

## TITLE CLEARANCE CERTIFICATE

MOUJE : HATHIJAN  
TALUKA : VATVA  
DISTRICT : AHMEDABAD  
BLOCK/SURVEY NO. : 715  
OLD SURVEY NO. : 204/1  
Hec. Are. Sq. Mtrs. : 1-10-28  
F. P. No. : 61  
Area : 6617 sq. mtrs.  
T. P. SCHEME NO. : 76

(Non Agricultural land)



**BHARAT K. PATEL ASSOCIATES**

**Bharat K. Patel**  
Advocate & Notary

**Mrugesh B. Patel**  
Advocate

**Virat B. Patel**  
Advocate

**-: Office -1 :-**

7,8,9 First Floor, "Jay Hari Avenue", Jogmaya Estate, Opp. H.P. Petrol Pump,  
N.H.-8, C.T.M., Amraiwadi, Ahmedabad-26.

**-: Office -2 :-**

304, 305, Saral Icon, Opp Reliance Petrol Pump, Nr. Girivar Galaxy Bungalows.  
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REF: TCC/HJN/30-21/T-31-21/2021

Dated :-12/8/2021

To,  
RADHE BUILDCON,  
A PARTNERSHIP FIRM  
OF AHMEDABAD.



**TITLE CLEARANCE CERTIFICATE**

**SUBJECT:-**Title Clearance Certificate in respect of the non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal.  Vatva in the registration District Sub District Ahmedabad Zone – 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad.

Respected Sir,

As per the instruction given by Radhe Buildcon, a partnership firm of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land, I have inspected and investigated the title to the above referred land by taking search in the office of the S.R.O. - Ahmedabad-5 Narol and S.R.O. Ahmedabad-11 Aslali and other offices and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.

**1. COPY OF VILLAGE FORM NO. 7X12**

**(HATHIJAN-Block 715 of old S. No. 204/1)**

The non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and  Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad.



## 2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on 20/07/2021 on page No. 10, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.

## 3. I have verified following documents.

1. Copy of Village Form No. 7/12 of the above referred Survey Number.
2. Copy of Village Form No. 6.
3. Search report issued by the S.R.O. - Ahmedabad-5 Narol and S.R.O. Ahmedabad-11 Aslali.

## 4. SEARCH REPORT

That search at the office of the S.R.O. - Ahmedabad-5 Narol (Application No. 8022021077209, E-payment Transaction ID No. 20210731239657880 dated 31/7/2021) for last 18 years from 1994-2011 and at the S.R.O. - Ahmedabad-13 City Taluka (Application No. 8022021077213, E-payment Transaction ID No. 20210731514824480 dated 31/7/2021) for last 10 years from 2011-2020 and at the S.R.O. -



Ahmedabad-11 (Aslali) (Application No. 8022021077216, E-payment Transaction ID No. 20210731811932520 dated 31/7/2021) for last 4 years from 2018-2021 and other offices was taken out but any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect.

5. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Land Revenue Act (2) provisions of Bombay Tenancy Act (3) any other law, Act in force applicable to the said land and (4) usual declaration made at the time of transfer.
6. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance in respect of the above referred property nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder is clear, marketable and free from any encumbrances beyond reasonable doubt.

All the papers so produced are returned herewith.

**THE SCHEDULE OF ABOVE REFERRED PROPERTY.**

The non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad.

Dated this 12<sup>th</sup> day of August, 2021 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

  
ADVOCATE



**NOTE :**

Please note that the registration record of the year 1994 to 2021 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 (1980 to 2021) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this

*BK Patel*  
Title Clearance Certificate cum Report.

Dated this 12<sup>th</sup> day of August, 2021 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

*BK Patel*  
-----  
ADVOCATE



NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED  
DEED OR DOCUMENTS EXECUTED BY THE LAND  
OWNERS AND I AM NOT RESPONSIBLE FOR ANY  
SUIT OR PROCEEDINGS PENDING BEFORE ANY  
*BK Patel*  
COURT OF LAW.

