



Date : 4-9-14

TITLE CLEARENCE CERTIFICATE

Reg: Investigation of the titles of the property
 being non agricultural land bearing
 Block No. 41 admeasuring 30352 Sq.
 Mtrs., T.P. Scheme No.75, Final Plot
 No.55 admeasuring 18211 Sq.Mtrs. of
 Village Hanspura, Taluka Ahmedabad
 City (East), District Ahmedabad

Owner: M/s. Taraiya Developers, a partnership
 firm through its partner Akshaykumar
 Dhirajlal Taraiya

In pursuance to the request of Akshaykumar Dhirajlal Taraiya the owner of the land of Block No. 41 admeasuring 30352 Sq.Mtrs., T.P. Scheme No.75, Final Plot No.55 admeasuring 18211 Sq.Mtrs. of Village Hanspura, I have investigated the titles of the above piece of land. I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any



(2)

reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable.

Place: Ahmedabad

Date : 4-9-14



A handwritten signature in black ink, appearing to be 'Idrish M. Bengali'.

Idrish M. Bengali

B.A., LL.M., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non agricultural land bearing Block No. 41 admeasuring 30352 Sq. Mtrs., T.P. Scheme No.75, Final Plot No.55 admeasuring 18211 Sq.Mtrs. of Village Hanspura, Taluka Ahmedabad City (East), District Ahmedabad.

Place: Ahmedabad

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B.A., LL.M., Advocate



Date : 4-9-14

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property
being non agricultural land bearing
Block No. 41 admeasuring 30352 Sq.
Mtrs., T.P. Scheme No.75, Final Plot
No.55 admeasuring 18211 Sq.Mtrs. of
Village Hanspura, Taluka Ahmedabad
City (East), District Ahmedabad

Owner: M/s. Taraiya Developers, a partnership
firm through its partner Akshaykumar
Dhirajlal Taraiya

In pursuance to the request of Akshaykumar
Dhirajlal Taraiya the owner of the land of Block No. 41
admeasuring 30352 Sq.Mtrs., T.P. Scheme No.75, Final
Plot No.55 admeasuring 18211 Sq.Mtrs. of Village
Hanspura, I have investigated the titles of the said land
and my findings to its are as under :

(1) Said land of Block No.41 admeasuring 30352
Sq.Mtrs., T.P.S. No.75, F.P. No.55 admeasuring 18211
Sq.Mtrs. is non-agriculture land.

(2) Consolidated scheme was made applicable to
Village Hanspura and in respect to Block No.1 to 130
Mutation Entry No.1161 dtd.15-10-63 was made in
revenue record.



(2)

(3) Land of Revenue Survey No.51 was given Block No.41 under the said consolidated scheme and Mutation Entry No.1202/90 dtd.21-6-68 was made in revenue record to that effect. Thereby, land Block No.41, Acre 7-20 Guntha came in existence and it was shown in the ownership of Shankarbhai Lallubhai.

(4) Land of Block No.41 was new tenure land and on making payment of premium and on the basis of the order of the Collector, the said land was converted into non-agriculture land for agriculture purpose only and Mutation Entry No.1249 dtd.1-11-71 was made in revenue record on the basis of said order.

(5) Said Shankarbhai Lallubhai died on dtd. 22-6-73 and therefore by Mutation Entry No. 1278 dtd. 30-8-73, name of Shivabhai Shankarbhai was entered in revenue record as successor of deceased. and the said entry was certified by revenue authority.

(6) Charge was created on the said piece of land in favour of bank as per Mutation Entry No.1342 dtd.7-4-81 and loan was repaid and charge was deleted by Mutation Entry No.1805 dtd.18-7-07.

(7) Thereafter, Shivabhai Shankarbhai sold and transferred the said land of Survey No. 51, Block No.41 to Babubhai Naranbhai Rakholiya (Patel) and Pragjibhai Jagabhai Chovatiya on dtd.18-06-07 by registered sale

(3)

deed, duly registered with the Sub-Registrar, Ahmedabad-6 (Naroda) on dtd. 18-06-07, at Sr. No.3692. Names of said purchasers Babubhai Naranbhai Rakholiya (Patel) and Pragjibhai Jagabhai Chovatiya were entered in revenue record by Mutation Entry No.1806 dtd. 18-07-07. Said entry was certified by revenue authority. In view of the registered sale deed and certified mutation entry, said purchasers became the owners and occupiers of the said land.

