગાંધીનગર.