



Earth Associates

Ref No.TC/18/2016

To,
M/s. Mira Developers,
Mouje-Nikol, Tal. Asarva,
Dist. Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being old tenure Agriculture land bearing revenue Survey no.12/2 admeasuring 2630 sq. mts. included in town planning scheme no.119 allotted final plot no.12/2 admeasuring 1578 sq. mts. of Mouje-Nikol, Taluka- Asarva, in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to M/s. Mira Developers representing through its partners 1.Mukeshbhai Bavabhai Gundadiya, 2. Ramjibhai Gangdasbhai Patel, 3. Manojbhai Nanjibhai Kunjadiya and 4. Chhaganbhai Keshubhai Talaviya.



This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. Accordingly I have investigated the title to the aforesaid property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts subject to:

[1]

FOR, M/s. MIRA DEVELOPERS

PARTNER



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- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of old tenure Agriculture land bearing revenue Survey no.12/2 admeasuring 2630 sq. mts. included in town planning scheme no.119 allotted final plot no.12/2 admeasuring 1578 sq. mts. of Mouje-Nikol, Taluka- Asarva, in the Registration Dist. and Sub-Dist. of Ahmedabad bounded as follows:



- | | |
|-----------------------|------------------------------|
| On or towards north : | 12 meters T.P. Road |
| On or towards south: | Land bearing FP No.12/1 |
| On or towards east : | Land bearing FP No.12/3 |
| On or towards west : | Adjoining land of FP No.12/2 |

DATED THIS 26th day of September' 2016 at Ahmedabad.


S. D. Mishra
Advocate

FOR, M/s. MIRA DEVELOPERS


PARTNER



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- a) Usual Declaration cum Indemnity on Title being made.
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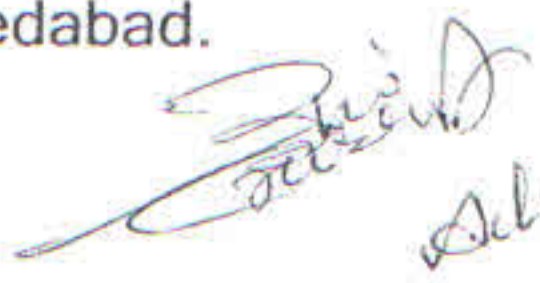
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DATED THIS 26th day of September' 2016 at Ahmedabad.


S. D. Mishra
Advocate

FOR, M/s. MIRA DEVELOPERS

 **PARTNER**



Earth Associates

Ref No.TCR/18/2016

To,
M/s. Mira Developers,
Mouje-Nikol, Tal. Asarva,
Dist. Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being old tenure Agriculture land bearing revenue Survey no.12/2 admeasuring 2630 sq. mts. included in town planning scheme no.119 allotted final plot no.12/2 admeasuring 1578 sq. mts. of Mouje-Nikol, Taluka- Asarva, in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to M/s. Mira Developers representing through its partners 1.Mukeshbhai Bavabhai Gundadiya, 2. Ramjibhai Gangdasbhai Patel, 3. Manojbhai Nanjibhai Kunjadiya and 4. Chhaganbhai Keshubhai Talaviya.



I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1986, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below;

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[3]

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1. Originally the land of survey no.12/2 above referred prior to 1960 belongs to Kuberdas Hargovandas. Ref. mutation entry no.20 dated 23/05/1959.
2. Thereafter the name of Raiba Vala Narottam's daughters protective tenant Ambalal Damjibhai was entered in the revenue record of said land as forever farmer in occupancy sheer as they were paying the tenancy premium for long time to occupier Kuberdas Hargovandas. Ref. mutation entry no.230 dated 29/05/1959.
3. Thereafter a mutation entry no.851 dated 05-01-1967 has been entered in the revenue record of said land stating that earlier said land together with other land of Nikol village were declared reserved land for Industrial Zone A and entry to that effect has been entered in the second column of said land; now the Government does not intent to acquire the said land as the Government has not published the notice under section 6 of Land Acquisition Act within timeline hence vide order dated 14/6/1966 issued by Government of Gujarat through Revenue Department the said land together with other land of Nikol village declared free and the revenue entry of reservation for Industrial Zone A entered earlier in second column of said land has been removed.
4. Thereafter as per the provisions of section 32 under the Bombay Tenancy Act the tenant has been instructed to deposit the amount before the Hon Add. Mamlatdar and Revenue Tribunal and on deposit of the amount the tenant has been declared as deemed purchaser under the provision of Section 32 (M) of Bombay Tenancy Act and the provisions of Section 43 of said act applied to said land accordingly said land allotted to the tenant Ambaram Damjibhai as Restricted tenure land and issued certificate of



[4]

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purchase on 10/03/1967 No. T.N.C.. Ref. mutation entry no.858 dated 12/03/1967.