PATEL \*  
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## TITLE SEARCH REPORT

**MOUJE** : **HATHIJAN**  
**TALUKA** : **VATVA**  
**DISTRICT** : **AHMEDABAD**  
**BLOCK/SURVEY NO.:** **715**  
**OLD SURVEY NO.** : **204/1**  
**Hec. Are. Sq. Mtrs.** : **1-10-28**  
**F. P. No.** : **61**  
**Area** : **6617 sq. mtrs.**  
**T. P. SCHEME NO.** : **76**

(Non Agricultural land)



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REF: TSR/HJN/30-21/T-31-21/2021

Dated :12/8/2021

To,  
RADHE BUILDCON,  
A PARTNERSHIP FIRM  
OF AHMEDABAD.



**TITLE SEARCH REPORT**

**SUBJECT:-**Title Search Report in respect of the non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad.

1. We, the advocate, Bharat K. Patel Associates, having office at the abovementioned address hereby issue this Search

Report that Radhe Buildcon, a partnership firm of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land has given an application together with necessary evidence demanding the Title Clearance Certificate in respect of the above referred non agriculture land stating inter alia that the non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad. Taking them into reading, the facts as under are found.

2. Whereas the non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute



ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad. The Title Search Report for the same is issued. (Hereinafter referred to as "the said land" in this Title Clearance Certificate).

3. Originally the said agriculture land of Old Survey No. 204/1 was running in the name of Hemrajbhai Karamshibhai with personal farming right since the years.
4. That at the relevant time, the account holder of the said land had put the said land and others under mortgage for obtaining the loan from Ramol Society. According to the order No. G-2350 dated 26/03/1979 of the Liquidator Officer for paying up the said loan, an entry was made to release the charge of the society. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 01/05/1979 vide Entry No. 2862 and the said entry is certified by the competent Revenue Authority.
5. Thereafter, on demise of the account holder Hemrajbhai Karamshibhai of the said land on dated 02/04/1980, the names of his legal straight line heirs (1) Visabhai Hemrajbhai (2) Sartanbhai Hemrajbhai (3) Lilabhai Hemrajbhai (4) Gafurbhai Hemrajbhai (5) Sakarben Hemrajbhai and (6) Jashiben Hemrajbhai were entered in



the said land on succession right. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 17/12/1980 vide Entry No. 2961 and the said entry is certified by the competent Revenue Authority.

6. Thereafter (1) Sakarben Hemrajbhai and (2) Jashiben Hemrajbhai, the account holders of the said land waived their respective share rights nourishing in the said land in favour of their brothers willingly as per the application and affidavit produced, hence their names were deleted from the said land. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 21/02/1982 vide Entry No. 3054 and the said entry is certified by the competent Revenue Authority.

7. Thereafter as per the decision taken by the Settlement Commissioner and Land Record Director, Ahmedabad vide his No. L.R.7, dated 12/08/1970 for the amalgamation scheme of Hathijan Village and the proposal of the same being approved by the Government vide dated 29/09/1970, the said amalgamation scheme was approved as K.J.P. and the account holders and other rights holders are allotted the lands as mentioned in the amalgamation scheme and the village form No. 7 x 12 are prepared according to it. The



record as per the approved scheme sent by the Assistant Amalgamation Officer - 2, Ahmedabad got written as per block number. In which entries up to 2813 numbers were caught up. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 02/01/1984 vide Entry No. 3166 and the said entry is certified by the competent Revenue Authority.

8. Thereafter according to the Notification of the Government of Gujarat, in the land of all survey numbers of the village Mouje Hathijan SIM, Tal. Dascroi coming within the jurisdiction of U.L.C. coming within 5 KM area as per the expanded limit of Ahmedabad Municipal Corporation, for the other usage than the agriculture, under section-67 (A) of the Revenue Act, the conversion tax becomes recoverable with effect from 05/02/1986. Therefore, for making the entry as to "this land is eligible for conversion tax at the time of other usage than the agriculture" in the other right column in village form No. 7 x 12, an entry made accordingly vide order No. Jamin Con. Tax / Vashi - 3774, dated 07/02/1987 of the Mamlatdar, Dascroi in lieu of letter No. CB / R.E.V. / Vashi. 6501 to 6507, dated 19/11/1986 of the District Collector. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on

dated 02/11/1987 vide Entry No. 3338 and the said entry is granted by the competent revenue Authority.

