

To,

M/s. Madhav Realty

A Partnership Firm,

Having office at: Madhav Skyline,

Bh, Kailashdham Apartment, PDPU road,

Raysan, Gandhinagar.

TITLE CLEARANCE CERTIFICATE WITH REPORT

Sub: Investigation of Title of Non-agricultural Land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 containing by total admeasuring 5767 Sq.Mtrs. or thereabout) containing by admeasuring 3749 Sq.Mtrs. or thereabout of Town Planning Scheme No. 19 (Raysan-Randesan-Koba), comprised in City Survey Record and allotted Sheet No. N.A.99, City Survey No. NA-286/Paiki 2, situate, lying and being at Mouje Raysan, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar belonging to "M/s. Madhav Realty", a Partnership Firm.

As per instructions I have got necessary searches made for more than last 30 years from the available Revenue Records and Registration Records through my Search Clerk and also I have gone through relevant documents/papers and I have investigated titles to the said land in question and report on title as under:-

1. Originally (1)Punjaji Lalluji Thakor (2) Motiji Bhalaji Thakor & (3) Maganji Bhalaji Thakor were independent owners, occupiers and possessors of the land of Survey No. 168/1.
2. Thereafter, as per Resolution No. Con/Gandhinagar/37 dated 27/01/1966, Settlement Commissioner and Director of Land Records, Ahmedabad, Gujarat State had approved the Amalgamation Scheme of Raysan Village and in pursuance of that land bearing land bearing Survey No. 168/1 has been given Block No. 286 admeasuring 5767 Sq.Mtrs. and entry to that effect was entered in the mutation register by Entry No.1291 on 05/03/1968.
3. Thereafter, owners-occupants of said land Punjaji Lalluji Thakor died intestate before 48 years, leaving behind him his legal heirs namely: (1) Motiji Bhulaji Thakor (died intestate before 24 years) and (2) Maganji Bhalaji Thakor (died intestate before 22 years) and their legal heir Havjiji

Motiji Thakor died intestate on 10 years and hence, joint names of the legal heirs of deceased Havjiji Motiji Thakor (a) Sendhaji Havjiji Thakor (b) Susangji Havjiji Thakor (c) Baldevji Havjiji Thakor (2) legal heirs of deceased Ravjiji Maganji (died intestate on 26 years) (a) Dhuliben wd/o Ravjiji Maganji Thakor (b) Krushnaben Ravjiji Thakor (c) Nandaji Ravjiji Thakor & (d) Jashiben Ravjiji Maganji Thakor (3) legal heirs of deceased Bhagvanji Maganji Thakor (died intestate on 3 years) (a) Kuvarben wd/o Bhagvanji Maganji Thakor (b) Vashiben Bhagvanji Thakor (c) Khodaji Bhagvanji Thakor & (d) Jilaji Bhagvanji Maganji Thakor and (4) Pratapji Maganji Thakor were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No.1708 dated 02/01/1995.

4. Thereafter, co owner-occupant of said land Pratapji Maganji Thakor died intestate on 22/02/1996 leaving behind him his legal heirs namely: (1) Kaliben wd/o Pratapji Maganji Thakor (2) Masangji Pratapji Thakor (3) Gitaben Pratapji Thakor (4) Kanuji Pratapji Thakor (5) Ushaben Pratapji Thakor & (6) Manuji Pratapji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 2258 dated 03/07/2006.
5. Thereafter, co owner-occupant of said land Vashiben d/o Bhagvanji Thakor died intestate in the year 2004 leaving behind her legal heirs namely: (1) Ramilaben Mangaji Thakor (2) Shardaben Mangaji Thakor & (3) Pravinji Mangaji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 2260 dated 03/07/2006.
6. The co owner-occupant of said land Sendhaji Havjiji Thakor died intestate in the year 2001 leaving behind him his legal heirs namely: (1) Maniben wd/o Sendhaji Havjiji Thakor (2) Babuji Sendhaji Thakor (3) Mohanji Sendhaji Thakor (4) Gitaben Sendhaji Thakor & (5) Ramilaben Sendhaji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 2261 dated 03/07/2006.
7. Thereafter, Partition Deed took place for the said land bearing Block No. 286 amongst the aforesaid co owners-occupants of said land on 12/06/2006 and by virtue of that, said land bearing Block No. 286 came to the share of (1)

