

F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

.1.

TITLE CLEARANCE CERTIFICATE TO WHOM IT MAY CONCERN

RE: Title Clearance Certificate to the N.A land bearing **Block/Survey No.170/A** admeasuring 4452 Sq.Mtrs. and **Block/Survey No.170/B** admeasuring 10623 Sq.Mtrs. total admeasuring 15075 Sq.Mtrs. which comprised in **Town Planning Scheme No.19** (Raysan-Randesan-Koba) and allotted **Final Plot No.153** admeasuring **9799 Sq.Mtrs.** N.A. Land for residential purpose Situated at **Mouje: Raysan,** Taluka: Gandhinagar in the Registration Sub District and District of Gandhinagar – Gujarat BELONGING TO **SHRADDHA INFRASTRUCTURE, 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 31 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 N.A. land bearing **Block/Survey No.170/A** admeasuring 4452 Sq.Mtrs. and **Block/Survey No.170/B** admeasuring 10623 Sq.Mtrs. total admeasuring 15075 Sq.Mtrs. which comprised in **Town Planning Scheme No.19** (Raysan-Randesan-Koba) and allotted **Final Plot No.153** admeasuring **9799 Sq.Mtrs.** N.A. Land for residential purpose situated at **MOUJE: RAYSAN, 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 **SHRADDHA INFRASTRUCTURE, A PARTNERSHIP FIRM.**



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TITLE HISTORY **(INVESTIGATION REPORT)**

1. That the Agricultural Lands bearing (1) Survey No.109 admeasuring Acre 1 and 4 Gunthas (New Tenure), (2) Survey No.114/1 admeasuring Acre 1 and 32 Gunthas (Old Tenure) and (3) Survey No.114/3 admeasuring Acre 0 and 33 Gunthas (Old Tenure) Originally belonged to (1) MADHABHAI KACHRABHAI AND (2) AMRUTBHAI KACHRABHAI in the year 1951 as shown in the Revenue Records of Village Form No.7+12.
2. Thereafter, the said lands of Old Survey Nos.109, 114/1 & 114/3 were declared as "TUKDA" as stated in Mutation Entry No.928 dated 25/10/1951.
3. Thereafter, the said lands of Survey Nos.114/1 & 114/3 were removed from the head of "Personal Inami" and entered under the head of "Sarkari" as stated in Mutation Entry No. 1037 dated 19/04/1955 which was certified.
4. Thereafter, (1) MADHABHAI KACHRABHAI & (2) AMRUTBHAI KACHRABHAI created a charge on Survey No. 114/1 in favour of Raysan Society as stated in Mutation Entry No. 1174 dated 01/06/1962 which was certified.
5. Thereafter, Consolidated Scheme was introduced by The Settlement Commissioner and Director of Land Record, Government of Gujarat, Ahmedabad and New Consolidated Block No.170 was allotted in lieu of Survey Nos.109, 114/1 and 114/3 and measurement was fixed as Acre 3 and 29 Gunthas as stated in Mutation Entry No.1291 dated 05/03/1968 which was certified.



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6. Thereafter, as per the certificate No.791 and 792 dated 13/08/1974 issued by the Liquidation Officer, charge of Raysan Vividh Karyakari Seva Sahakari Mandali Ltd. was released as stated in Mutation Entry No.1346 dated 24/10/1974 which was certified on 08/01/1975.
7. Thereafter, charge was created in favour of Gujarat State Co. Op. Land Development Bank Ltd., Gandhinagar and the said land was mortgaged in its favour as stated in Mutation Entry No.1493 dated 09/01/1985 which was certified on 13/03/1985.
8. Thereafter, MADHABHAI KACHRABHAI died on 02/03/1990. Therefore, names of his heirs viz. (1) PURIBE Wd./o. MADHABHAI KACHRABHAI, (2) SURESHBHAI MADHABHAI, (3) MUKESHKUMAR MADHABHAI, (4) RAJENDRAKUMAR MADHABHAI, (5) MANDAKINIBEN MADHABHAI were entered as co-owners in the Revenue Records of the said land as stated in Mutation Entry No.1629 dated 25/03/1990 which was certified.
9. Thereafter, MANDKINIBEN MADHABHAI released her undivided right, title and interest from the said land in favour of her brothers. Therefore, her name was removed from the Revenue Records of the said land as stated in Mutation Entry No.1630 dated 25/03/1990 which was certified.
10. Thereafter, the said land bearing BlockNo.170 admeasuring 15075 Sq.Mtrs. divided into Two Parts viz. (1) Block No.170/A (Old Survey No.109) admeasuring Hec.0 = Are 44 = 52 Sq.Mtrs. (as New Tenure for Agricultural Purpose) and Block No.170/B