9. Thereafter, the said land was running in the name of Visabhai Hemrajbhai etc. as an account holder. On demise of the said Visabhai Hemrajbhai on dated 14/02/1984, the names of his straight line heirs (1) Naniben Wd/o Visabhai Hemrajbhai (2) Laliben Visabhai (3) Maljibhai Visabhai (4) Babuben Visabhai (5) Manguben Visabhai and (6) Laljibhai Visabhai were entered in the said land on giving the replies by the parties and the panchs. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 30/10/1995 vide Entry No. 3633 and the said entry is certified by the competent Revenue Authority.
10. Thereafter, in the said land, the names of (1) Lalitaben Visabhai (2) Babuben Visabhai and (3) Manguben Visabhai are entered on succession on demise of the account holder Visabhai, but they having waived their respective right, share from the said land willingly in favour of their brothers, hence, the names of (1) Lalitaben Visabhai (2) Babuben Visabhai and (3) Manguben Visabhai were deleted from the said lands on giving the replies by them. An entry in this regard is made in the Register of Right (Hakpatrak)

of Village Form No. 6 on dated 02/03/1997 vide Entry No. 3741 and the said entry is certified by the competent Revenue Authority.

10. Thereafter, Sarftanbhai Hemrajbhai, Lilabhai Hemrajbhai, Gafurbhai Hemrajbhai, Naniben Wd/o Visabhai Hemrajbhai and Laliben Visabhai, Maljibhai Visabhai, Babuben Visabhai, Manguben Visabhai and Laljibhai Visabhai had sold the said land to Banumiya Huseinmiya on dated 26/09/1996 – 25/03/1997 (vide registered sale deed No. 984/2017 (Old No. 2986/96), hence on production of an application and copy of Index, an entry was made to transfer the said land in the name of the purchaser. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 03/05/1997 vide Entry No. 3752 and the said entry is certified by the competent Revenue Authority.

11. Thereafter, for the said land, on filing the civil suit No. 237/2012 in the court of Hon. Principal Senior Civil Judge of Ahmedabad (Rural) and the said suit being registered in the office of the Sub Registrar, Ahmedabad – 14 (Dascroi) on dated 23/04/2012 vide Sr. No. 941, on production of a copy of the plaint of the suit and application, an entry of lis-pendency was made in the other rights. An entry in this



regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 30/04/2012 vide Entry No. 5287 but the said entry is rejected by the competent Revenue Authority on the ground that Objection application being received and rejected as per the order passed vide No. RTS /Takarri Nondh No. 5287, case No. 93, dated 01/09/2012.

12. Thereafter, vide Resolution No. PFR/102011/1275/L/1, dated 17/03/2012 of the Revenue Department of the government, on merging City and Dascroi Taluka of Ahmedabad District, two new Taluka Ahmedabad East and Ahmedabad West of Ahmedabad Taluka were established, according to it, an entry was made to enter Hathijan village of Dascroi Taluka in Ahmedabad City East. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 03/05/2012 vide Entry No. 5291 and the said entry is certified by the competent revenue Authority.

13. Thereafter, the said land was running in the name of Shri Banumiya Huseinmiya Saiyed as an account holder. On demise of the said Banumiya Huseinmiya Saiyed on dated 09/08/2013, the names of his straight line heirs (1) Sharifabibi Banumiya Saiyed - wife (2) Rashidabanu Banumiya Saiyed - daughter (3) Sugarabanu Banumiya



Saiyed – daughter (4) Haiderali Banumiya Saiyed – son were entered in the said land on giving the application and death certificate and affidavit. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 20/05/2014 vide Entry No. 5663 and the said entry is certified by the competent Revenue Authority.

