

V. P. Alwani & Associates

ADVOCATES, NOTARY & LAW CONSULTANTS

V. P. Alwani

B.Com., LL.B.

Advocate - Gujarat High Court

Regn. No. : G-617/1986

Notary (Appointed by Govt. of Gujarat)

"Alwani Avenue", Ground Floor, Plot # 168, Ward 12-B,
Behind Green Palace Restaurant, GANDHIDHAM - Gujarat - 370 201.
Tel. : (02836) 223510, 221645 • Mobile : (0) +91 - 99131 23335
e-mail : vpalwani@gmail.com • Website : www.vpalwani.in
Mobile (Personal) : +91 - 98252 63095

DATE : 05.12.2017

TITLE CLEARANCE AND/OR NO ENCUMBRANCES CERTIFICATE

This is to certify and state that I have investigated the Title of M/s. Cauvery Developers, A Proprietorship Firm in respect of N. A. Plots For Residential Purpose Bearing Plot No. 13 to 28, 59 to 74 & 76 to 87, Total Admeasuring 2556.40 Sq Mtrs., Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist.: Kutch and in pursuance of this I have to state as under :

1. That One Shri Ishwerlal Andna Mistri was Holding Agricultural lands bearing Old Survey No. 94/1, New Survey No. 71/1 and Old Survey No. 90/1, New Survey No. 81, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch. That vide Promulgation Entry No. 6 the said lands entered in the revenue records in favour of Shri Ishwerlal Andna Mistri. Thus Shri Ishwerlal Andna Mistri become the lawful owner and in possession of said Agricultural land.
2. That Shri Ishwerlal Andna Mistri sold said two Agricultural lands to Shri Barariya Hamir Ruda vide Registered Sale Deed Dt. 06.08.1981, which is duly registered before Sub-Registrar, Anjar at Registration No. 1162 dt. 06.08.1981. That on the basis of Sale Deed, vide Entry No. 190 the said lands entered in the revenue records in favour of Shri Barariya Hamir Ruda. Thus Shri Barariya Hamir Ruda become the lawful owners and in possession of said lands.
3. That Shri Barariya Hamir Ruda sold said two Agricultural lands to Shri Ahir Vala Samat Dangar vide Registered Sale Deed Dt. 01.12.1981, which is duly registered before Sub-Registrar, Anjar at Registration No. 1802 dt. 07.12.1981. That on the basis of Sale Deed, vide Entry No. 206 the said lands entered in the revenue records in favour of Shri Ahir Vala Samat Dangar. Thus Shri Ahir Vala Samat Dangar become the lawful owner and in possession of said lands.



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4. That Shri Ahir Vala Samat Dangar sold said two Agricultural lands to Shri Vithaldas Tulsidas Anam vide Registered Sale Deed Dt. 17.08.1996, which is duly registered before Sub-Registrar, Anjar at Registration No. 2210 dt. 17.08.1996. That on the basis of Sale Deed, vide Entry No. 604 the said lands entered in the revenue records in favour of Shri Vithaldas Tulsidas Anam. Thus Shri Vithaldas Tulsidas Anam become the lawful owner and in possession of said lands.
5. That in New Measurement Old Survey Numbers have given New Survey No. 71/1 and Survey No. 81. That entry No. 1441 made in the revenue records in this effect.
6. That Shri Vithaldas Tulsidas Anam sold said One Agricultural land Bearing Revenue Survey No. 71/1, Acre 3-25 Guntha, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch to Shri Devdan Naran Agariya vide Registered Sale Deed Dt. 26.08.2009, which is duly registered before Sub-Registrar, Anjar at Registration No. 4162 dt. 26.08.2009. That on the basis of Sale Deed, vide Entry No. 1612 dt. 01.09.2009 the said land entered in the revenue records in favour of Shri Devdan Naran Agariya. Thus Shri Devdan Naran Agariya become the lawful owners and in possession of said land.
7. That Shri Devdan Naran Agariya applied to Collector of Kutch, Bhuj for conversion of said land into N. A. Land for Residential purpose. That Collector of Kutch, Bhuj vide his Order No. Land/5/BAKHAP/CASE/REG No. 45/2010-11 dt. 21.03.2013 granted permission for conversion of said land into N. A. Land for Residential purpose. That Gandhidham Development Authority has also approved plan vide his Permission Dt. 25.11.2010. That as per said Approved plan there are 63 plots of Residential purpose bearing Plot No. 1 to 63.
8. That Shri Devdan Naran Agariya signed and executed Power of Attorney Dt. 23.03.2013 in favor of Gautam S. Parmar in respect of said N. A. Land.



