



Vijay Patel & Associates

Ref.No.:- TCSR/NAL/Chandkheda/133/2010

TITLE - CLEARANCE - CERTIFICATE WITH SEARCH - REPORT

To,
Jyotsnaben Govindlal Wife of
Pravinbhai Dayaljibhai Thakkar &
Divyang Pravinbhai Thakkar,
2, Tulip Bungalows, Part-1,
Thaltej, Ahmedabad.

Sub : TITLE CLEARANCE CERTIFICATE & SEARCH REPORT of Non-Agriculture Land bearing Final Plot No.199, admeasuring 6343 Sq.mtrs. or thereabouts (allotted in lieu of Survey No.881/1+2, admeasuring 10522 Sq.mtrs.) of Draft T.P. Scheme No.44 (Chandkheda), situate, lying & being within the Sim of Village Mouje MOTERA, Taluka DASCROI, Registration District AHMEDABAD and Sub District AHMEDABAD-2 (VADAJ) belonging to Jyotsnaben Govindlal Wife of Pravinbhai Dayaljibhai Thakkar & Divyang Pravinbhai Thakkar.

I refer to your instructions to verify the titles to the aforesaid Non-Agriculture Land by taking necessary search to be taken within Revenue and Sub Registry Records for a period of last 30 (thirty) years. I have caused necessary search to be taken accordingly. I have taken root of the titles for detailed facts and particulars; references may be taken from the documents, papers, writings, recital and records referred to hereunder :

THAT the land in question i.e. Survey No.881/1+2, Acre 02-24 Guntha was originally belonging to Kishanchandra Chimanlal prior to 30 years as he has obtained the land by virtue of partition between brothers on dated 09/04/1970, and effect of that has been entered in the revenue records by Mutation Entry No.4705 on dated 16/04/1972.

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THEREAFTER the respective landowner, Kishanchandra Chimanlal has sold and conveyed the said land bearing Survey No.881/1+2, area 10522 Sq.mtrs. to Rajuji Dolaji by Sale Deed, which was duly registered in the Office of the Sub Registrar of Assurance at Gandhinagar on dated 26/03/1985 under Serial No.841, and effect of that has been entered in the revenue records by Mutation Entry No.5457 on dated 09/09/1985.

THEREAFTER names of Karansinh Rajuji Vaghela & Popatsinh Rajuji Vaghela entered in the revenue records with the name of Rajuji Dolaji as co-owners of the said land, and effect of that has been entered in the revenue records by Mutation Entry No.8081 on dated 15/06/2005.

THEREAFTER the respective landowners, Rajuji Dolaji Vaghela, Karansinh Rajuji Vaghela and Popatsinh Rajuji Vaghela have sold and conveyed the said land bearing Survey No.881/1+2, area 10522 Sq.mtrs. to Pritiben Jayeshbhai Shah, Killoliben Rajeshbhai Shah & Kaushaben Jigneshbhai Shah by Sale Deed, which was duly registered in the Office of the Sub Registrar of Assurance at Gandhinagar on dated 04/10/2006 under Serial No.10092, and effect of that has been entered in the revenue records by Mutation Entry No.8414 on dated 16/10/2006.

THEREAFTER the respective landowners, Pritiben Jayeshbhai Shah, Killoliben Rajeshbhai Shah & Kaushaben Jigneshbhai Shah have sold and conveyed the said land bearing Survey No.881/1+2, area 10522 Sq.mtrs. to **Jyotsnaben Govindlal Wife of Pravinbhai Dayaljibhai Thakkar & Divyang Pravinbhai Thakkar** by Sale Deed, dated 30/04/2010, which was duly registered in the Office of the Sub Registrar of Assurance at Gandhinagar on dated 12/05/2010 under Serial No.8426, and effect of that has been entered in the revenue records by Mutation Entry No.9698 on dated 19/05/2010.

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During our search we found that,

THAT the land of Survey No.882/1+2, admeasuring 10522 Sq.mtrs. was introduced with **Draft Town Planning Scheme No.44 (Chandkheda)** and allotted **Final Plot No.199** admeasuring **6343 Sq.mtrs.** or thereabouts.

