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TITLE CLEARANCE CERTIFICATE

Date : 16/08/2016

Re: In the matter of Investigation of Title to the Non Agricultural land bearing Revenue Survey No. 124 and 125 paiki and Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) belonging to Shivam Infra, a Partnership firm of Ahmedabad having its office at Opp. Vasudev Bungalow, B/h. M. B. Patel Farm, Jashodanagar, Mehmdavad Road, Ahmedabad.

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THAT we have caused necessary searches with the available Revenue Records and Sub-Registry Records for a period of last about 30 (Thirty) years and perused and verified documents of title deeds produced to us by the aforesaid party. We have also published a Public Notice in a Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 07/05/2016 and we have not received any objection thereof and on the basis of Declaration made by the partner of the aforesaid firm dated- 06/08/2016, we have investigated the title to the said land in question belonging to aforesaid party and we hereby certified that the said land is clear, marketable & free from all encumbrances and reasonable doubts.





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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non Agriculture land bearing Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 paiki (Revenue Survey No. 124 and 125 paiki) of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) and the same is bounded as follows;

On or towards the East	:	Final Plot No.102 Paiki
On or towards the West	:	Final Plot No.100
On or towards the North	:	Canal
On or towards the South	:	9 mtrs. T.P. Road

NOTE:- This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition as well as technical system of the Government.

HIREN RAVAL & ASSOCIATES
ADVOCATES





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REPORT ON TITLE

Date : 16/08/2016

Re. : In the matter of Investigation of Title to the Non Agricultural land bearing Revenue Survey No. 124 and 125 paiki and Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) belonging to Shivam Infra, a Partnership firm of Ahmedabad having its office at Opp. Vasudev Bungalow, B/h. M. B. Patel Farm, Jashodanagar, Mehmdavad Road, Ahmedabad.

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That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last more than Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

Ref. Revenue Survey No. 124 of Mouje Ghodasar

1. That the then Agricultural land bearing Revenue Survey No. 124 admeasuring 1 acre 35 gutha of Mouje Ghodasar, Taluka City, District Ahmedabad originally belonged to Bhailalbai Jesangbhai and Nathabhai Zaverbhai.
2. That thereafter, on demise of Bhailalbai Jesangbhai his share in the said land came to be owned and possessed by his legal heirs according to hindu law namely Chotalal Bhailalbai, Ravjibhai Bhailalbai and Manilal Bhailalbai. The entry to that effect was also entered in the revenue records vide mutation entry no. 1292 dated- 22/01/1953 which was duly certified by the Concerned Revenue Authority.
3. That thereafter, Chotabhai Bhailalbai and Rameshchandra Chotabhai sold and conveyed their 1/6th undivided share in the said land to Nathabhai



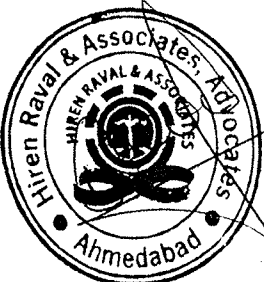


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Zaverbhai Patel by Deed of Conveyance dated- 02/08/1955 which was duly registered with the Sub-Registrar, Ahmedabad under serial no. 3486. The entry to that effect was also entered in the revenue records vide mutation entry no. 1518 dated-07/09/1956, which was duly certified by the Concerned Revenue Authority.