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9. That Shri Devdan Naran Agariya thru Power of Attorney Holder Shri Gautam S. Parmar sold 63 N. A. Plots For Residential Purpose Bearing Plot No. 1 To 63, Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch to M/s. Cauvery Developers, A Proprietorship Firm vide Registered Sale Deed Dt. 25.03.2013, which is duly registered before Sub Registrar, Anjar at registration No. 3006 dt. 26.03.2013.
10. That on the basis of Sale Deed, vide Entry No. 4639 dt. 28.03.2013 the said plots entered in the revenue records in favour of M/s. Cauvery Developers, A Proprietorship Firm. Thus M/s. Cauvery Developers, A Proprietorship Firm become the lawful owner and in possession of said Plots.
11. That M/s. Cauvery Developers, A Proprietorship Firm applied to GDA for approval of Revised layout plan in respect of said N.A. Land and GDA vide its Permission No. 46070/LP issued under No. 16 GDA(670)/2017 Dtd.: 05.09.2017 gave approval for revised layout plan and also approved revised layout plan. That as per approved layout plan there are 89 plots for Residential Purpose bearing Plot No. 1 to 89.
12. That GDA has granted Permission No. 46601/R Dtd.: 20.11.2017 for construction of Residential Building upon Plot No. 13 to 28, 59 to 74 & 76 to 87 with approved construction plan.
13. That M/s. Cauvery Developers, A Proprietorship Firm have approached me for issue of TCR in respect of N. A. Plots For Residential Purpose Bearing Plot No. 13 to 28, 59 to 74 & 76 to 87, Total Admeasuring 2556.40 Sq Mtrs., Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch.
14. That a public notice got published in daily local newspaper "Kutchmitra" Dtd.: 30.11.2017 inviting objections from general public for issued of present TCR in respect of said Plots. That within stipulated time no one has lodged any objections in writing and as such this present TCR is issued.



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15. It is also certified that I have made necessary search for 30 years, Search From 1987 to 2017 from Sub-Registrar, Anjar in the matter relating to the above said N. A. Plots For Residential Purpose Bearing Plot No. 13 to 28, 59 to 74 & 76 to 87, Total Admeasuring 2556.40 Sq Mtrs., Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist.: Kutch to trace the title and found that the title of said plots is clear, marketable and free from all sorts of encumbrances and charges whatsoever.
16. It is also certified that the title created in favor of M/s. Cauvery Developers, A Proprietorship Firm in respect of above said plots is clear, marketable and free from all reasonable doubts and he is competent to Mortgage the said plots.

Area of Plots :

Plot No. 13 to 28	:	58.10 Sq. Mtrs. Each Plot i.e., 16 plots x 58.10 Sq. Mtrs. = 929.60 Sq. Mtrs.
Plot No. 59 to 74	:	58.10 Sq. Mtrs. Each Plot i.e., 16 plots x 58.10 Sq. Mtrs. = 929.60 Sq. Mtrs.
Plot No. 76 to 87	:	58.10 Sq. Mtrs. Each Plot i.e., 12 plots x 58.10 Sq. Mtrs. = 697.20 Sq. Mtrs.
Total Area	:	2556.40 Sq. Mtrs.

Four Boundaries :

Plot No. 13 to 28

North	:	6.70 Mtr. Wide Lane
South	:	9.14 Mtr. Wide Road
East	:	Plot No. 39 to 29
West	:	9.14 Mtr. Wide Road



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Plot No. 59 to 74

North : 6.70 Mtr. Wide Lane
South : 9.14 Mtr. Wide Road
East : Anjar-Adipur Road
West : 9.14 Mtr. Wide Road

Plot No. 76 to 87

North : 6.70 Mtr. Wide Road
South : 6.70 Mtr. Wide Lane
East : 9.14 Mtr. Wide Road
West : 9.14 Mtr. Wide Road

That the following documents are to be submitted for creation of valid equitable mortgage :

1. True Copy of Promulgation Entry No. 6 in favour of Shri Ishwerlal Andna Mistri in respect of Agricultural lands bearing Old Survey No. 94/1, New Survey No. 71/1 and Old Survey No. 90/1, New Survey No. 81, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch.
2. True Copy of Registered Sale Deed Dt. 06.08.1981 by Shri Ishwerlal Andna Mistri in favour of Shri Barariya Hamir Ruda in respect of Agricultural lands bearing Old Survey No. 94/1, New Survey No. 71/1 and Old Survey No. 90/1, New Survey No. 81, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist : Kutch.
3. True Copy of Registered Sale Deed Dt. 01.12.1981 by Shri Barariya Hamir Ruda in favour of Shri Ahir Vala Samat Dangar in respect of said Lands.
4. True Copy of Village Form No. 6, Entry No. 206 in favour of Shri Ahir Vala Samat Dangar in respect of said Lands.
5. True Copy of Registered Sale Deed Dt. 17.08.1996 by Shri Ahir Vala Samat Dangar in favor of Shri Vithaldas Tulsidas Anam in respect of said lands.



