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.1.

TITLE CLEARANCE CERTIFICATE

TO,
M/s. MADHAV GROUP, A PARTNERSHIP FIRM,
C/304, MARUTI AMRAKUNJ,
NEAR SURVYA CIRCLE, T.P.9,
SARGASAN, TALUKA AND DISTRICT: GANDHINAGAR.

RE: TITLE CLEARANCE CERTIFICATE TO THE LAND
BEARING **BLOCK/SURVEY NO.1295** (OLD
BLOCK/SURVEY NO.629/3/A) ADMEASURING 9141
SQ.MTRS. PAIKI EASTERN SIDE LAND ADMEASURING
8117 SQ.MTRS. WHICH COMPRISED IN TOWN
PLANNING SCHEME NO.26 (VASNA HADMATIYA -
UVARSAAD - VAVOL) AND ALLOTTED FINAL PLOT
NO.121 ADMEASURING 4870 SQ.MTRS. NON
AGRICULTURAL LAND FOR MULTIPURPOSE USE
SITUATED AT **MOUJE: UVARSAAD,** TALUKA:
GANDHINAGAR IN THE REGISTRATION SUB DISTRICT
AND DISTRICT OF GANDHINAGAR - GUJARAT
BELONGING TO **M/s. MADHAV GROUP, A
PARTNERSHIP FIRM.**



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.2.

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 Land bearing **Block/Survey No.1295** (Old Block/Survey No.629/3/A) admeasuring 9141 Sq.Mtrs. Paiki Eastern Side land admeasuring 8117 Sq.Mtrs. which comprised in Town Planning Scheme No.26 (VASNA HADMATIYA - UVARSAID - VAVOL) and allotted Final Plot No.121 admeasuring 4870 Sq.Mtrs. Non Agricultural Land for Multipurpose Use situated at **MOUJE: UVARSAID, 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. MADHAV GROUP, A PARTNERSHIP FIRM.**



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.3.

::SCHEDULE::
(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the Land situated at **MOUJE: UVARSAID**, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT bearing **Block/Survey No.1295** (Old Block/Survey No.629/3/A) admeasuring 9141 Sq.Mtrs. Paiki Eastern Side land admeasuring 8117 Sq.Mtrs. which comprised in Town Planning Scheme No.26 (VASNA HADMATIYA - UVARSAID - VAVOL) and allotted Final Plot No.121 admeasuring 4870 Sq.Mtrs. Non Agricultural Land for Multipurpose Use and bounded as follows:-

Boundaries:-

EAST : FINAL PLOT NO.12/A PAIKI

WEST : 36 MTRS. ROAD

NORTH : FINAL PLOT NO.13 (SURVEY NO.1294)

SOUTH : 24 MTRS. ROAD

PLACE : GANDHINAGAR

DATE : 14/10/2022

FOR F. K. LAKHANI ASSOCIATES



.4.

TITLE HISTORY (INVESTIGATION REPORT)

1. That the Agricultural Land bearing Old Survey No.629/3 admeasuring Acre 2 = 22 Gunthas i.e. Hec. 01 = Are 03 = 20 Sq.Mtrs. situated at MOUJE: UVARSAID, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT originally belonged to NATHABHAI PRANBHAI as shown in the revenue records of Village Form No.7+12 for the year 1951-52.
2. That records of Mutation Entry No.1655 are not available in the revenue office.
3. That records of Mutation Entry No.1671 are not available in the revenue office.
4. That records of Mutation Entry No.2412 are not available in the revenue office.
5. Thereafter, earlier created mortgage charge of Rs.400/- was repaid by NATHABHAI PRANBHAI. Therefore, the said charge was released by NATHALAL JAMNADAS as an Administrator of JAMNADAS KESHAVLAL Firm as stated in Mutation Entry No.4506 dated 15/07/1954 which was certified.
6. Thereafter, name of KAVJIBHAI JIJIBHAI was entered as "Ordinary Tenant" in the revenue records of the said land



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10. as stated in Mutation Entry No.4615 dated 17/01/1957 which was certified.