4. That thereafter, Nathabhai Zaverbhai Patel made partition in respect of said land along with other land and deed of partition was executed by and between Nathabhai Zaverbhai Patel and Dinubhai Nathabhai Patel and Minor Narendra Nathabhai and Minor Rohitbhai Nathabhai which was duly registered with the Sub-Registrar, Ahmedabad under serial no. 2245 dated-24/04/1956 and as per the said partition said land bearing revenue survey no. 124 paiki came to be owned and possessed by Minor Narendrabhai Nathabhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 1592 dated-25/10/1957, which was duly certified by the Concerned Revenue Authority.
5. That thereafter, Ravjibhai Bhailalbai and Manilal Bhailalbai sold and conveyed their undivided share in the said land bearing revenue survey no. 124 to Narendrabhai Nathabhai Patel. The deed of conveyance in respect of said land was executed and registered with the Sub-Registrar, Ahmedabad on 22/03/1963 under serial no. 2266. The entry to that effect was also entered in the revenue records vide mutation entry no. 1926 dated-01/06/1963 which was duly certified by the Concerned Revenue Authority.
6. That thereafter, on demise of Narendrabhai Nathabhai dated- 05/01/2004, his share in the said land came to be owned and possessed by his legal heirs namely Meenaben wd/o. Narendrabhai Nathabhai, Apurva Narendrabhai, Mitesh Narendrabhai and Vaishaliben Narendrabhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 6359 dated-23/01/2004, which was duly certified by the Concerned Revenue Authority.
7. That thereafter, said land bearing Revenue Survey No. 124 admeasuring 7588 Sq. Mtrs. was covered under the T.P. Scheme No. 45 (Khokhra-Ghodasar-Mehmdavad-1) and as per Town Planning Scheme the said land bears Final Plot No. 101 admeasuring 5550 Sq. Mtrs.



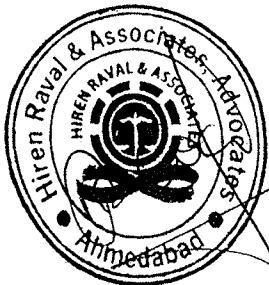


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Ref. Revenue Survey No. 125 of Mouje Ghodasar

8. That the then Agricultural land bearing Revenue Survey No. 125 admeasuring 1 acre 30 gutha of Mouje Ghodasar, Taluka City, District Ahmedabad originally belonged to Bhailalbai Jesangbai and Nathabhai Zaverbhai.
9. That thereafter, on demise of Bhailalbai Jesangbai his share in the said land came to be owned and possessed by his legal heirs according to hindu law namely Chotalal Bhailalbai, Ravjibhai Bhailalbai and Manilal Bhailalbai. The entry to that effect was also entered in the revenue records vide mutation entry no. 1292 dated- 22/01/1953 which was duly certified by the Concerned Revenue Authority.
10. That thereafter, Chhotabhai Bhailalbai and Rameshchandra Chhotabhai sold and conveyed their 1/6th undivided share in the said land to Nathabhai Zaverbhai Patel by Deed of Conveyance dated- 02/08/1955 which was duly registered with the Sub-Registrar, Ahmedabad under serial no. 3486. The entry to that effect was also entered in the revenue records vide mutation entry no. 1518 dated-07/09/1956 which was duly certified by the Concerned Revenue Authority.
11. That thereafter, Nathabhai Zaverbhai Patel made partition in respect of said land along with other lands and deed of partition was executed by and between Nathabhai Zaverbhai Patel, Dinubhai Nathabhai Patel, Minor Narendra Nathabhai and Minor Rohitbhai Nathabhai which was duly registered with the Sub-Registrar, Ahmedabad under serial no. 2245 dated- 24/04/1956 and as per the said partition in the said land bearing revenue survey no. 125 paiki came to be owned and possessed by Nathabhai Zaverbhai Patel himself. The entry to that effect was also entered in the revenue records vide mutation entry no. 1592 dated-25/10/1957 which was duly certified by the Concerned Revenue Authority.
12. That thereafter, Ravjibhai Bhailalbai and Manilal Bhailalbai sold and conveyed their share in the land bearing revenue survey no. 125 to Nathabhai Zaverbhai Patel. The deed of conveyance in respect of the said land was executed and registered with the Sub-Registrar, Ahmedabad on 22/03/1963 under serial no. 2267. The entry to that effect was also entered in the revenue records vide mutation entry no. 1927 dated-01/06/1963 which was duly certified by the Concerned Revenue Authority.