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(Old Survey Nos.114/1 and 114/3) admeasuring Hec. 1 = Are 06 = 23 Sq.Mtrs. (Old Tenure) as stated in Mutation Entry No.1696 dated 01/01/1994 which was certified.

11. Thereafter, charge of the Gujarat State Co. Op. Land Development Bank Ltd., Gandhinagar was released as stated in Mutation Entry No.1697 dated 01/01/1994 which was certified.
12. Thereafter, Family Partition took place between Family Members viz. [1] (1) SURESHBHAI MADHABHAI, (2) MUKESHKUMAR MADHABHAI, (3) RAJENDRAKUMAR MADHABHAI & (4) PURIBEN Wd./o. MADHABHAI KACHARABHAI and [2] AMRUTBHAI KACHRABHAI and the said land bearing Block/Survey Nos.170 and 56 came to the share of (1) SURESHBHAI MADHABHAI, (2) MUKESHKUMAR MADHABHAI, (3) RAJENDRAKUMAR MADHABHAI AND (4) PURIBEN Wd./o. MADHABHAI KACHARABHAI and land of Block Nos.198 & 81 was came to the share of AMRUTBHAI KACHRABHAI as stated in Mutation Entry No.1701 dated 16/05/1994 which was certified.
13. Thereafter, PURIBEN Wd./o. MADHABHAI KACHARABHAI died on 08/10/1994. Therefore, her name was removed from the Revenue Records of the said land as stated in Mutation Entry No.1764 dated 06/04/1996 which was certified.
14. Thereafter, The Mamlatdra, Gandhinagar vide Order No.Land/ NSJ/S.R.597/V/1048/50/97 dated 29/01/1997 ordered to remove "New Tenure" word from the Revenue Records of the said land viz. Block/Survey No.170/A admeasuring 4452 Sq.Mtrs. and noted the said land to be converted into "Old Tenure" for Agricultural Purpose and payment of Premium was



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- to be paid at the time of Non Agricultural Use as stated in Mutation Entry No.1829 dated 07/02/1997 which was certified.
15. Thereafter, charge was created in favour of Dena Bank, Koba and the said land was mortgaged in its favour as stated in Mutation Entry No.1840 dated 10/03/1997 which was certified on 14/05/1997.
 16. Thereafter, SURESHBHAI MADHABHAI died on 01/02/2000 without any legal heirs. Therefore, his name was removed from the Revenue Records of the said land as stated in Mutation Entry No. 2041 dated 02/05/2002 which was certified.
 17. Thereafter, charge of Dena Bank, Koba was released as stated in Mutation Entry No.2146 dated 01/12/2004 which was certified on 25/01/2005.
 18. Thereafter, the said land bearing (1) Block/Survey No.170/A admeasuring 4452 Sq.Mtrs. and (2) Block/Survey No.170/b admeasuring 10623 Sq.Mtrs. total admeasuring 15075 Sq.Mtrs. covered Under Town Planning Scheme No.19 (Raysan-Randesan-Koba) and allotted Final Plot No.153 admeasuring 9799 Sq.Mtrs.
 19. Thereafter, MUKESHKUMAR MADHABHAI PATEL got entered the names of his Legal Heirs viz. (1) RENUKABEN MUKESHKUMAR PATEL, (2) PAYAL MUKESHKUMAR PATEL, (3) ZANKAR MUKESHKUMAR PATEL AND (4) DHARMIK MUKESHKUMAR PATEL as co-owners in the Revenue Records of the said land as stated in Mutation Entry No.3273 dated 28/07/2014 which was certified.
 20. Thereafter, RAJENDRAKUMAR MADHABHAI PATEL got entered the names of his Legal Heirs viz. (1) RAMILABEN RAJENDRAKUMAR PATEL, (2) KOMAL RAJENDRAKUMAR