14. Thereafter, the said land was running in the name of Rashidabanu Banumiya etc. as an account holder. On demise of the said Rashidabanu Banumiya on dated 29/12/2014, the names of her straight line heirs (1) Jayadali Vayadali – son and (2) Nargishbanu Vayadali – daughter were entered in the said land on giving the application and death certificate and pedhinamu. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 04/04/2015 vide Entry No. 5830 and the said entry is certified by the competent Revenue Authority.

15. Thereafter, vide order No. CB/CTS/N.A./S.R..734/2013 dated 23/09/2013 of the District Collector, Ahmedabad, non agriculture permission was given for the residential purpose for the said land of Survey No. 715, T.P. No. 76, Final Plot No. 61's 6617 sq. mtrs. under section 65 of the Land



Revenue Act. Hence an entry of NA permission was made as per the order. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 19/06/2018 vide Entry No. 6354 and the said entry is certified by the competent Revenue Authority.

16. Thereafter, (1) Jayadali Vayadali Saiyed (2) Nargisbanu D/o Vayadali and W/o Asikali executed a registered deed for release of right for the land of 6617 sq. mtrs. paiki 1654.25 sq. mtrs. non agriculture land of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 of Block/Survey No. 715 being included in T.P. Scheme No. 76 in favour of Sharifabibi Banumiya Saiyed, which is duly registered vide Sr. No. 17648 on dated 12/12/2018, hence on production of an application and a copy of registered deed for deletion of right and copy of Index, an entry of the said registered deed for deletion of right was made. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 20/12/2018 vide Entry No. 6456 and the said entry is certified by the competent Revenue Authority.



17. Thereafter, Sugarabanu D/o Banumiya and W/o Huseinmiya executed a registered deed for release of right for the land of 6617 sq. mtrs. paiki 1654.25 sq. mtrs. non agriculture land of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 of Block/Survey No. 715 being included in T.P. Scheme No. 76 in favour of Sharifabibi Banumiya Saiyed, which is duly registered vide Sr. No. 17649 on dated 12/12/2018, hence on production of an application and a copy of registered deed for deletion of right and copy of Index, an entry of the said registered deed for deletion of right was made. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 20/12/2018 vide Entry No. 6457 and the said entry is certified by the competent Revenue Authority.

18. Thereafter, (1) Haidarali Banumiya and (2) Sharifabanu Banumiya sold and conveyed the said land of 6617 sq. mtrs. non agriculture land of residential purpose of Final Plot No. 61, allotted to the land of Old Survey No. 715 (Old Survey No. 204/1), Hec. Are. Sq. mtrs. 1-10-28 being included in T.P. Scheme No. 76 to Radhe Buildcon on dated 11/03/2019 vide registered sale Deed No. 3180, hence on production of an application and a copy of registered sale deed and copy



of Index, an entry of sale was made. An entry in this regard is made in the Register of Right (Hakpatrak) of Village Form No. 6 on dated 20/03/2019 vide Entry No. 6506 and the said entry is certified by the competent Revenue Authority.

19. As such, the details made available from the Government Record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights - HAKKPATRAK) about the said non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps. of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad. We have not received any Government entry of subsequent period, but this search report is given on the basis of entries whichever made available.

20. As such the immoveable property of the non agricultural land of 6617 sq. mtrs. of Final Plot No. 61 allotted to the land of Hec. Are. Sq. mtrs. 1-10-28 and Akar of Rs.8.12Ps.



of New Block / Survey No. 715 of Old Survey No. 204/1 of Account No. 953 being included in T.P. Scheme No. 76 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Radhe Buildcon, a Partnership firm of Ahmedabad and Title Clearance Certificate in that respect is

 given separately.

Dated this 12<sup>th</sup> day of August, 2021 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

  
-----  
ADVOCATE



NOTE :

Please note that the registration record of the year 1994 to 2021 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 (1980 to 2021) is not well prepared / maintained by the State Government

agency and hence may be erroneous and according to the report of the computerized search, we have issued this Title Clearance Certificate cum Report.

Dated this 12<sup>th</sup> day of August, 2021 at Ahmedabad.

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