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13. That thereafter, on demise of Nathabhai Zaverbhai dated- 27/04/1968, his share in the said land bearing Revenue Survey no. 125 came to be owned and possessed by his legal heirs according to hindu law namely Narendrabhai Nathabhai, Rohitbhai Nathabhai, Dinubhai Nathabhai, Chanchalben wd/o Nathabhai Zaverbhai, Naynaben Nathabhai, Induben Nathabhai, Prafullaben Nathabhai and Shardaben Nathabhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 2158 dated-26/07/1968 which was duly certified by the Concerned Revenue Authority.
14. That thereafter, Naynaben Nathabhai, Induben Nathabhai, Prafullaben Nathabhai and Shardaben Nathabhai waived their right, title and interest in the said land in favour of Narendrabhai Nathabhai, Rohitbhai Nathabhai, Dinubhai Nathabhai and Chanchalben wd/o. Nathabhai Zaverbhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 2170 dated-17/10/1968 which was duly certified by the Concerned Revenue Authority.
15. That thereafter, on demise of Dinubhai Nathabhai dated- 12/11/1984, his share in the said land came to be owned and possessed by his legal heirs namely llaben wd/o. Dinubhai Nathabhai, Avaniben D/o. Dinubhai Nathabhai, Umeshbhai Dinubhai and Rajeshbhai Dinubhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 4232 dated-30/04/1985 which was duly certified by the Concerned Revenue Authority.
16. That thereafter, Avaniben D/o. Dinubhai waived her right, title and interest in the said land in favour of Rajeshbhai Dinubhai, Umeshbhai Dinubhai and llaben wd/o. Dinubhai Nathabhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 4233 dated-30/04/1985 which was duly certified by the Concerned Revenue Authority.
17. That thereafter, on demise of Rohitbhai Nathabhai dated- 15/05/1998, his share in the said land came to be owned and possessed by his legal heirs namely Hemaben wd/o. Rohitbhai, Kalpeshkumar Rohitbhai, Jigishkumar Rohitbhai and Jalpaben D/o. Rohitbhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 5701 dated-03/06/1998 which was duly certified by the Concerned Revenue Authority.
18. That thereafter, Jalpaben D/o. Rohitbhai waived her right, title and interest in the said land in favour of Hemaben wd/o. Rohitbhai, Kalpeshkumar Rohitbhai



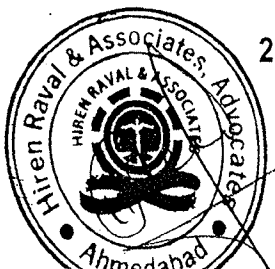


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and Jigishkumar Rohitbhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 6154 dated-18/07/2001 which was duly certified by the Concerned Revenue Authority.

19. That thereafter, on demise of Narendrabhai Nathabhai dated- 05/01/2004, his share in the said land came to be owned and possessed by his legal heirs namely Meenaben wd/o. Narendrabhai Nathabhai, Apurva Narendrabhai, Mitesh Narendrabhai and Vaishaliben Narendrabhai. The entry to that effect was also entered in the revenue records vide mutation entry no. 6359 dated-23/01/2004 which was duly certified by the Concerned Revenue Authority.
20. That thereafter, on demise of Hemaben wd/o. Rohitbhai dated- 21/07/2007 her name was deleted from the revenue records. The entry to that effect was also entered in the revenue records vide mutation entry no. 6880 dated-05/08/2008 which was duly certified by the Concerned Revenue Authority.
21. That thereafter, said land bearing Revenue Survey No. 125 was covered under the T.P. Scheme No. 45 (Khokhra-Ghodasar-Mehmdavad-1) and as per Town Planning Scheme the said land bears Final Plot No. 100 admeasuring 5155 Sq. Mtrs.
22. That thereafter, Rajeshbhai Dinubhai Patel for himself and as a power of attorney holder of Umeshbhai Dinubhai Patel sold and conveyed the said land bearing Revenue Survey no. 125 and Final Plot no. 100 admeasuring 5155 sq.mtrs. paiki 1/3rd share in western side admeasuring 1718.33 sq.mtrs. to Pravinbhai Parsottambhai Vadodaria by Deed of Conveyance dated-29/06/2009 duly registered with the Sub-Registrar, Ahmedabad-5 (Narol) under serial no. 3811. The entry to that effect was also entered in the revenue records vide mutation entry no. 7112 dated-03/07/2009 which was duly certified by the Concerned Revenue Authority.
23. That thereafter, as per the order of District Collector, Ahmedabad dated-06/04/2010 the land admeasuring 3287 sq.mtrs. was converted for Non-Agricultural residential purpose and 150 sq.mtrs. for commercial purpose. The entry to that effect was also entered in the revenue records vide mutation entry no. 7318 dated-08/06/2010 which was duly certified by the Concerned Revenue Authority.
24. That thereafter, as per sub-plotting plan of Ahmedabad Municipal Corporation dated-07/10/2009, Sub-Plot No. 1 admeasuring 3437 Sq.Mtrs. was





