

V. V. CHAVDA**ADVOCATE & NOTARY****: OFFICE :**103/114, Municipal Shopping Centre, First Floor,
Opp. S.T. Depot, New Anjar - Kutch (Gujarat)**વી. વી. ચાવડા****એડવોકેટ એન્ડ નોટરી****: ઓફિસ :**૧૦૩/૧૧૪, મ્યુનિસીપલ શોપીંગ સેન્ટર, પહેલા માળે,
એસ.ટી. ડેપો સામે, નવા અંજાર - કચ્છ (ગુજરાત)

Ref. No. : TCC/2019

Date : 27 JUN 2019

" TITLE CLEARANCE CERTIFICATE "

I have been asked to give my certificate and opinion in respect of the title of property mentioned in the schedule hereunder.

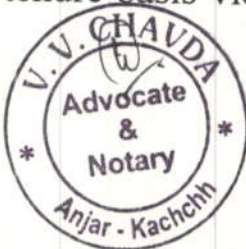
" SHEUDULE OF PROPERTY "

Non Agriculture Land owned jointly by (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya**, situated at Village : Shinay, Tehsil : Gandhidham, District : Kutch, (Gujarat) bearing Revenue Survey Number as under :-

Sr. No.	Revenue Survey Number	Sq. Meters	Record of Rights Entry Number
1.	251	18514.00	7830

" HISTORY OF TITLE "

1) **Revenue Survey No. 251** :- That the field named " Trakhuniyu " Revenue Survey No. 251, Admeasuring H. 1-85-14 had been owned and occupied by Shri Karsan Raja Hadiya vide Entry No. 22 which has been duly certified. This entry has been duly promulgated by the competent authority. This field had been occupied by Shri Karsan Raja Hadiya as holder of Khalsa land since old times on old tenure basis vide entry No. 22 duly certified in his name in record of rights.



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એડવોકેટ એન્ડ નોટરી

: ઓફિસ :

૧૦૩/૧૧૪, મ્યુનિસીપલ શોપિંગ સેન્ટર, પહેલા માળે,
એસ.ટી. ડેપો સામે, નવા અંજાર - કચ્છ (ગુજરાત)

Ref. No. : Tec/19

Date 2...7...JUN...2019...

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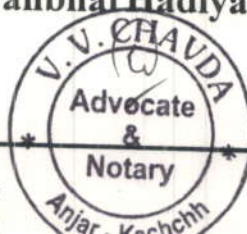
2) Thereafter Karsan Raja Hadiya had given this land in family distrubition to his son (1) Narshi Karsan Hadiya and his daughter (2) Devuben Karsan Hadiya and waived his rights in this land in favour of them. Accordingly entry No. 2035 has been made in favour of (1) Narshi Karsan Hadiya and (2) Devuben Karsan Hadiya which has been duly certified on 19/05/1998.

3) Thereafter (1) Narshi Karsan Hadiya and (2) Devuben Karsan Hadiya had obtained loan on this land from the Kutch Gramin Bank, Shinay and mortgaged this land with the bank and accordingly entry No. 3107 has been duly certified on 06/01/2002.

4) Thereafter (1) Narshi Karsan Hadiya and (2) Devuben Karsan Hadiya had paid up the abovesaid loan and redeemed the abovesaid land from the Kutch Gramin Bank, Shinay vide it's No due certificate and letter dated : 28/07/2005 and accordingly entry No. 3524 has been duly certified on 18/01/2006.

5) Thereafter the abovesaid revenue record entries were duly promulgated by the Assistant Collector, Anjar vide it's order dated : 19/09/2008 and accordingly entry No. 4383 has been duly certified on 07/11/2008.

6) Thereafter the abovenamed (1) Narshi Karsan Hadiya being dumb through his administrator and real sister Devuben Karsan Hadiya and (2) Devuben Karsan Hadiya sold this field to (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** vide Sale Deed bearing Registration No. 5484, dated : 02/09/2011 which has been duly registered before the Sub Registrar, Gandhidham-Kutch as per details mentioned therein. Accordingly entry No. 5771 has been made in favour of (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** which has been duly certified on 07/11/2011. Accordingly (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** have become joint and absolute owner of this field.



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એસ.ટી. ડેપો સામે, નવા અંજાર - કચ્છ (ગુજરાત)

Ref. No. : Tee/19

Date 27 JUN 2019

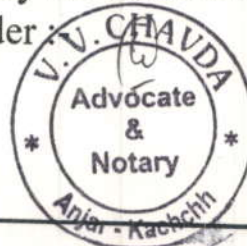
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"NON AGRICULTURE"

7) Thereafter (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** applied to the Gandhidham development Authority for approval of lay-out plan for converting the abovesaid agriculture land bearing Survey No. 251 into Residential Plots and the G.D.A. has granted permission No. 40464/L.P. issued under No. 16 GDA (826)/2013, dated : 01/03/2013 as per terms and conditions mentioned therein.