7. Thereafter, as per tribunal case No.24 dated 23/10/1963, Tenant - KAVJIBHAI JIJIBHAI was not held eligible to purchase the said land and land-lord NATHABHAI PRANBHAI became successor of Self Cultivated (Prohibited Tenure Land) the said land U/s.

12. 32 P(2) and 15(2) of The Tenancy Act as stated in Mutation Entry No.5321 dated 20/03/1964 which was certified.

8. Thereafter, NATHABHAI PRANBHAI created a charge in favour of The Gujarat State Co. Op. Bank Ltd. and the said land was mortgaged in its favour as stated in Mutation Entry No.6670/6 dated 25/08/1973 which was certified.

9. Thereafter, NATHABHAI PRANBHAI died on 29/04/1981. Therefore, names of his heirs viz. (1) RAMBHAI alias RAMABHAI NATHABHAI, (2) VITTHALBHAI NATHABHAI, (3) SHAKRABHAI NATHABHAI and (4) CHATURBHAI NATHABHAI were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.7419 dated 25/09/1981 which was certified.



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.6.

10. That details of Mutation Entry No.7423 is not applicable to the said land.
11. Thereafter, the then existing charge of The Uvarsad Seva Sahakari Mandali Ltd. was repaid. Therefore, the said Mandali had released its charge from the said land as stated in Mutation Entry No.7426 dated 24/11/1981 which was certified.
12. Thereafter, charge of The Gujarat State Co. Op. Land Development Bank Ltd. was repaid. Therefore, the said Bank had released its charge from the said land as stated in Mutation Entry No.7427 dated 24/11/1981 which was certified.
13. Thereafter, Heirs of Late PATEL NATHABHAI PRANBHAI viz. (1) RAMABHAI NATHABHAI, (2) TRIKAMBHAI NATHABHAI, (3) SHAKRABHAI NATHABHAI and (4) CHATURBHAI NATHABHAI had agreed to sell the said land to SHREE NARNARAYAN CO. OP. HOUSING SOCIETY (PROPOSED) by a Registered Agreement to Sell No.884 dated 19/05/1981 as stated in Mutation Entry No.7545 dated 13/09/1982 which was cancelled due to violation of Section: 43 of The Tenancy Act.
However, later on, the said SHREE NARNARAYANI CO. OP. HOUSING SOCIETY (PROPOSED) filed a Regular



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.7.

16. Civil Suit No.122/2007 in the Court of The Civil Judge (S.D.), Gandhinagar against heirs of Late NATHABHAI PRANBHAI PATEL viz. RAMABHAI NATHABHAI PATEL and others regarding its Banakhat rights in the said land. However, later on, compromise was reached between the parties and The Plaintiff withdrew the said suit by unconditional withdrawal purses. Therefore, the said Court had disposed the said suit vide its Order dated 01/03/2014.
14. Thereafter, to The Agricultural Tribunal Mamlatdar, Gandhinagar passed Order No.Ganot Case/1117/79, dated 15/07/1979 and declared that the transfer which took place between the tenant KAVJIBHAI JIJIBHAI PATEL and land lord NATHABHAI PRANBHAI PATEL was illegal (unauthorized) and the same was held contrary of The Tenancy Act. Therefore, the said land was entered in the name of The Government as stated in Mutation Entry No.7569 dated 24/09/1982 which was certified.
15. Thereafter, charge was created in favour of The Uvarsad Seva Sahakari Mandali Ltd. and the said land was mortgaged in its favour as stated in Mutation Entry No.7831/41 dated 19/05/1986 which was certified.



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.8.

