

F. K. Lakhani Associates

Advocates

601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
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TITLE HISTORY (INVESTIGATION REPORT)

1. That the land bearing SURVEY NO.669/1 admeasuring Hec. 0 = Are = 59 = 69 Sq.Mtrs. originally belonged to (1) SHIVA VIRAM AND (2) AMA VIRAM in the year 1951 as shown in the revenue records of Village Form No.7+12.
2. Thereafter, the said land was declared as "TUKDA" as stated in Mutation Entry No. 3410 dated 18/04/1951 which was certified.
3. Thereafter, the said land bearing Survey No. 669/1 admeasuring Hec. 0 = Are = 59 = 69 Sq.Mtrs. was removed from the head of "TUKDA" as stated in Mutation No. 8311 dated 01/12/1990 which was certified.
4. Thereafter, the said land was converted into "Old Tenure" for Agricultural purpose and note of "New Tenure" was removed from the Revenue Records subject to payment of premium for Non Agricultural Use by the Order of The Mamlatdar, Gandhinagar as stated in Mutation No.10311 dated 24/09/2005.
5. Thereafter, Manubhai Ambalal Patel filed a Special Civil Suit No.2/06 before the Hon. court of the Additional Senior Judge and executed Registered Lis-Pendence No.9065 dated 04/09/2006 as stated in Mutation Entry No.10650 dated 20/09/2006.

However, the said mutation entry was cancelled by the Revenue authority for the reason of lack of copy of Order/direction.



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6. That, SHIVAJI VIRAMJI died before 15 years ago and AMAJI VIRMAJI also died without any heirs. Therefore, names of their legal heirs viz. (1) SHARDABEN SHIVAJI, (2) KALAJI SHIVAJI, (3) SOMAJI SHIVAJI, (4) DHULIBEN SHIVAJI, (5) REVABEN Wd/o. BALDEVJI SHIVAJI, (6) USHABEN BALDEVJI, (7) MANJUBEN BALDEVJI, (8) RANJANBEN BALDEVJI, (9) GOVINDJI BALDEVJI, (10) MANISH BALDEVJI, (11) SOMIBEN SHAMALJI, (12) MOTAJI SHAMALJI, (13) AMIBEN SHAMALJI AND (14) MANGUBEN SHAMALJI were entered as co-owners in the Revenue Records of the said land as stated in Mutation No. 10892 dated 14/03/2007 which was certified.
7. Thereafter, the said land was converted into "Old Tenure" for Agricultural purpose and note of "New Tenure" was removed from the Revenue Records subject to payment of premium for Non Agricultural Use by the Order of The Mamlatdar, Gandhinagar as stated in Mutation No. 10894 dated 15/03/2007 which was certified.
8. Thereafter, (1) SHARDABEN SHIVAJI, (2) KALAJI SHIVAJI for self and as a Power of Attorney Holder of No. (3) SOMAJI SHIVAJI, (4) DHULIBEN SHIVAJI, (5) REVABEN Wd/o. BALDEVJI SHIVAJI, (6) USHABEN BALDEVJI, (7) MANJUBEN BALDEVJI, (8) RANJANBEN BALDEVJI, (9) GOVINDJI BALDEVJI, (10) MANISH BALDEVJI, (11) SOMIBEN SHAMALJI, (12) MOTAJI SHAMALJI, (13) AMIBEN SHAMALJI AND (14) MANGUBEN SHAMALJI sold and conveyed the said land bearing Survey No. 669/1 admeasuring 5969 Sq.Mtrs. to (1) GORDHANBHAI CHIMANBHAI, (2) HARSHADBHAI RASIKBHAI



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CHUNILAL AND (3) ISHWARBHAI MAGANBHAI by a Registered Sale Deed No. 3419 dated 16/03/2007 as stated in Mutation No. 11019 dated 22/05/2007 which was certified.

9. Thereafter, Computer Errors were corrected by the Competent Authority as stated in Mutation No. 11638 dated 05/02/2009.
10. Thereafter, The Honourable Principal Senior Civil Judge granted Stay Order in Special Suit No. 2/2006 dated 14/12/2010 stating not to sell or mortgage the said land or its part baring Survey No. 669/1 admeasuring 5969 Sq.Mtrs. to any other person through Servant, Agent or Assignee till the final judgment of the said Special Civil Suit No. 2/2006 as stated in Mutation No. 12845 dated 02/02/2011 which was certified.
11. Thereafter, the said suit was disposed off by the said Hon. Court asking defendants concerned to pay specified compensation of Rs.10,00,000/- to the plaintiff togetherwith interest @7.5% from the date of order of the said Hon. Court as stated in Mutation No. 14412 dated 02/09/2014.

However, the said plaintiff Mr. Manubhai Ambalal Patel filed First Appeal No.2706 of 2014 before the Hon. High Court of Gujarat claiming his right to purchase the said property and asking for setting aside the sale of the property to Pramukhbhai Dahyabhai Patel. However, stay for not to further transfer or develop the disputed property was not granted in Special Civil Application No.9010/2014 by the said Hon. High Court in its oral order dated 25/02/2015.



