

# HARESH R. SHAH

M. COM., LL. B., ADVOCATE

Address- C/O. Raj Type & Computer, Above Bhadra Post Office,  
Opp. City Civil Court, Bhadra, Ahmedabad - 1. Mob. No. 9825021069.



REF. NO.

DATE: 18.2.2020.

## TITLE CLEARANCE CERTIFICATE

Subject- Title Clearance Certificate for the residential purpose N.A. land bearing Sub Plot No. 2, admeasuring 3311.64 sq.mtrs. of F.P. No. 208, admeasuring 8036 sq.mtrs. of T.P.S. No. 241 (Nana Chiloda) allotted in lieu of southern side land admeasuring 13395 sq.mtrs. out of total 21741 sq.mtrs. land of Block/Survey No. 287 of Village-Chiloda (Naroda), Taluka-Gandhinagar, within District & Registration Sub District of Gandhinagar (Herein after referred to as The Said Property), which is belongs to Gajanan Corporation, a partnership firm.

With reference to the above the owner, possessor and occupier of the said property, all the required and necessary papers produced and handed over me for the said property. After inspection, checking, scrutinizing all the papers produced before me to my opinion I hereby come to the conclusion that:

1. The land bearing Survey/Block No. 287 originally belonged to Usmanbhai Fatehmohammad and others.
2. Thereafter the Hon'ble Mamaltdar and Krushipanch, Gandhinagar in Tenancy Case No. 329/33/67 dtd. 1.11.1968 allotted the said land to Ranaji Shakraji as on prohibited tenure type land. An entry pertaining to the same is entered in revenue record vide Entry No. 1299 dtd. 9.1.1969.
3. Thereafter the said Ranaji Shakraji Thakor applied for agriculture purpose to sale out the said land and for which the District Collector of Gandhinagar by its Order No. CB/Ganot/Vashi-4112 to 18/2008 dtd. 11.8.2008 to release the exemption of prohibited tenure under Section 43/1 of Tenancy Act. An entry pertaining to the same is entered in revenue record vide Entry No. 2856 dtd. 12.8.2008 and Entry No. 2909 dtd. 8.11.2008.
4. Thereafter by way of Reg. Sale Deed No. 13609 dtd. 12.8.2008, the said land was purchased by Jayantibhai Parshottambhai Bhanushali from the said Ranaji Shakraji Thakor. An entry pertaining to the same is entered in revenue record vide Entry No. 2858 dtd. 14.8.2008. The said Ranaji Shakraji have executed an Indemnity Bond vide Sr. No. 13611 dtd. 12.8.2008 for the said land in favour of Jayantibhai Parsottambhai Bhanushali and also executed one Power of Attorney vide Sr. No. 13612 dtd. 12.8.2008 in favour of Pratapbhai Kalyanji Bhanushali. The legal heirs of Ranaji Shakraji Thakor named Bharat Ranaji and others have executed one Confirmation Deed vide Sr. No. 13630 dtd. 12.8.2008 in favour of Jayantibhai Parsottambhai Bhanushali. That one Sarojben Sendhaji have also

// 2 //

executed one Confirmation Deed vide Sr. No. 13750 dtd. 14.8.2008 in favour of Jayantibhai Parsottambhai Bhanushali.

5. Thereafter by way of Reg. Sale Deed No. 15901 dtd. 14.10.2008, the said land was purchased by Bhikhubhai Popatbhai Gajera from the said Jayantibhai Parshottambhai Bhanushali. An entry pertaining to the same is entered in revenue record vide Entry No. 2900 dtd. 23.10.2008. The said Jayantibhai Parshottambhai Bhanushali have executed an Indemnity Bond vide Sr. No. 15903 dtd. 14.10.2008 for the said land in favour of Bhikhubhai Popatbhai Gajera.
6. Thereafter by way of Reg. Sale Deed No. 9947 dtd. 15.9.2009, the northern side land admeasuring 9040 sq.mtrs. of Block/Survey No. 287 paiki was purchased by Kanaiyalal Motiram Patel from the said Bhikhubhai Popatbhai Gajera. An entry pertaining to the same is entered in revenue record.
7. Thereafter Collector of Gandhinagar by its Order No. CB/Ganot/SR/195/08/Vashi-5062 to 5067/2008 dtd. 14.10.2009 deducted the 35% land of Block/Survey No. 287 paiki and premium granted for residential purpose of N.A. land. An entry pertaining to the same is entered in revenue record vide Entry No. 3167 dtd. 23.10.2009 and Entry No. 3219 dtd. 12.1.2010.
8. Thereafter Collector of Gandhinagar by its Order No. CB/Jamin/Tatkal/B.Kh./S.R.12/Vashi-621 to 636/2011 dtd. 11.1.2010 granted N.A. permission for residential purpose of land admeasuring 7621 sq.mtrs. of Block/Survey No. 287 paiki. An entry pertaining to the same is entered in revenue record vide Entry No. 3562 dtd. 25.1.2011.
9. Thereafter T.P.S. No. 241 (Nana Chiloda) is finalized and F.P. No. 208 paiki 8036 sq.mtrs. land has been allotted in lieu of southern side land admeasuring 13395 sq.mtrs. of Block/Survey No. 287 paiki of Village-Chiloda (Naroda).
10. Thereafter Collector of Gandhinagar by its Order No. CB/Jamin/Tatkal/B.Kh./S.R.25/14/Vashi-3230 to 3256/2015 dtd. 23.2.2015 granted N.A. permission for residential purpose of land admeasuring 5424 sq.mtrs. of Block/Survey No. 287 paiki (F.P. No. 208). An entry pertaining to the same is entered in revenue record.
11. Thereafter Collector of Gandhinagar by its Order No. CB/Jamin/Vashi-10609 to 10625/2015 dtd. 16.5.2015 made necessary correction of (F.P. No. 208) in the afore-said order dtd. 23.2.2015.
12. Thereafter by way of Reg. Sale Deed No. 2995 dtd. 14.3.2017, the residential purpose N.A. land admeasuring about 8036 sq.mtrs. of F.P. No. 208 paiki of T.P.S.