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PATEL AND (3) VIRAJ RAJENDRAKUMAR PATEL as co-owners in the Revenue Records of the said land as stated in Mutation Entry No. 3274 dated 28/07/2014 which was certified.

21. Thereafter, The Collector, Gandhinagar converted the said Agricultural land bearing Block/Survey No.170/B admeasuring 10623 Sq.MTrs. which comprised in Town Planning Scheme No.19 (Raysan-Randesan-Koba) and allotted Final Plot No.153 admeasuring 6905 Sq.Mtrs. into N.A. Land for Residential Purpose vide Order No.CB/Land/N.A./S.R.159/15/Vashi.19423 to 19437/2016 dated 04/10/2016 as stated in Mutation Entry No.3594 dated 09/11/2016 which was certified.
22. Thereafter, KOMAL RAJENDRAKUMAR PATEL released her 1/8 right, title and interest form the said land in favour her father RAJENDRAKUMAR MADHABHAI PATEL by a Registered Right Release Deed No.10029 dated 21/05/2018. Therefore, her name was removed from the Revenue Records of the said land as stated in Mutation Entry No.3884 dated 28/05/2018 which was certified.
23. Thereafter, the said land bearing Block/Survey No.170/A admeasuring 4452 Sq.Mtrs. which comprised in Town Planning Scheme No.19 (Raysan-Randesan-Koba) and allotted Final Plot No.153 admeasuring 2894 Sq.Mtrs was converted into "Old Tenure" for Non Agricultural residential purpose and granted the permission to change the purpose of the said "Restricted Tenure Land" to convert into N.A. Land for Residential Purpose as stated in Mutation Entry No.3938 dated 13/08/2018 which was certified.



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24. Thereafter, The Collector, Gandhinagar converted the said Agricultural land bearing Block/Survey No.170/A admeasuring 4452 Sq.MTrs. which comprised in Town Planning Scheme No.19 (Raysan-Randesan-Koba) and allotted Final Plot No.153 admeasuring 2894 Sq.Mtrs. into N.A. Land for Residential Purpose vide Order No.CB/Land/Urgent/N.A./S.R.46/18/Vashi.39831 to 39845/2018 dated 20/11/2018 as stated in Mutation Entry No.3996 dated 02/01/2019 which was certified.
25. Thereafter, (1) MUKESHKUMAR MADHABHAI, (2) RAJENDRAKUMAR MADHABHAI, (3) RENUKABEN MUKESHKUMAR PATEL, (4) PAYAL MUKESHKUMAR PATEL W/o.TEJASKUMAR ASHOKKUMAR PATEL, (5) ZANKAR MUKESHKUMAR PATEL W/o. MALAYKUMAR BHARATBHAI PATEL, (6) DHARMIK MUKESHKUMAR PATEL, (7) RAMILABEN RAJENDRAKUMAR PATEL AND (8) VIRAJ RAJENDRAKUMAR PATEL sold and conveyed the said land bearing Block/Survey No.170/A admeasuring 4452 Sq.Mtrs. and Block/Survey No.170/B admeasuring 10623 Sq.Mtrs. total admeasuring 15075 Sq.Mtrs. which comprised in Town Planning Scheme No.19 (Raysan-Randesan-Koba) and allotted Final Plot No.153 admeasuring 9799 for residential purpose to SHRADDHA INFRASTRUCTURE, A Partnership Firm by a Registered Sale Deed No.15954 dated 29/06/2019 as stated in Mutation Entry No. 4197 dated 16/07/2019 which was certified.
26. At present, SHRADDHA INFRASTRUCTURE, A Partnership Firm is the owner and possessor of the said N.A. Lands and (1) MUKESHKUMAR MADHABHAI PATEL, (2) RENUKABEN MUKESHKUMAR PATEL, (3) DHARMIK MUKESHKUMAR PATEL, (4) RAJENDRAKUMAR MADHABHAI PATEL, (5) RAMILA