Further the Ahmedabad Urban Development Authority has issued Zoning Certificate on dated 09/03/2010 for the land of Survey No.881 for showing Residential Type-II.

It is submitted that revenue record of Mouje Village Chandkheda Sim, Registration District & Sub District Gandhinagar appended in Registration District & Sub District Ahmedabad-2 (Vadaj) as per order of the Hon'ble Joint Secretary, Revenue Department, Gujarat State, Gandhinagar vide Order No.G.H.M./2008/2-M/PFR-392008-35-L-1, dated 17/01/2008, and effect of that has been entered in the revenue records by Mutation Entry No.8821 on dated 08/02/2008.

It is further submitted that revenue record of Chandkheda Nagar Palika appended in Ahmedabad District as per order of the Hon'ble District Collector, Ahmedabad vide Order No.CB/LND-2/C-4019/08, dated 30/01/2008, and effect of that has been entered in the revenue records by Mutation Entry No.8822 on dated 08/02/2008.

It is further submitted that the Hon'ble District Collector, Ahmedabad has granted non-agriculture use permission for the said land bearing Final Plot No.199 of T.P. Scheme No.44 for Residential Use Purpose by their Order No.NA/LA/ASR.No.570/10/Sr.No.371277/10, dated 14/10/2010, and effect of that has been entered in the revenue records by Mutation Entry No.9986 on dated 01/12/2010.

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As a part of investigation, I have published a Public Notice in the daily newspaper "Gujarat Samachar" dated 26/03/2010 on Page No.11 inviting claims or obligations, if any with regard to the titles of the above said land (more particularly described in the schedule mentioned hereunder), but during the notice period, I have not received any claim or objection or obligation with regard to titles of the above said land or any part thereof except the above.

THIS IS TO CERTIFY that I have investigated titles of the above referred non-agriculture land belonging to **Jyotsnaben Govindlal Wife of Pravinbhai Dayalji bhai Thakkar & Divyang Pravinbhai Thakkar** with only available and legible revenue and sub registrar records for last about 30 (thirty) years through my Search Clerk and according to that and as per the information given to me as believing the same to be true, correct and trustworthy, and also believing the documents/papers/copies etc. furnished in the file to be true and genuine and also based upon the information given by the land owners that nothing was done in respect of the said land during the period for which the record is not available which would make the title defective, we hereby give our report on title.

I have also perused and verified relevant papers and documents produced before me, and I have not found any charge, lien, encumbrances or any claim with regard to the said land I am of the opinion that titles to the land in question (more particularly described in the Schedule written hereunder) is clear, marketable and free from all encumbrances and reasonable doubts
SUBJECT TO :

- 1) Usual Declaration on Title being made;
- 2) Any other law, acts and rules in force from time to time;
- 3) Conditions stated in N.A. Use Permission being fulfilled;
- 5) Provisions of The Gujarat Town Planning & Urban Development Act, 1976
AND use of the land as per zone allotted by the Authority;

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SCHEDULE REFERRED TO ABOVE

ALL THAT piece & parcel of property being **Non-Agriculture Land** bearing **Final Plot No.199**, admeasuring **6343 Sq.mtrs.** or thereabouts (allotted in lieu of Survey No.881/1+2, admeasuring 10522 Sq.mtrs.) of **Draft T.P. Scheme No.44 (Chandkheda)**, situate, lying & being within the Sim of Village Mouje **MOTERA**, Taluka **DASCROI**, Registration District **AHMEDABAD** and Sub District **AHMEDABAD-2 (VADAJ)**.

Note :- I have not scrutinized any original deed/document related to the said property, hence it is insisted to observe and scrutinize all original deeds/documents before any disbursal.

:- Registers & Pages for some years are unserial/torn out/destroyed particularly for the year 1980 to 1992 hence search for those years cannot get properly therefore the record is not trustworthy. Computer Search is available for the year from 1994 to 2011. SEARCH as available with record of the Competent Government Authority.

Place: Ahmedabad.

Date : 05-MAR-2011.

Jayesh Patel
(Advocate)