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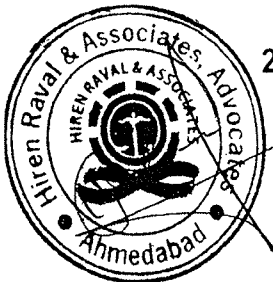
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holding by Kalpeshbhai Rohitbhai, Jigishkumar Rohitbhai and Pravinbhai Parsottambhai Vadodaria and Sub-Plot No. 2 admeasuring 1718 Sq.Mtrs. was holding by Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai, Miteshbhai Narendrabhai and Vaishaliben Narendrabhai.

25. That thereafter, Kalpeshbhai Rohitbhai, Jigishkumar Rohitbhai and Pravinbhai Parsottambhai Vadodaria came to the land bearing Sub-Plot No. 1 admeasuring 3437 Sq.Mtrs. of Final Plot No. 100 Paiki of Mouje Ghodasar in the Partnership Firm namely M/s. Siddhi Corporation and prepared a residential / commercial scheme on the said land, which is known as "GOKUL GOLD RESIDENCY", however remaining land of Sub-Plot No. 2 admeasuring 1718 Sq.Mtrs. was holding by Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai, Miteshbhai Narendrabhai and Vaishaliben Narendrabhai.

Ref. General

26. Thus, the land bearing Revenue Survey No. 124 and Final Plot No. 101 admeasuring 5550 Sq.Mtrs. and Revenue Survey No. 125 Paiki admeasuring 2360.67 Sq.Mtrs. and Final Plot No. 100 Paiki Sub-Plot No. 2 admeasuring 1718 Sq.Mtrs. of T.P. Scheme No. 45 (Khokhra-Ghodasar-Mehmdavad-1) of Mouje Ghodasar of Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) belonging to Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai, Miteshbhai Narendrabhai and Vaishaliben Narendrabhai.
27. That thereafter, the said land bearing Revenue Survey No. 124 admeasuring 7588 sq.mtrs. and Final Plot No. 101 admeasuring 5550 Sq.Mtrs. and Revenue Survey No. 125 Paiki admeasuring 2360.67 Sq.Mtrs. and Final Plot No. 100 Paiki Sub-Plot No. 2 admeasuring 1718 Sq.Mtrs. of T.P. Scheme No. 45 (Khokhra-Ghodasar-Mehmdavad-1) of Mouje Ghodasar of Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) converted into residential purpose admeasuring 6768 sq.mtrs. and commercial purpose admeasuring 500 sq.mtrs. as per order of the District Collector, Ahmedabad bearing order no.CB/Land-1/N.A./S.R.1254/2010, dated-25/02/2011.
28. That thereafter, Revenue Survey No. 124 admeasuring 7588 sq.mtrs. and Final Plot No. 101 admeasuring 5550 Sq.Mtrs. and Revenue Survey No. 125 Paiki admeasuring 2360.67 Sq.Mtrs. and Final Plot No. 100 Paiki Sub-Plot No.