16. Thereafter, The Deputy Collector (J.Su), Appeal, Gandhinagar passed Order in Ganot Case No.Ganot/Appeal/16/2001 dated 03/08/2001 and cancelled The Order No.1117/79, dated 02/07/1979 of The Mamlatdar and Krishipanch, Gandhinagar and the said land was entered in the name of original land owner – NATHABHAI PRANBHAI as stated in Mutation Entry No.9494 dated 06/08/2001 which was certified.
17. That prohibition of “Restricted Tenure Land” was held not applicable to the said land because the said land was given to NATHABHAI PRANBHAI for Self Cultivation U/s. 32-P (2) and 15(2) of The Tenancy Act before dated 29/12/1965. Therefore, note of “Restricted Tenure Land” was removed from the revenue records by The Mamlatdar, Gandhinagar as stated in Mutation Entry No.9505 dated 06/10/2001 which was cancelled.
18. That NATHABHAI PRANBHAI had earlier died and names of his heirs viz. (1) RAMBHAI alias RAMABHAI NATHABHAI, (2) VITTHALBHAI NATHABHAI, (3) SHAKRABHAI NATHABHAI and (4) CHATURBHAI NATHABHAI were entered by Mutation Entry No.7419 dated 25/09/1981. However, in the said Mutation Entry No.7419, in the description of margin of the land was not



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.9.

- referred. Therefore, by supplementary succession Mutation Entry No.9613 dated 03/08/2002 the present land bearing Survey No.629/3 was specified.
19. Thereafter, VITTHALBHAI NATHABHAI died on 31/03/1994. Therefore, names of his heirs viz. (1) PURIBEN Wd./o. VITTHALBHAI NATHABHAI, (2) BALDEVBHAI VITTHALBHAI, (3) BHIKHIBEN VITTHALBHAI and (4) KUNVARBEN VITTHALBHAI were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.9614 dated 05/08/2002 which was certified.
20. That (1) SHAKRABHAI NATHABHAI PATEL, (2) CHATURBHAI NATHABHAI PATEL and (3) BALDEV VITTHALBHAI PATEL had agreed to sell the said Survey No.629/3 admeasuring Hec. 1 = Are 03 = 20 Sq.Mtrs. situated at MOUJE: UVAR SAD, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to JAYANTIBHAI JIVABHAI PATEL by a Notarized Agreement to Sell dated 20/02/2000.
21. That (1) SHAKRABHAI NATHABHAI PATEL, (2) CHATURBHAI NATHABHAI PATEL and (3) BALDEVBHAI VITTHALBHAI PATEL executed Notarized General Power



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.10.

25. of Attorney dated 20/02/2000 in favour of JAYANTIBHAI JIVABHAI PATEL.
22. That (1) SHAKRABHAI NATHABHAI PATEL, (2) CHATURBHAI NATHABHAI PATEL and (3) BALDEVBHAI VITTHALBHAI (alias TRIKAMBHAI) PATEL executed a Notarized Supplementary cum Possession Agreement dated 20/02/2000 in favour of JAYANTIBHAI JIVABHAI PATEL.
23. Thereafter, the said Agreement to Sell was cancelled by JAYANTIBHAI JIVABHAI PATEL vide a Notarized Cancellation of Agreement to Sell dated 17/02/2004 executed in favour of (1) SHAKRABHAI NATHABHAI PATEL, (2) CHATURBHAI NATHABHAI PATEL and (3) BALDEVBHAI VITTHALBHAI PATEL.
24. That RAMABHAI NATHABHAI died on 10/09/1984. Therefore, names of his heirs viz. (1) KANTABEN Wd./o. RAMABHAI NATHABHAI, (2) GOVINDBHAI RAMABHAI, (3) GOPALBHAI RAMABHAI, (4) GITABEN RAMABHAI, (5) JASHODABEN RAMABHAI and (6) RAMILABEN RAMABHAI were entered as co-owners in the revenue records of the said land as stated in Mutation Entry No.9615 dated 05/08/2002 which was certified.



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. 11.