(8) Mutation Entry No.1888 dtd.18-8-08 is related to correction of mistake while making computerised record, by which Mutation Entry No.1806 was transferred to the column of other rights.

(9) Mutation Entry No.2125 dtd.4-10-10 is related to Lis-pendence but the said entry was not certified and thereafter said suit is settled and withdrawn.

(10) The land of Block No.41, T.P.S. No.75, F.P. No.55 was converted as old tenure land for non agriculture purpose by order of Collector dtd.9-5-11 and Mutation entry No.2283 dtd.30-3-12 was made in revenue record to that effect and same was certified on dtd.20-6-12 and thereby said land became old tenure land for non agriculture purpose.



(11) Mutation Entry No.2296 dtd.30-5-12 is related to the G.R. of Government dtd.17-3-12 by which said land is covered within the limit of Ahmedabad City (East) Taluka.

(4)

(12) As per the order of converting the land as old tenure for non agriculture purpose, one of the conditions was to obtained N.A. permission within the stipulated period mentioned in the said order and as the N.A. permission was not obtained within the said period, the said period was extended for further period of six month and Mutation Entry No.2336 dtd.4-10-12 is made in revenue record to that effect.

(13) Said land of Block No.41 admeasuring 30352 Sq.Mtrs. is now covered in T.P. Scheme No.75 and said land has been given Final Plot No.55 admeasuring 18211 Sq.Mtrs.

(14) The District Collector, Ahmedabad has granted N.A. permission to the land of Block No.41, T.P.S. No.75, F.P. No.55 admeasuring 18211 Sq.Mtrs. as per order No.ST/S.A./TA.BI.KHE./Tatkal/K-65/S.R.-69/2012 on dtd.19-01-13. Mutation Entry No.2373 dtd.11-02-13 was made in revenue record to that effect. Thereby said land has become non agriculture land.

(15) Thereafter, Babubhai Naranbhai Rakholiya (Patel) and Pragjibhai Jagabhai Chovatiya sold and transferred the said land of Survey No. 51, Block No.41, T.P.S. No.75, F.P. No.55 admesauring 18211 Sq.Mtrs. to M/s. Taraiya Developers, a partnership firm through its partner Akshaykumar Dhirajlal Taraiya on dtd.30-4-13 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad-6 (Naroda) on dtd.30-4-13, at

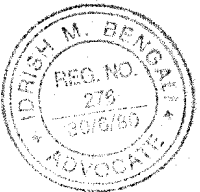
(5)

Sr. No.5856. Name of said purchaser Taraiya Developers, a partnership firm through its partner Akshaykumar Dhirajlal Taraiya was entered in revenue record by Mutation Entry No.2389 dtd. 3-5-13. Said entry was certified by revenue authority on dtd.18-6-13. In view of the registered sale deed and certified mutation entry, said purchaser Taraiya Developers, a partnership firm through its partner Akshaykumar Dhirajlal Taraiya became the owner and occupier of the said land.

(16) Plan for construction for residential unit are approved by Ahmedabad Municipal Corporation on dtd.25-8-14 and commencement letter (rajachitthi) issued by the said authority.

(17) As a part of investigation of titles, I issued public notice in Gujarat Samachar on dtd.29-7-11, in response that to I received objections from Chhotalal Chhaganlal and matter is settled with him and suit has been withdrawn on dtd.15-4-13 and except the said objections, I have not received any objections from any of the person in any manner.

(18) I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced to me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.



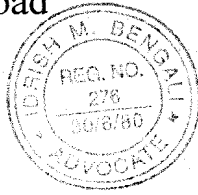
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(6)

(19) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts and I certify the rights and titles as clear and marketable.

Place: Ahmedabad

Date : 4-9-14



Idrish M. Bengali

B.A., LL.M., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non agricultural land bearing Block No. 41 admeasuring 30352 Sq. Mtrs., T.P. Scheme No.75, Final Plot No.55 admeasuring 18211 Sq.Mtrs. of Village Hanspura, Taluka Ahmedabad City (East), District Ahmedabad.

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