

TITLE CLEARANCE CERTY

HITESH G. PATEL

Advocate
H Patel

Date, 24/03/2017

HITESH G. PATEL

ADVOCATE

Sessions & High Court,
M- 98792 85860

Office:- F-2, Purushottam Palace, Hiravadi Road, Bapunagar, Ahmedabad.

Court:-
32, City Civil Court,
Incomtax, Ahmedabad.

Court:-
MF- 84, Opp, Advocate Bar Room,
District Court Mirzapur, Ahmedabad.

By Hand

24th March, 2017

To,

"K.V.Developers" A partnership Firm

AT :- Naroda, Ta. City, Dist. Ahmedabad.

Through Its Partners :

(1) Mr. VIJAYBHAI CHHAGANBHAI KOTHIA

(2) MR. PRAKASHBHAI MADHUBHAI VEKARIYA

Both are residing at:

Nikol, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Sub:- Your request to issue Title Report and Title Clearance Certificate for the Non-agricultural land bearing Final Plot No.27 of Town Planning Scheme No. 110 (Survey No.394 Account No. 396 Old tenure agriculture land, containing admeasurement 0-86-00 He-Are-Sq.Mtrs.having Akar Rs.7.87) containing admeasuring area 5160 sq. mtrs. or thereabouts, situate, lying and being at Mouje Village NIKOL Taluka CITY(East) Registration District AHMEDABAD, Sub District AHMEDABAD-12 (Nikol) belonging to Bhaveshbhai Pratapbhai Dhami and others.


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AHMEDABAD, Sub District AHMEDABAD-12
belonging to Bhaveshbhai Pratapbhai Dhami and

In view of your request and as per instructions and necessary papers and documents submitted by you to me to investigate the title of your above referred property and to issue the Title Report and Certificate and considering the same, I have taken necessary search of the sub registrar office, Ahmedabad-7(Odhav) on dated 08/03/2017 by Receipt No. 2017007005617 having application No. 3781 (from 1994 to 2011) and sub registrar office, Ahmedabad-12(Nikol) on dated 07/03/2017 by Receipt No. 2017312005668 having application No. 2945 (from 2011 to 2017) and depends on the search, I submit my report and Title Clearance Certificate is as under :-

- (1) It appears that the land in question i.e. survey No. 394 account No.396 Mojue Nikol, Taluka City, Dist. Ahmedabad (more particularly described in the schedule mentioned hereunder) was originally belongs to BABABHAI MATHURBHAI prior to the year of 1976.
- (2) Thanafter, BABABHAI MATHURBHAI died intestate leaving behind his successors UDAJI BABAJI and VAJAJI BABAJI. Hence, their name was entered in the revenue records on hereditary right and entry to that effect was mutated in the mutation register vide entry No.1440, dated 16/02/1976.
- (3) It appears that subsequently, Uncle of UDAJI BABAJI and VAJAJI BABAJI namely DHULAJI MATHURJI was


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entered his name in the revenue records as a co-partner in the said land by mutation entry No.1501 dated 17/12/1976. But said entry was the "Cancel". On dated 30/03/1978.

- (4) Thereafter, the co-owner and co-occupier of the said land VAJAJI BABAJI died intestate on 26/03/1994 leaving behind his successors i.e. DINUJI VAJAJI, BALAJI VAJAJI, BHALAJI VAJAJI and BABUBEN Wd/o. VAJAJI BABAJI and hence, their name was entered in the revenue records on hereditary rights and entry to that effect was mutated in the mutation register vide Entry No.2414, dated 01/04/1994 and subsequently it appears that mutation entry No.2426 on 03/09/1994 it does not apply – not concerned to the land in question.

- (5) Thereafter it appears that co-owner and co-occupier of the said land UDAJI BABAJI died intestate on 16/09/1994 leaving behind his successors i.e. KANTILAL UDAJI, POPATLAL UDAJI, ISHWARBHAI UDAJI, DASHARATHBHAI UDAJI, SURAJBEN Wd/o. UDAJI BABAJI and LAXMIBEN Wd/o. UDAJI BABAJI, Hence, Their name was entered in the revenue records on hereditary right and entry to that effect was mutated in the mutation register vide entry No.2446, Dated 26/11/1994.