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RAJENDRAKUMAR PATEL AND (6) VIRAJ RAJENDRAKUMAR PATEL are the partners of the said firm.

27. That Buildings Plans are approved and Development Permission No.PRM/Raysan/226/06/2019/12228/2019, Use – Residential dated 13/12/2019 was obtained from The Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar.
28. That Development Permission No.PRM/Raysan/226/06/2019/12228/2019, Use-Residential dated 13/12/2019 for Sub-Division was obtained from The Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar.
29. That, Construction Permission dated was issued by the Raysan Gram Panchayat vide Resolution No.5 dated 30/12/2019.
30. 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.

In view of what is stated hereinabove, we hereby certify that titles to the said Non Agricultural Land for Multipurpose use which is more particularly described in the SCHEDULE hereinabove written are clear and marketable and the same are belonging to **M/s. SHRADDHA INFRASTRUCTURE, A PARTNERSHIP FIRM.**

DISCLAIMER :

1. We have examined the revenue records in respect of the said Land relating to the past 31 years.



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.10.

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 Report. 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. We have published a public notice inviting claims/objections in relation to title to the said land.
5. 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.
6. The views expressed herein are based on our interpretation of applicable Indian Laws.



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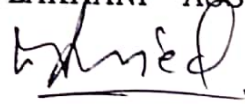
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.11.

7. The approvals, consents or permits required from any authorities in India as maybe 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.
8. 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.
9. This certificate is issued on the basis of documents and informations submitted to us by the owner. We shall not be liable for non submission of any document by the owner to us.

PLACE : GANDHINAGAR
DATE : 26/12/2019

FOR F. K. LAKHANI - ASSOCIATES



Search Receipt Nos.2019048075131 &
2019048075127 Dated 26/12/2019
are enclosed.



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.12.

LIST OF DOCUMENTS

1. Certified Copy of Village Form No.7, 12, 6 and 8-A
2. Original N.A. Permission No.CB/Land/N.A./S.R.159/15/Vashi.19423 to 19437/2016 dated 04/10/2016 issued by The Collector, Gandhinagar for Block/survey No.170/B.
3. Original Registered Right Release Deed No.10029 dated 21/05/2018 executed by Komal Rajendrakumar Patel in favour of Rajendrakumar Madhabhai Patel.
4. Original N.a. Permission No.CB/Land/Urgent/N.A./S.R.46/18/Vashi.39831 to 39845/2018 dated 20/11/2018 issued by The Collector, Gandhinagar for Block/Survey No.170/A.
5. Original Registered Sale Deed No.15954 dated 29/06/2019 executed by Mukeshkumar Madhabhai and others in favour of Shraddha Infrastructure, A Partnership Firm.
6. Original Development Permission No.PRM/Raysan/226/06/2019/12228/2019, Use-Residential dated 13/12/2019 for Sub-Division issued by The Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar.
7. Original Development Permission No.PRM/Raysan/226/06/2019/12228/2019, Use - Residential dated 13/12/2019 issued by The Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar.
8. Original Construction Permission was issued by the Raysan Gram Panchayat vide Resolution No.5 dated 30/12/2019.
9. Copy of Approved Plan.

PLACE : GANDHINAGAR
DATE : 26/12/2019

FOR F. K. LAKHANI - ASSOCIATES