25. Thereafter, (1) GOVINDBHAI RAMABHAI, (2) GOPALBHAI RAMABHAI, (3) GITABEN RAMABHAI, (4) RAMILABEN RAMABHAI, (5) JASHODABEN RAMABHAI and (6) KANTABEN Wd./o. RAMABHAI NATHABHAI released their rights, titles and interest from the said land. Therefore, their names were removed from the revenue records of the said land as stated in Mutation Entry No.9617 dated 07/08/2002 which was certified.
26. That details of Mutation Entry No.9670 dated 03/01/2003 are not applicable to the said land.
27. Thereafter, (1) SHAKRABHAI NATHABHAI PATEL, (2) CHATURBHAI NATHABHAI PATEL and (3) BALDEVBHAI VITTHALBHAI PATEL executed Notarized General Power of Attorney dated 24/06/2003 in favour of JAYANTIBHAI JIVABHAI PATEL.
28. Thereafter, charge of The Uvarsad Seva Sahakari Mandali Ltd. was repaid. Therefore, the said Mandali had released its charge from the said land as stated in Mutation Entry No.9992 dated 24/02/2004 which was certified.
29. Thereafter, (1) SHAKRABHAI NATHABHAI PATEL for self and as a Karta and Manager of his H.U.F., (2) CHATURBHAI NATHABHAI PATEL for self and as a Karta and Manager of his H.U.F., (3) BALDEVBHAI



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.12.

VITTHALBHAI PATEL for self and as a Karta and Manager of his H.U.F. through his Power of Attorney Holder JAYANTIBHAI JIVABHAI PATEL, (4) BHIKHIBEN VITTHALBHAI PATEL, (5) KUNVARBEN VITTHALBHAI PATEL and (6) PURIBEN Wd./o. VITTHALBHAI NATHABHAI PATEL sold and conveyed the said Old Tenure Agricultural Land bearing Survey No.629/3 admeasuring Hec. 1 = Are 03 = 20 Sq.Mtrs. situated at MOUJE: UVARSA, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT to NILESHBHAI BIPINBHAI PATEL by a Sale Deed dated 19/02/2004 which was Registered with The Sub Registrar, Gandhinagar under Serial No.2175 dated 21/02/2004 as stated in Mutation Entry No.9993 dated 24/02/2004 which was certified.

30. That NILESHBHAI BIPINBHAI PATEL executed a Notarized General Power of Attorney dated 23/02/2004 in favour of SAURINBHAI VIPINBHAI SHAH.
31. Thereafter, NILESHBHAI BIPINBHAI PATEL through his Power of Attorney Holder SAURINBHAI VIPINBHAI SHAH sold and conveyed the said land bearing Old Tenure Agricultural Land bearing Survey No.629/3 admeasuring Hec. 1 = Are 03 = 20 Sq.Mtrs. situated at MOUJE:



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.13.

34. UVARSAD, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to (1) PATEL ASHISHBHAI JASHVANTKUMAR and (2) BHARGAV RATILAL PATEL by a Registered Sale Deed No.11020 dated 31/08/2007 as stated in Mutation Entry No.11346 dated 07/04/2008 which was certified.
32. Thereafter, computer record's errors were corrected in Village Form No.7+12 of the said land as stated in Mutation Entry No.11637 dated 05/02/2009 which was certified.
33. Thereafter, (1) PATEL ASHISHBHAI JASHVANTKUMAR and (2) BHARGAV RATILAL PATEL sold and conveyed the said Old Tenure Agricultural Land bearing Survey No.629/3 admeasuring Hec. 1 = Are 03 = 20 Sq.Mtrs. Paiki 1179 Sq.Mtrs. land which comprised in Town Planning Scheme No.9 Paiki undivided Half Portion of Land admeasuring 589.5 Sq.Mtrs. situated at MOUJE: UVARSAD, TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT to (1) CHANDRESHKUMAR CHHANALAL PATEL and (2) KANUBHAI NATVARBHAI PATEL by a Registered Sale Deed No.5257 dated 29/04/2011 as stated in Mutation Entry No.13241 dated 08/09/2011 which was certified.



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.14.