Quoted
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- (6) Further I found that by virtue of city Mamlatdar's order No RTS/Revision/Kshyatiyadi/SR.No.1277/2008.On 24/09/08, regarding to fix the error in computerize 7/12 and effect of that order has been entered in the revenue records by mutation Entry No.5417 dated 27/09/2008.
- (7) It appears that subsequently, the co-owners and co-occupiers of the said land i.e. DINUBHAI VAJAJI THAKOR, BALAJI VAJAJI THAKOR, BHALAJI @ BHAVSINGH THAKOR, KANTILAL UDAJI CHAVADA, POPATBHAI UDAJI THAKOR, ISHWARBHAI UDAJI THAKOR, DASHARATHBHAI UDAJI THAKOR and BABUBEN Wd/o. VAJAJI BABAJI THAKOR has sold and conveyed the said land to BHAVESHBHAI PRATAPBHAI DHAMI, BABUBHAI SHAMBHUBHAI SAKARIA and GORDHANBHAI RAVJIBHAI VAGHANI by sale deed, which was duly registered in the office of Sub Registrar AHMEDABAD-7(Odhav) on dated 09/03/2011 under serial No.3537 and effect of that has been entered in the revenue records by mutation entry No.7399 on 21/05/2011. Which was certified on dated 05/07/2011 and since than the said land is running in their name in concerned and relevant Government / Semi Government records.


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- (8) Further, it appears that formed two new taluka i.e. Ahmedabad (East) and Ahmedabad (west) under Revenue Department of Government's Order No. PFR/102011/275/L/1 on 17/03/2012, Under that order Village Nikol was entered in Ahmedabad (East) Taluka, Instead of Ahmedabad (west) Taluka and that effect was mutated vide Entry No.8261 on 03/05/2012.
- (9) Further, it appear that the said land was allotted Final Plot no.27 of Town Planning Scheme No.110 (Nicol- Kathvada) containing admeasuring area 5160 sq. mtrs. in lieu of survey no. 394 containing admeasurement area 8600 sq. mtrs. vide letter of Town Planning Inspector Ahmedabad.
- (10) Thereafter, District collector, Ahmedabad has granted non-agriculture use permission for residential purpose with the imposition of certain and specific condition to the said land Vide their order No. CB/LAND-1/N.A./S.R. 1209/2015 on dated 09/12/2015. It appears that vide mutation entry No.11155 on 20/02/2016.
- (11) Further, as a part of search, I have published a public notice in Gujarati daily news paper "DIVYA BHASKAR" on dated. 5th march, 2017. To invite any claim, rights or objection in respect of the said land from the people, But till today I have not received any kind of claim or objection in response

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thereof. Further, I have not found any kind of lien, Burden, attachment or encumbrance upon the said land.

- (12) In view of my above referred report, I am of the clear opinion and certify that the said landlords i.e. BHAVESHBHAI PRATAPBHAI DHAMI, BABUBHAI SHAMBHUBHAI SAKARIA and GORDHANBHAI RAVJIBHAI VAGHANI are having clear and marketable rights and titles and the said land (more particularly described in the schedule mentioned hereunder) is free from all encumbrances and reasonable doubts subject to :

- (1) Fulfillment of conditions laid down in the N.A. Order.
- (2) Any other Laws, Act and Rules if applicable.

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the non-agricultural land bearing Final Plot No.27 of Town Planning Scheme No. 110 (Survey No.394 Account No. 396 Old tenure agriculture land, containing admeasurement 0-86-00 He-Are-Sq.Mtrs. having Akar Rs.7.87) containing admeasuring area 5160 sq. mtrs. or thereabouts, situate, lying and being at Mouje Village NIKOL, Taluka CITY(East) Registration District AHMEDABAD, Sub District AHMEDABAD-12 (NIKOL)


HITESH G. PATEL
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DATED ON THIS 24th DAY OF MARCH, 2017



Hitesh G. Patel
Advocate

Note :-

- (1) Computerize search taken from the Sub-Registrar Office for the year 1994 to 2017 and according to the report of the search, I have issued this Title Clearance Certificate.
- (2) That the Computerized record is not well prepared / maintained by state government agency and hence may be erroneous.




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Advocate

"DIVYA BHASKAR"
ON-5/3/17