// 3 //

No. 241 (Nana Chiloda) allotted in lieu of southern side land of Block/Survey No. 287 paiki was purchased by Gajanan Corporation, a partnership firm from the said Kanaiyalal Motiaram Patel. Entry No. 5007.

13. Since then said Gajanan Corporation, a partnership firm become the sole and absolute owner, occupier and possessor of said land.
14. That one Talibhusen Iqbalhusen Pasa had filed one Civil Suit No. 240/2019 before the Hon'ble Principal Senior Civil Court at Gandhinagar for the said land and for which said Talibhusen Iqbalhusen Pasa have registered one Notice of Lis-Pendence before the Sub-Registrar of Assurances, Gandhinagar vide Sr. No. 28640 dtd. 20.11.2019 and thereafter the said Notice of Lis-Pendence was cancelled by Talibhusen Iqbalhusen Pasa by executing of Cancellation Deed Reg. No. 2916 dtd. 3.2.2020 and the afore-said Civil suit No. 240/2019 is withdraw by him.

Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that the said property duly held by Gajanan Corporation, a partnership firm as owner of the said property and now the said property is also in its name in all relevant records.

I have also taken search for the said property from the office of Sub-Registrar, Gandhinagar vide Receipt No. 2019048034555, Application No. 40118 dtd. 24.12.2019 & Receipt No. 2020048006841, Application No. 3721 dtd. 3.2.2020 for the period year 1994 to 2020.

#### REPORT

In view of the above to my opinion the said property is in the name of Gajanan Corporation, a partnership firm and is free from all kind of doubts and encumbrances and there is no charge of anybody over the said property and is saleable and its title is clear and marketable.

Issued without prejudice.

Place: Ahmedabad

Date: 18.2.2020

  
**HARESH R. SHAH**  
(M. Com. LL.B.) Advocate  
**RAJ TYPE & COMPUTER**  
1st Floor, Opp. City Civil Court,  
Above Pdstd Office,  
Bhadra, Ahmedaba-380001.  
Phone. (O):- 25504142

# HARESH R. SHAH



M. COM., LL. B., ADVOCATE

Address- C/O. Raj Type & Computer, Above Bhadra Post Office,  
Opp. City Civil Court, Bhadra, Ahmedabad - 1. Mob. No. 9825021069.

Ref. No.

Date: 18.2.2020

## NO ENCUMBRANCE CERTIFICATE

This is to certify that, all flats lying in the scheme namely Aatrey Ivaan-2, lying, being and situated on the residential purpose N.A. land bearing Sub Plot No. 2, admeasuring 3311.64 sq.mtrs. of F.P. No. 208, admeasuring 8036 sq.mtrs. of T.P.S. No. 241 (Nana Chiloda) allotted in lieu of southern side land admeasuring 13395 sq.mtrs. out of total 21741 sq.mtrs. land of Block/Survey No. 287 of Village-Chiloda (Naroda), Taluka-Gandhinagar, within District & Registration Sub District of Gandhinagar belongs to Gajanan Corporation and the titles of said land and flats are free from all kinds of encumbrances without any charge of any bank/s, firm/s, financial institution/s or anybody.

Name of Scheme : Aatrey Ivaan-2.  
Name of Owner : Gajanan Corporation, a partnership firm  
Name of Developer : Gajanan Corporation, a partnership firm

Place: Ahmedabad.

Date: 18.2.2020

**HARESH R. SHAH**  
(M. Com. LL.B.) Advocate  
**RAJ TYPE & COMPUTER**  
1st Floor, Opp. City Civil Court,  
Above Pdost Office,  
Bhadra, Ahmedaba-380001.  
Phone. (O):- 25504142