34. Thereafter, the said land viz. 9141 Sq.Mtrs. was converted into Non Agricultural Use for Farm House Purpose by The Collector, Gandhinagar vide Order No.CB/JAMIN/B.KHE./S.R.237/11/VASHI.10423 TO 10438/2012 dated 24/05/2012 as stated in Mutation Entry No.13552 dated 04/06/2012 which was certified.
35. Thereafter, KJP Durasti Patrak No.55 was made by The District Inspector of Land Records, Gandhinagar and the said land bearing Survey No.629/3 admeasuring Hec. 1 = Are 03 = 20 Sq.Mtrs. was bifurcated into Two (2) parts i.e. [1] Survey No.629/3/A admeasuring Hec. 0 = Are 91 = 41 Sq.Mtrs. Non Agricultural Land came to the share of (1) PATEL ASHISHBHAI JASHVANTKUMAR and (2) BHARGAV RATILAL PATEL AND [2] Survey No.629/3/B admeasuring Hec. 0 = Are 11 = 79 Sq.Mtrs. Agricultural Land came to the share of (1) PATEL ASHISHBHAI JASHVANTKUMAR, (2) CHANDRESHKUMAR CHHANALAL PATEL and (3) PATEL KANUBHAI NATVARBHAI as stated in Mutation Entry No.14166 dated 12/02/2014 which was certified.
36. Thereafter, the said land viz. 766 Sq.Mtrs. of Final Plot No.75 was converted into Non Agricultural Use for Residential and Commercial Purpose by The Collector,



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.15.

Gandhinagar vide Order
No.CB/JAMIN/B.KHE./S.R.253/12/VASHI.8045 TO
8059/2014 dated 15/04/2014 as stated in Mutation
Entry No.14244 dated 23/04/2014 which was certified.

37. Thereafter, Re-survey was conducted by The Prant
Officer, Gandhinagar vide Order No.PO/RE-
SURVEY/PROMULGATION/UVARSD/17 dated
12/06/2017 and the said land bearing Survey
No.629/3/A was given New Survey No.1295 and its
measurement was fixed at Hec. 0 = Are 91 = 41 Sq.Mtrs.
as stated in Mutation Entry No.15621 dated 14/09/2017
which was certified.

38. Thereafter, (1) PATEL ASHISHKUMAR JASHVANTKUMAR
and (2) BHARGAV RATILAL PATEL sold and conveyed the
said land bearing Survey No.1295 (Old Survey
No.629/3/A) admeasuring 9141 Sq.Mtrs. Non
Agricultural Land for Farm House situated at MOUJE:
UVARSD, TALUKA: GANDHINAGAR in the Registration
Sub District and District of GANDHINAGAR - GUJARAT
to M/s. SHREEJI HOUSING PROJECTS PRIVATE
LIMITED by a Registered Sale Deed No.14204 dated
16/07/2018 as stated in Mutation Entry No.16044 dated
21/07/2018 which was certified.



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.16.

39. Thereafter, the said land viz. 9141 Sq.Mtrs. Paiki 8117 Sq.Mtrs. was converted into Non Agricultural for Multipurpose Use by The Collector, Gandhinagar vide Order No.CB/N.A./GANDHINAGAR/UVARSAD/1295/999069/2019 dated 10/04/2019 as stated in Mutation Entry No.16637 dated 24/05/2019 which was certified.
40. Thereafter, M/s. SHREEJI HOUSING PROJECTS PRIVATE LIMITED availed a loan from ICICI Bank Ltd. and mortgaged the said land in its favour by a Registered Deed of Equitable Mortgage No.14339 dated 17/07/2018. However, later on, the said loan was repaid by M/s. SHREEJI HOUSING PROJECTS PRIVATE LIMITED and therefore, ICICI Bank Ltd. released its charge from the said land vide a Registered Mortgage Release Deed No.42967 dated 26/09/2022.
41. Thereafter, the said land bearing Block/Survey No.1295 Paiki was covered under Town Planning Scheme No.26 (VASNA HADMATIYA - UVARSAD - VAVOL) showing its area at 8001 Sq.Mtrs. erroneously instead of 8117 Sq.Mtrs. as per N.A. Order and Final Plot No.121 admeasuring 4870 Sq.Mtrs. was allotted.