Maniben wd/o Sendhaji Havjiji Thakor (2) Babuji Sendhaji Thakor (3) Mohanji Sendhaji Thakor (4) Gitaben Sendhaji Thakor (5) Ramilaben Sendhaji Thakor (6) Sursangji Havjiji Thakor (7) Baldevji Havjiji Thakor (8) Kaliben wd/o Pratapji Maganji Thakor (9) Masangji Pratapji Thakor (10) Kanuji Pratapji Thakor (11) Manuji Pratapji Thakor (12) Gitaben Pratapji Thakor & (13) Ushaben Pratapji Thakor and entry to that effect was entered in the mutation register by Entry No. 2263 dated 03/07/2006.

8. Thereafter, land bearing Block No. 286 containing by admeasuring 5767 Sq.Mtrs. merged into T. P. Scheme No. 19 (Raysan-Randesan-Koba) and it has been given Final Plot No. 290 containing by admeasuring 3749 Sq.Mtrs.
9. Thereafter, Collector, Gandhinagar has released the land bearing Final Plot No. 290 containing by total admeasuring 3749 Sq.Mtrs (Block No. 286, admeasuring 5767 Sq.Mtrs.) from the restrictions of New Tenure Land and converted the same into old tenure conditions for the purpose of non-agricultural residential use vide its Order No. CB/Ganot/Vashi-6989 to 6999/2012 dated 12/07/2012 and entry to that effect was entered in the mutation register by Entry No. 3083 dated 04/08/2012.
10. Thereafter co owner-occupant of said land Krushnaben d/o Ravjiji Thakor and w/o Melaji Shivaji Thakor died intestate on 18/03/2013 leaving behind her legal heirs namely: (1) Amratben Melaji Thakor & (2) Jashuji Melaji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 3267 dated 16/07/2014.
11. Thereafter, co owner-occupant of said land Sursangji Havjiji Thakor died intestate on 24/03/2018 leaving behind him his legal heirs namely: (1) Boriben wd/o Sursangji alias Husaji Havjiji Thakor (2) Kailashben Sursangji alias Husaji Thakor (3) Nandaben Sursangji alias Husaji Thakor (4) Lalaji Sursangji alias Husaji Thakor & (5) Maheshji Sursangji alias Husaji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 3955 dated 19/09/2018.
12. Thereafter, co owner-occupant of said land Baldevji Havjiji Thakor died intestate on 21/11/2018 leaving behind him his legal heirs namely: (1) Guliben wd/o Baldevji Havjiji Thakor (2) Kalaji Baldevji Thakor (3) Rajuji Baldevji Thakor & (4) Bhupendra Baldevji Thakor and their joint names

were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 4036 dated 28/12/2018.