8) Thereafter (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** applied to the Collector-Kutch, Bhuj for converting abovesaid agriculture land bearing Survey No. 251 into Non-Agriculture for Residential Purpose and this application had been granted by the Collector-Kutch, Bhuj vide order No. Land/5/BKP/CASE/REGI. Sr. No. 6/2013-2014, dated : 21/12/2013 as per terms and conditions mentioned therein. Accordingly the abovesaid land admeasuring : 18514.00 Sq. Mtr. of Revenue Survey No. 251 has been converted into Non-Agriculture for Residential Purpose. Accordingly entry No. 7830 has been made in favour of (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** which has been duly certified on 13/02/2014. Accordingly (1) **Shri Dipak Naranbhai Hadiya** and (2) **Girdhar Naranbhai Hadiya** have become joint and absolute owner of this N.A. land.

9) That as per the lay-out plan approved after completing necessary formalities by the GDA and N.A. order passed by the Collector-Kutch, Bhuj the area table of the abovesaid N.A. land is as under :



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Date 27 JUN 2019....

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Area of Residential Plots : 11106.54 Sq. Mtrs.
Area of Garden/Park etc. Plots : 2128.37 Sq. Mtrs.
Area of Internal Roads : 5279.09 Sq. Mtrs.

Total Area of N.A. land : 18514.00 Sq. Mtrs.

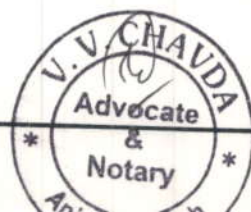
The Four Boundaries of abovesaid N.A. land is as under :-

Towards East : Survey No. 250
Towards West : Highway from Adipur to Tuna
Towards North : Survey No. 252
Towards South : Survey No. 247/1

10) The following documents shows the details of title deeds of abovesaid land chronologically.

- (1) Record of rights entry No. 22, 2035, 3107, 3524, 4383, 5771, 7830.
- (2) Sale Deed bearing Reg. No. 5484, dated : 02/09/2011 in favour of (1) Shri Dipak Naranbhai Hadiya and (2) Girdhar Naranbhai Hadiya.
- (3) GDA permission No. 40464/L.P. issued under No. 16 GDA (826)/2013, dated : 01/03/2013, alongwith approved lay-out plan.

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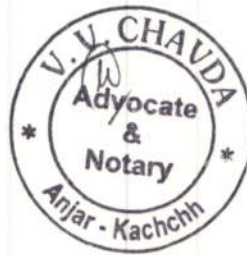
Date : 27 JUN 2019

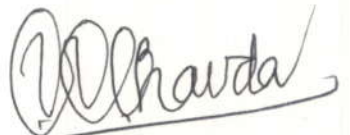
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- (4) N.A. permission order No. Land/5/BKP/CASE/REGI. Sr. No. 6 /
2013-2014, dated : 21/12/2013 issued by the Collector-Kutch, Bhuj.

" SEARCH & ENCUMBRANCE "

That I have arranged search from the office of Sub-Registrar, Gandhidham for 21 years from 1998 to 2019 vide search fee receipt No. 2019045006575, dated 27/06/2019 and out of the above, some N.A. Plots have been sold and respective sale deeds have been registered in the name of purchasers before the Sub-Registrar Office, Gandhidham-Kutch. I have found NO CHARGE OR ANY ENCUMBRANCE on the abovesaid N.A. land. The TITLE OF ABOVE SAID N. A. LAND R.S. No. 251 OF VILLAGE : SHINAY, Ta. GANDHIDHAM-KUTCH IS CLEAR, MARKETABLE, MORTGAGEABLE AND FREE FROM ALL REASONABLE DOUBTS.




(V.V. CHAVDA)
ADVOCATE

Encl. :- Search fee receipt No. 2019045006575, dated : 27/06/19.



અરજી પહોંચ

મિલકત નું વર્ણન : S No.251

Search in : Sinay/SINAY

પહોંચ નંબર ૨૦૧૮૦૪૫૦૦૬૫૭૫ અરજી નંબર ૩૦૫૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૨૭ માહે જુન સને ૨૦૧૮

રજુ કરનારનું નામ V V Chavda ADV

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1998-2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



૧૨૦.૦૦

કુલ એકદરે રૂ. ૧૨૦.૦૦

અંકે રૂપીયા એક સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

SOLANKI KARANKUMAR ARJUNBHAI
સબ રજીસ્ટ્રાર
ગાંધીધામ