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6. True Copy of Village Form No. 6, Entry No. 604 in favor of Shri Vithaldas Tulsidas Anam in respect of said lands.
7. True Copy of Registered Sale Deed Dt. 26.08.2009 by Shri Vithaldas Tulsidas Anam in favor of Shri Devdan Naran Agariya in respect of said lands.
8. True Copy of Village Form No. 6, Entry No. 1612 dt. 01.09.2009 in favor of Shri Devdan Naran Agariya in respect of said lands.
9. Original Order No. Land/5/BAKHAP/CASE/REG No. 45/2010-11 dt. 21.03.2013 by Collector of Kutch, Bhuj for conversion of said land into N. A. Land for Residential purpose
10. True Copy of Power of Attorney Dt. 23.03.2013 by Shri Devdan Naran Agariya in favor of Gautam S. Parmar in respect of said N. A. Land.
11. Original Registered Sale Deed Dt. 25.03.2013 by Shri Devdan Naran Agariya thru Power of Attorney Holder Shri Gautam S. Parmar in favor of M/s. Cauvery Developers, A Proprietorship Firm in respect of Plot No. 1 To 63, Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist: Kutch, Reg. No. 3006, Dtd.: 25.03.2013.
12. True Copy of Village Form No. 6, Entry No. 4639 dt. 28.03.2013 in favor of M/s. Cauvery Developers, A Proprietorship Firm in respect of Plot No. 1 To 63, Survey No. 71/1, Village : Meghpar Kumbhardi, Taluka : Anjar, Dist: Kutch.
13. Original Permission No. 46070/LP Dtd.: 05.09.2017 by GDA for approval of Revised layout plan with approved plan.
14. True Copy of Extract of Village Form No. 6, Entry No. 8102 Dtd.: 06.09.2017 regarding revised N.A. Land
15. Original Permission No. 46601/R Dtd.: 20.11.2017 by GDA for construction of Residential Building upon Plot No. 13 to 28, 59 to 74 & 76 to 87 with approved construction plan.
16. Copy of Daily local newspaper "KutchMitra" Dtd.: 30.11.2017 inviting objections from general public for issue of TCR.



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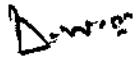
Note : Intimation of mortgage be send to Concern Talati to register the Charge of HDFC Ltd.

That the provisions of The Securitization and Reconstruction Financial Assets and Enforcement of Security Interest Act, 2002 shall applicable to the said Property.

Since 21.07.2008 the mortgage is compulsory registrable.

Thanking You.

Yours Sincerely,



(V. P. ALWANI)
Advocate & Notary



To,
The Manager,
HDFC Ltd.,
Gandhidham-Kutch
Encl : Search Receipt

-7-

TITLE- HDFC

અરજી પહોંચ

મેલકતનું વર્ણન રે સ નં 71/1

Search in: મેઘપર કુંભારડી/MEGHPAR KUMBHARDI

પહોંચ નંબર: 2019089016100

અરજી નંબર:

૮૭૧૮

અરજી વર્ષ:

૨૦૧૭

તા: ૩૦

માહે: નવેમ્બર

સને: ૨૦૧૭

રજી કરનારનું નામ વી.પી. આલવાણી ADV

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

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શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

0

શોધ અગર તપાસણી.....

Year: 1999 2019

154

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

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ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

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અંકે રૂપીયા એકસો પાસઠ પુરાં.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

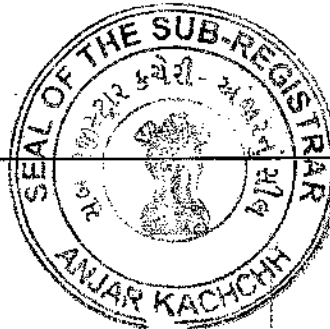
નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.



(R.B. Gohil)
સબ રજીસ્ટ્રાર
અંજાર

IGR-NIC

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10/11/2019

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