13. The co owner-occupant of said land Dhuliben wd/o Ravji Thakor died intestate on 12/07/2004 and hence, her name was deleted from the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 4634 dated 23/06/2021.
14. The co owner-occupant of said land Guliben wd/o Baldevji Thakor died intestate on 13/04/2004 and hence, her name was deleted from the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 4635 dated 23/06/2021.
15. Thereafter, co owner-occupant of said land Amratben Melaji Thakor died intestate on 03/05/2021 leaving behind her legal heirs namely: (1) Pushpaben Mohanji Thakor (2) Melabhai Mohanji Thakor & (3) Vipulbhai Mohanji Thakor and their joint names were recorded in the revenue records of said land and entry to that effect was entered in the mutation register by Entry No. 4655 dated 11/08/2021.
16. Thereafter, as per District Collector, Gandhinagar bearing No. CB/Ganot/Vashi-1931 to 1939/2021 dated 12/10/2021, earlier owners-occupants of land had got the permission to convert the land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 admeasuring 5767 Sq.Mtrs.) admeasuring 3749 Sq.Mtrs. of Town Planning Scheme No.19 (Raysan-Randesan-Koba) into old tenure conditions for non-agricultural residential purpose, but its period was over and therefore, the period has been extended for six months from the order dated 12/10/2021 and entry to that effect was entered in the mutation register by Entry No. 4678 dated 17/10/2021.
17. Thereafter, District Collector, Gandhinagar has given Non- agriculture use permission to the land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 admeasuring 5767 Sq.Mtrs.) admeasuring 3749 Sq.Mtrs. of Town Planning Scheme No.19 (Raysan-Randesan-Koba) for residential use vide its Order No. 2526/06/03/053/2021 dated 22/12/2021 with certain terms and conditions mentioned therein and entry to that effect was entered in the mutation register by Entry No. 4700 dated 22/12/2021.
18. Thereafter, said land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 admeasuring 5767 Sq.Mtrs.) admeasuring 3749 Sq.Mtrs. of Town Planning Scheme No.19 (Raysan-Randesan-Koba) is comprised in city



survey records and City Survey Office, Gandhinagar has allotted City Survey No. NA-286 Paiki 2 to the said land and revenue records of Village Form No. 7/12 has been closed and entry to that effect was entered in the mutation register by Entry No. 4701 dated 22/12/2021.

19. Thereafter, District Collector, Gandhinagar has ordered to consider the said Non-agriculture land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 admeasuring 5767 Sq.Mtrs.) admeasuring 3749 Sq.Mtrs. of Town Planning Scheme No.19 (Raysan-Randesan-Koba) for residential purpose instead of multipurpose use vide its Order No.2526 /06/ 03/ 053/ 2021/ Sudhara Hukam/Vashi.04 to 09/2022 dated 05/01/2022 with certain terms and conditions mentioned therein and entry to that effect was entered in the mutation register by Entry No. 4742 dated 21/04/2022
20. Thereafter, said (1) Nandaji Ravjiji Thakor himself and as Karta and Manager of his HUF (2) Kaliben wd/o Pratapji Maganji Thakor (3) Masangji Pratapji Thakor himself and as Karta and Manager of his HUF (4) Gitaben Pratapji Thakor (5) Kanuji Pratapji Thakor himself and as Karta and Manager of his HUF (6) Ushaben Pratapji Thakor (7) Manuji Pratapji Thakor himself and as Karta and Manager of his HUF (8) Maniben wd/o Sendhaji Havjiji Thakor (9) Babuji Sendhaji Thakor himself and as Karta and Manager of his HUF (10) Mohanji Sendhaji Thakor himself and as Karta and Manager of his HUF (11) Gitaben Sendhaji Thakor (12) Ramilaben Sendhaji Thakor (13) Jashuji Melaji Thakor himself and as Karta and Manager of his HUF (14) Boriben wd/o Sursangji alias Husaji Thakor (15) Kailashben Sursangji alias Husaji Thakor (16) Nandaben Sursangji alias Husaji Thakor (17) Lalaji Sursangji alias Husaji Thakor himself and as Karta and Manager of his HUF (18) Maheshji Sursangji Thakor (19) Kalaji Baldevji Thakor himself and as Karta and Manager of his HUF (20) Rajuji Baldevji Thakor (21) Bhupendra Baldevji Thakor himself and as Karta and Manager of his HUF (22) Pushpaben Mohanji Thakor (23) Melabhai Mohanji Thakor himself and as Karta and Manager of his HUF & (24) Vipulbhai Mohanji Thakor himself and as Karta and Manager of his HUF sold and conveyed the Non-agricultural Land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 containing by total admeasuring 5767 Sq.Mtrs. or thereabout) containing by admeasuring 3749 Sq.Mtrs. or thereabout of Town Planning Scheme No. 19 (Raysan-Randesan-Koba), comprised in City Survey Record and allotted