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However, it was clarified by the said court that such sale or development of the property by the present owner Mr. Pramukhbhai Dahyabhai Patel would be subject to outcome of First Appeal No.2706 of 2014.

12. Thereafter, (1) ISHWARBHAI MAGANBHAI, (2) GORDHANBHAI CHIMANBHAI AND (3) HARSHADBHAI RASIKBHAI CHUNILAL sold and conveyed the said land bearing Survey No. 669/1 admeasuring Hec. 0 = Are 59 = 69 Sq.Mtrs. Agricultural land to PRAMUKHBHAI DAHYABHAI PATEL by a Registered Sale Deed No. 16322 dated 05/12/2014 as stated in Mutation No. 14524 dated 05/12/2014 which was certified.
13. Thereafter, Somaji Shivaji executed Registered Confirmation Deed No.1785 dated 11/02/2015 in favour of Pramukhbhai Dahyabhai Patel and confirmed the Registered Sale Deed No.3419 dated 16/03/2007 and Registered Sale Deed No.16322 dated 05/12/2014.
14. Thereafter, the said land bearing Survey No. 669/1 admeasuring 5969 Sq.Mtrs. land paiki, Final Plot No. 132 admeasuring 2301 Sq.Mtrs. was convert into "Old Tenure" for Non Agricultural Use from "New Tenure" by the order of The Collector, Gandhinagar vide Order No. CB/Ganot/Vashi-3638 to 3645/2015 dated 30/06/2015 as stated in Mutation No. 14750 dated 08/07/2015 which was certified.
15. That, the said land was covered under the Town Planning Scheme No.9 and allotted Final Plot No.132 admeasuring Hec. 0 = Are 23 = 01 i.e. 2301 Sq.Mtrs. in lieu of Block No.669/1.



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16. Thereafter, the said land bearing Block No.669/1 which comprised in Town Planning Scheme No.9 and allotted final Plot No.132 admeasuring 2301 Sq.Mtrs. was converted into Non Agricultural Use for residential and commercial purpose (i.e. 1651 Sq.Mtrs. for residential purpose and 650 Sq.Mtrs. for commercial purpose) by The Chitnish to Collector, Gandhinagar vide its Order No.CB/LAND/N.A./TATKAL/N.A.S.R.19/15/VASHI.28855 TO 28869/2015 dated 10/12/2015.
17. Thereafter, PRAMUKHBHAI DAHYABHAI PATEL sold and conveyed the said Non Agricultural Land for residential and commercial purpose viz. Survey No.669/1, Land Account No.1945 admeasuring Hec. 0 = Are 59 = 69 Mtrs i.e. 5969 Sq.Mtrs. which comprised in Town Planning Scheme No.9 and allotted Final Plot No.132 admeasuring 2301 Sq.Mtrs. (i.e. 1651 Sq.Mtrs. for residential purpose and 650 Sq.Mtrs. for commercial purpose) situated at Village : UVAR SAD, Taluka : Gandhinagar in the Registration Sub District And District of Gandhinagar- GUJARAT to (1) Parsottam Manji Bambhaniya (50% Shareholder), (2) Kiran Manjibhai Bambhaniya (45% Shareholder) and (3) Arunkumar Manji Bambhaniya (5% Shareholder) by a Registered Sale Deed No.775 dated 05/02/2016.
18. At present, (1) Parsottam Manji Bambhaniya (50% Shareholder), (2) Kiran Manjibhai Bambhaniya (45% Shareholder) and (3) Arunkumar Manji Bambhaniya (5% Shareholder) are the owners and possessors of the said Non Agricultural Land for Residential and Commercial Purpose.



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19. From the search at the office of The Sub Registrar, Gandhinagar, we have not found any charge or encumbrance existing on the said land.
20. We have also published a public notice in a Main Edition "GUJARAT SAMACHAR" Newspaper on 01/12/2015 inviting objections (if any) from the public 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 within stipulated period.

In view of what is stated hereinabove, we hereby certify that titles to the said Non Agricultural land for Residential and Commercial Purpose which is more particularly described in the SCHEDULE hereinabove written are clear and marketable subject to outcome of First Appeal No.2706 of 2014 as specifically remarked in Para No.12 above by us and the same are belonging to (1) Parsottam Manji Bambhaniya (50% Shareholder), (2) Kiran Manjibhai Bambhaniya (45% Shareholder) and (3) Arunkumar Manji Bambhaniya (5% Shareholder).

PLACE : GANDHINAGAR
DATE : 11/03/2016

FOR F.K.LAKHANI - ASSOCIATES

Search Receipt Nos.2015048042566
Dated 08/12/2015 and 2016048009513
Dated 11/03/2016 are attached.



તા. ૧/૧૨/૨૦૧૮
મંગળવાર.