We may incidentally mention that Form "CHH" of GUDA shows measurement of Non Agricultural Land



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bearing Block/Survey No.1295 Paiki as "8001" Sq.Mtrs. erroneously. Therefore, the said Form "CHH" may be amended by GUDA as it has collected development fee for differential land viz. 70 Sq.Mtrs. vide Receipt No.1376 dated 30/08/2022.

42. Thereafter, M/s. SHREEJI HOUSING PROJECTS PRIVATE LIMITED sold and conveyed the said land bearing **Block/Survey No.1295** (Old Block/Survey No.629/3/A) admeasuring 9141 Sq.Mtrs. Paiki Eastern Side land admeasuring 8117 Sq.Mtrs. which comprised in Town Planning Scheme No.26 (VASNA HADMATIYA - UVARSA - VAVOL) and allotted Final Plot No.121 admeasuring 4870 Sq.Mtrs. Non Agricultural Land for Multipurpose Use situated at **MOUJE: UVARSA, TALUKA: GANDHINAGAR** in the Registration Sub District and District of GANDHINAGAR - GUJARAT to **M/s. MADHAV GROUP, A PARTNERSHIP FIRM** by a Registered Sale Deed No.43205 dated 27/09/2022 as stated in Mutation Entry No.19385 dated 06/10/2022 which is yet to be certified.
43. Thereafter, Building Plans are approved by Gandhinagar Urban Development Authority vide its Development Permission No.PRM/UVARSA/117/06/2022/6793/



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.18.

2022/USE:RESIDENTIAL AND COMMERCIAL dated
03/09/2022.

44. At present, **M/s. MADHAV GROUP, A PARTNERSHIP FIRM** is the owner and possessor of the said land and (1) SONI ANUP RAKESHKUMAR S/o. RAKESHKUMAR CHANDULAL SONI, (2) SONI ROHAN RUPESHKUMAR S/o. RUPESHKUMAR CHANDULAL SONI, (3) RAKESHBHAI PATEL S/o. SHANKARBHAI VITTHALBHAI PATEL, (4) PATEL HARDIKKUMAR MAHENDRAKUMAR S/o. MAHENDRAKUMAR KANTILAL PATEL, (5) PATEL PANKAJBHAI LAXMANBHAI S/o. LAXMANBHAI PATEL, (6) BHAILALBHAI PATEL S/o. JOITARAM VIRCHANDAS PATEL, (7) PATEL JITENDRAKUMAR JAYANTIBHAI S/o. J S PATEL, (8) SONI MOHITKUMAR PRAFULLAKUMAR S/o. P N SONI, (9) PATEL KETANKUMAR S/o. SHIVABHAI DHULABHAI PATEL, (10) PANCHAL ALPESHBHAI S/o. MOHANBHAI PURSHOTTAMBHAI PANCHAL, (11) SHARMA MIHIRBHAI CHANDULAL S/o. CHANDULAL CHHANALAL SHARMA, (12) DESAI SHANTABEN RAMJIBHAI D/o. ISHVARBHAI KARSHANBHAI DESAI, (13) CHAUDHARI SEJALBEN NARAYANBHAI D/o. AMRUTBHAI JOITABHAI CHAUDHARI, (14) SHARMISHTHA ARVINDKUMAR



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.19.

THAKKAR D/o. CHHAGANLAL MAJATHIA and (15)
PATEL BHOOMIKABEN HARDIKKUMAR D/o.
VIJAYKU,AR AMRUTLAL DARJI are the partners of the
said firm.

45. From the search at the Office of the Sub Registrar,
Gandhinagar, we have not found any charge or
encumbrance to have been created on the said land. We
may mention that some pages of Index - II Register are
torn.

46. We have published a Public Notice in Main Edition of
"SANDESH" dated 22/04/2022 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 Non Agricultural Land which
is more particularly described in the SCHEDULE
hereinabove written are clear and marketable and the
same are belonging to **M/s. MADHAV GROUP, A
PARTNERSHIP FIRM.**



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> 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 : 14/10/2022

FOR F. K. LAKHANI ASSOCIATES