5. Thereafter the owner of the said land Ambalal Dajibhai died intestate on 21/05/1972 leaving behind him his legal heir Bhagwanbhai Ambalal, Jiviben widow of Ambalal Dajibhai, Hiraben D/o. Ambalal and Shantaben D/o. Ambalal. Accordingly the names of the said legal heir have been entered in the revenue record of the said land. Ref. mutation entry no.1146 dated 19/08/1972.
6. Thereafter the co-owner of the said land Hiraben D/o. Ambalal and Shantaben D/o. Ambalal have released, relinquished and waived all their right title interest or share pertain to the said land in favour of other co-owner of said land. Accordingly the name of the said co-owner have been deleted from the revenue record of the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no. 1147 dated 19/08/1972.
7. Thereafter the co-owner of the said land has availed loan of Rs.6750/- from Bank of India on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.1223 dated 05/03/1973.
8. Thereafter as per the order Ta.Hu. No. C.D.C. Con. Dated 17/06/1977 said land has been declared as fragment land under section 4 of the provisions of The Bombay prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no.1556 dated 26/09/1977.
9. Thereafter the owner of the said land have repaid and clear all the dues in Bank of India towards loan availed on said land. Accordingly bank has released the said land from its charge. Entry



[5]

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to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.2403 dated 08/02/1994.

10. Thereafter the owner of the said land has availed agriculture loan from Naroda Co-Operative Society Limited on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.2611 dated 02/08/1996.

11. Thereafter the owner of the said land has availed further agriculture loan from Naroda Co-Operative Society Limited on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.2813 dated 18/05/1998.

12. Thereafter the owner of the said land has availed agriculture loan from Union Bank of India, Kathwada branch on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.2889 dated 21/04/1999.

13. Thereafter the owner of the said land has further availed agriculture loan of Rs.70,000/- from Union Bank of India, Kathwada branch on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.3259 dated 27/06/2003.

14. Thereafter the owner of the said land has further availed agriculture loan of Rs.2,50,000/- from Union Bank of India, Kathwada branch on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.3383 dated 12/02/2004.

15. Thereafter the owner of the said land has further availed agriculture loan of Rs.2,47,022/- from ICICI bank on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.3477 dated 14/06/2004. As informed by the party said loan has been repaid fully.





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16. Thereafter the owner of the said land have repaid and clear the dues pertain to short term agriculture loan and medium term tractor loan availed from Naroda Co-operative Society Limited on said land. Accordingly Society has released the said land from its charge. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.3901 dated 22/12/2005.
17. Thereafter the co-owner of the said land Bhagwanbhai Ambalal became old aged hence during his aliveness he has applied for inheritance accordingly the name of Kapilaben wife of Bhagwanbhai Ambalal, Naranbhai Bhagwanbhai, Rajendrabhai Bhagwanbhai and Vikrambhai Bhagwanbhai have been entered as co-owner of the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.4104 dated 20/06/2006.
18. Thereafter the owner of the said land have repaid and clear the dues pertain to loan availed from Union Bank of India, Kathwada branch on said land. Accordingly bank has released the said land from its charge. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.4157 dated 14/07/2006.
19. Thereafter the owner of the said land has availed agriculture loan from Naroda Co-Operative Society Limited on the said land. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.5012 dated 08/04/2008.
20. Thereafter by virtue of order dated 22/09/2008 passed by Hon. City Mamlatdar Ahmedabad stating that the computerized record of 7/12 extract have some mistakes which have been rectified and promulgated. Entry to that effect has been entered in the revenue



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record of the said land. Ref. mutation entry no.5426 dated 27/09/2008.