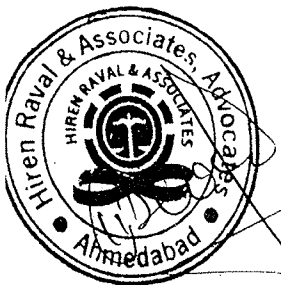


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2 admeasuring 1718 Sq.Mtrs. of T.P. Scheme No. 45 (Khokhra-Ghodasar-Mehmdavad-1) of Mouje Ghodasar of Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) was amalgamated as per plan approved by Ahmedabad Municipal Corporation, dated-01/01/2016 and as per amalgamation out of the said land admeasuring 344 sq.mtrs is acquired in T.P. Road and remaining land bears amalgamated Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 paiki of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol).

29. That, Ahmedabad Municipal Corporation has approved building plans for a residential cum commercial project on the said land dated-10/02/2016 bearing Raja Chitthi No. 5353/010116/A5596/RO/M1 for Block No. A+B, 5354/010116/A5597/RO/M1 for Block No. C, 5355/010116/A5598/RO/M1 for Block No. D+E, 5356/010116/A5599/RO/M1 for Block No. F, 5357/010116/A5600/RO/M1 for Block No. G, 5358/010116/A5601/RO/M1 for Block No. H, 5359/010116/A5602/RO/M1 for Block No. I, 5360/010116/A5603/RO/M1 for Block No. J.
30. That thereafter, Vaishaliben Narendrabhai released her right, title and interest in the said land in favour Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai and Miteshbhai Narendrabhai by Deed of Release, dated-22/03/2016 which was duly registered with Sub-Registrar, Ahmedabad-5 (Narol) under serial no.1540. The entry to that effect was also entered in the revenue records vide mutation entry no.8434 dated-22/04/2016 which was duly certified by the Concerned Revenue Authority.
31. That, thereafter, Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai, Miteshbhai Narendrabhai, Harshitbhai Chaturbhai Patel, Sanjaybhai Himmatbhai and Chaturbhai Ramjibhai made partnership deed of M/s. Shivam Infra on dated-03/08/2015 and thereafter Meenaben Wd/o. Narendrabhai Nathabhai, Apurvabhai Narendrabhai and Miteshbhai Narendrabhai brought the said land into the partnership firm as stock in trade. The deed of partnership in respect whereof was executed on 04/05/2016 which was duly registered with Sub-Registrar, Ahmedabad-5 (Narol) under serial no.3091. The entry to that effect was also entered in the revenue records vide mutation entry no. 8450 dated- 08/07/2016 which was duly certified by the Concerned Revenue Authority.





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32. That, Sanjaybhai Himmatbhai partner of Shivam Infra, a partnership firm of Ahmedabad made declaration before notary public at Ahmedabad on dated 16/08/2016 in respect of said land declaring interalia therein that said Non Agricultural land bearing Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 paiki of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) is free from all encumbrances and they have not created any charge or lien on the said land or have not deal with the said land to any person, body or authority.
33. That we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Newspaper, "Gujarat Samachar" dated 07/05/2016 for inviting any claim or objection from public in general. However, we have not received any objection thereof.
34. That we have taken search from the Talati and Sub-Registrar's records for period of more than last 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby certified that the said land belonging to SHIVAM INFRA, a partnership firm of Ahmedabad is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non Agriculture land bearing Sub Plot no. 2 admeasuring 6924 sq.mtrs. of Final Plot No.100 + 101 paiki (Revenue Survey No. 124 and 125 paiki) of Mouje Ghodasar Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) and the same is bounded as follows;

On or towards the East	:	Final Plot No.102 Paiki
On or towards the West	:	Final Plot No.100
On or towards the North	:	Canal
On or towards the South	:	9 mtrs. T.P. Road

NOTE : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records as well as technical system of the Government.

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ADVOCATES