ગુજરાત સમાચાર મેઈલ

જાહેર નોટિસ

જત પ્રમુખભાઈ ડાહ્યાભાઈ પટેલ, રહેવાસી - મુ.પો. રાયસણ, તા.જી. ગાંધીનગર, એ રજીસ્ટ્રેશન ડિસ્ટ્રીક્ટ સબ ડિસ્ટ્રીક્ટ ગાંધીનગરના તાલુકા ગાંધીનગરના ગામ મોજે ઉવારસદની સીમમાં આવેલ ખાતા નં. ૧૯૪૫ ના બ્લોક/સર્વે નં. ૬૬૯/૧ ની હેક્ટર ૦ = આર ૫૯ = ૬૯ ચો.મીટર એટલે કે ૫૯૬૯ ચો.મીટર જૂની શરતની ખેતીની જમીન પોતાની માલિકી તેમજ કબજા ભોગવવાની હોવાનું જણાવીને અમારી પાસેથી ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. તેમજ સદરહુ જમીન અમારા અસીલને અઘાટ વેચાણ આપવાનું કબુલ કરેલ છે.

સબબ, આથી સર્વે લાગતા-વળગતાઓને આ જાહેર નોટીસ આપી જણાવવાનું કે, સદરહુ મિલકતના ટાઈટલ્સ બાબતે કોઈપણ વ્યક્તિનો ખોરાકી, પોષાકી કે અન્ય કોઈપણ પ્રકારનો હક્ક, હિત, હિસ્સો લાગ-

ભાગ, લિયન, ચાર્જ કે બોજો પોષાતો હોય અને તેના કારણે કોઈપણ પ્રકારનો વાંધો હોય તો તે અંગેની લેખિત જાણ અમોને પુરાવાઓ સહિત આ નોટીસ પ્રસિધ્ધ થયેથી દિન - સાત (૭) માં નીચેના સરનામે કરવી, જો તેમ કરવામાં નહીં આવે તો સદરહુ મિલકતમાં કોઈપણ વ્યક્તિનો કોઈપણ પ્રકારનો હક્ક, હિત, હિસ્સો પોષાતો નથી અને જો પોષાતો હોય તો તે જતો (ઉચ્ચેથી) કરેલ છે. તેમ સમજી અમો સદરહુ મિલકતનું ટાઈટલ ક્લીયરન્સ સર્ટીફિકેટ કાઢી આપીશું. તેમજ સદરહુ મિલકત અમારા અસીલ અઘાટ વેચાણ રાખી લેશે. ત્યારબાદ કોઈપણ વ્યક્તિની કોઈપણ પ્રકારની તકરાર ચાલશે નહિ. તેની આથી સર્વે લાગતા-વળગતાઓએ નોંધ લેવી.

સ્થળ :- ગાંધીનગર

તારીખ :- ૩૦-૧૧-૨૦૧૫

એફ. કે. લાખાણી, એસોસીએટ્સ
એડવોકેટ્સ

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

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં.669/1

Search in : ઉવારસદ/UNVARSD

પહોંચ નંબર: ૨૦૧૫૦૪૮૦૪૨૫૬૬

અરજી નંબર:

૨૪૪૪૭

અરજી વર્ષ:

૨૦૧૫

તા: ૮

માહે: ડિસેમ્બર

સને: ૨૦૧૫

રજુ કરનારનું નામ H H Hakim

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦

શોધ અગર તપાસણી..... Year: ૧૯૮૬ ૨૦૧૫ ૨૬૦

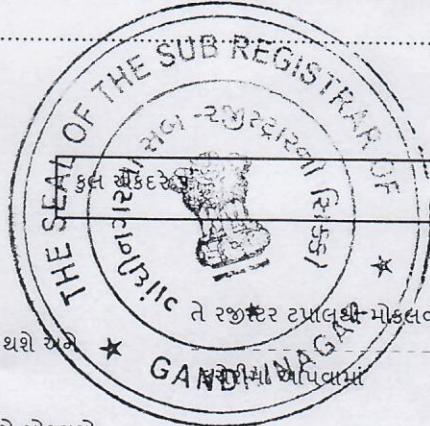
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો..... ૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



અંકે રૂપીયાબસો સાઈડ પુરા.

દસ્તાવેજ

નકલ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(P M PRAJAPATI)

સબ રજીસ્ટ્રાર
ગાંધીનગર

IGR-NIC

-8135119700993542984

૮/૧૨/૨૦૧૫

૩:૧૭:૫૧ pm

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં.669/1

Search in : ઉવારસદ/UNVARSD

પહોંચ નંબર: ૨૦૧૬૦૪૮૦૦૯૫૧૩

અરજી નંબર: ૫૪૭૪

અરજી વર્ષ: ૨૦૧૬

તા: ૧૧

માહે: માર્ચ

સને: ૨૦૧૬

રજી કરનારનું નામ H H Hakim

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: ૨૦૧૫ ૨૦૧૬

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી

આ સિવાયની બાબતોની ફી

રૂ. પૈસા

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૧૨૦

○

કુલ એકંદરે રૂ.

૧૨૦

અંકે રૂપીયા એકસો વીસ પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે

(J.M.THAKKAR)

સબ રજીસ્ટ્રાર
ગાંધીનગર

IGR-NIC

-328161963319778610

૧૧/૩/૨૦૧૬

૩:૩૪:૧૮ pm