Sheet No. N.A.99, City Survey No. NA-286 Paiki 2 to M/s. Madhav Realty, a Partnership Firm by Sale Deed, which is registered before Sub-Registrar of Gandhinagar on 05/04/2022 under serial No. 10593 and entry to that effect is entered city survey records by Entry No. 77 dated 31/05/2022.

21. Thereafter, Gandhinagar Municipal Corporation has approved lay-out plans and granted residential cum commercial construction permission to the non-agricultural land bearing Final Plot No. 290 (allotted in lieu of Block No. 286) of Town Planning Scheme No.19 (Raysan-Randesan-Koba) under its Case No. PRM/GMC/ 479/Raysan-19/07/2022/23899 dated 16/12/2022.
22. Thereafter, Collector, Gandhinagar has released the land bearing Final Plot No. 290 containing by total admeasuring 3749 Sq.Mtrs. paiki land of admeasuring 375 Sq.Mtrs. from the restrictions of New Tenure Land and converted the same into old tenure conditions for the purpose of non-agricultural commercial use vide its Order No. CB/Jamin/06/03/053/2022/Sudhara Hukam/Vashi.03 to 10/2023 dated 05/01/2023.
23. Thereafter, District Collector, Gandhinagar has given revised Non-Agriculture use permission to the land bearing Final Plot No. 290 containing by total admeasuring 3749 Sq.Mtrs. paiki land of admeasuring 375 Sq.Mtrs. for commercial use vide its Order No. CB/Jamin/06/03/53/053/Revised Binkheti/SR.106 to 111 /2023 dated 28/02/2023.
24. I have examined titles of the said land belonging to a partnership firm "M/s. Madhav Realty", and have caused to be taken searches of the available revenue and registration record for last 30 years through our Search Clerk to the said Non-agricultural Land bearing Final Plot No. 290 (allotted in lieu of Block No. 286 containing by total admeasuring 5767 Sq.Mtrs. or thereabout) containing by admeasuring 3749 Sq.Mtrs. or thereabout of Town Planning Scheme No. 19 (Raysan-Randesan-Koba), comprised in City Survey Record and allotted Sheet No. N.A.99, City Survey No. NA-286/Paiki 2, situate, lying and being at Mouje Raysan, Taluka Gandhinagar in the Registration District of Gandhinagar and Sub-District of Gandhinagar and from that and from the declaration on title filed before me believing the same to be true, correct, trustworthy and reliable and also believing the documents/ papers/ copies etc furnished in the case file shown to me to be true and genuine, and also based upon the information given by the owner that no transfer/ agreement was made in respect of the said land during the period for which

the record is not clear and not available which would make the title defective. I hereby opine that the same to clear, marketable and free from reasonable doubts and without encumbrances subject to :-

1. Any other Acts, Laws and Rules applicable to the saidland, if any.
2. Fulfillment of conditions laid down in the N.A. Order and approved plan.
3. Fulfillment of terms and conditions laid down in the letters/ orders/ resolutions notifications passed by the competent authority from time to time for the said land.
4. All original deeds/documents for the said land being verified.

DATED ON THIS 27TH DAY OF APRIL, 2023




Kaushik G. Patel
 (Advocate & Notary)
 (Enrolment No.G-461/2005)

Note:

- (1) This is to inform that search of registration record of immediate past about 2-3 months is not available.
- (2) Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/ religious place etc situated nearby or road laying and widening or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- (3) Please note that the registration record of the year from 1976 to 2006 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (from 2007 to 2023) is not well prepared/maintained by the State Government Agency and hence maybe erroneous and according to the report of the computerized search, I have issued this Title Clearance Report.