21. Thereafter the co-owner of said land Jiviben wife of Ambalal Dajibhai died intestate on 27/08/2008. Accordingly her name was deleted from the revenue record of the said land. Ref. mutation entry no.5604 dated 07/01/2009.
22. Thereafter a mutation entry no.8261 dated 03/05/2012 entered in the revenue record of said land stating that the Ahmedabad city is divided into two taluka's viz. east or west, amongst them the said land vests into East taluka.
23. Thereafter the owner of the said land have repaid and clear the dues pertain to loan availed from Naroda Co-operative Society Limited on said land. Accordingly Society has released the said land from its charge. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.10228 dated 18/10/2014.
24. Thereafter the co-owner of the said land Vikrambhai Bhagwanbhai has applied before the Hon. District Collector Ahmedabad (Tenancy Dept.) to convert the said land from restricted tenure to old tenure land, whereby the Hon. Collector Ahmedabad (Tenancy Dept.) passed an order dated 11/12/2015 bearing no. ACB/TNC-2/Premium/S.R.232/2014 to convert the said land to old tenure for residential non agriculture purpose. Ref. Mutation entry no.8090 dated 16/12/2015. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.10338 dated 22/12/2014.
25. Thereafter said land of Survey no.12/2 admeasuring 2630 sq. mts. included in draft town planning scheme no.119 (Nikol) and allotted final plot no.12/2 admeasuring 1578 sq. mts..





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26. Thereafter the owner of said land Kapilaben Bhagwanbhai, Naranbhai Bhagwanbhai, Vikrambhai Bhagwanbhai, Rajendrabhai Bhagwanbhai, Bhagwan Ambalal sold and conveyed the said land to 1. Vitthalbhai Bhimjibhai Kathiriya, 2. Hardik Shantibhai Patel, 3. Arvindbhai Nandlalbhai Davra, 4. Ronakbhai Mansukhbhai Dhorajiya and 5. Arvindbhai Dhanjibhai Kathiriya by way of sale deed dated 13/01/2015 registered before the sub registrar office at Ahmedabad-13 (City) under sr. no.104. Entry to that effect has been entered in the revenue record of the said land vide mutation entry no.10394 dated 13/01/2015.



27. Thereafter said land has been granted permission for non-agriculture use for residential purpose by the Hon. District Collector bearing order no.CB/ADM/U.NA/Urgent/Sec-65/S.R.122/2015 dated 15/05/2015. Entry to that effect has been entered in the revenue record of the said land. Ref. mutation entry no.10647 dated 19/05/2015.

28. Thereafter said land owner 1. Vitthalbhai Bhimjibhai Kathiriya, 2. Hardik Shantibhai Patel, 3. Arvindbhai Nandlalbhai Davra, 4. Ronakbhai Mansukhbhai Dhorajiya and 5. Arvindbhai Dhanjibhai Kathiriya have evolved a residential project on the said land known as "Sarthak Elegance" consisting of residential flats/apartments plans, specifications, designs and detailed drawings for the same has been sanctioned by Ahmedabad Municipal Corporation on dated 28/04/2016 and issued commencement certificate bearing Rajachitthi no.5895/030316/A6053/ R0/M1.



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29. Thereafter the owner of said land 1. Vitthalbhai Bhimjibhai Kathiriya, 2. Hardik Shantibhai Patel, 3. Arvindbhai Nandlalbhai Davra, 4. Ronakbhai Mansukhbhai Dhorajiya and 5. Arvindbhai Dhanjibhai Kathiriya sold and conveyed the said land to a partnership firm, namely M/s. Mira Developers, a partnership firm represented through its partner's 1. Mukeshbhai Bavabhai Gundaniya (35% share), 2. Ramjibhai Gangdasbhai Patel (25% share), 3. Manojbhai nanjibhai Kunjadiya (25% share) and 4. Chhaganbhai Keshubhai Talaviya (15% share) by way of sale deed dated 18/05/2016 registered before the sub registrar office at Ahmedabad-12 (Nikol) under sr. no. 7460. Entry to that effect has been entered in the revenue record of the said land vide mutation entry no. 11344 dated 09/06/2016. Accordingly said M/s. Mira Developers became the owner of the said land.

30. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

31. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1985 to 1993 is not maintained properly or damaged in the office of Sub Registrar. Hence search may lack some particulars during that period.

32. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any

[10]

FOR, M/s. MIRA DEVELOPERS

DATED



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order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby Certify that the said land as on date solely belongs to the said firm M/s. Mira Developers and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That said firm M/s. Mira Developers and its partners are the owner of the said land and except them no any other person having any right, title or interest over the said land. That the said non-agriculture land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands.



DATED THIS 26th day of September' 2016 at Ahmedabad.

S.D. Mishra
Advocate

FOR, M/s. MIRA DEVELOPERS

PARTNER