

Shaival Bhatt & Co.

Proprietor: Shaival Upendra Bhatt
M.Com., LL.M., Advocate

205, "Shagun", 93, Swastik Society, B/ft. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-380009 Tel. : 26447000, 26449544 E-mail : shaival@vsnl.net

TITLE CLEARANCE CERTIFICATE

SUB TITLE CLEARANCE CERTIFICATE of Land admeasuring 5281 sq.mtrs of Revenue Survey No.884/2 situate, lying and being at **MOUJE: NARODA**, Taluka: Ahmedabad City (East) in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to **KANUBHAI BHAGWANBHAI KOTHIYA, HIMMATBHAI HARIBHAI KOTHIYA, BHIKHABHAI DEVJIBHAI BOGHANI & MUKESH ISHWARBHAI PATEL** for the scheme known as "**RADHIKA VIHAR**".

THIS IS TO CERTIFY THAT I have investigated the titles of the above referred property and have caused to be taken searches of *available* revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for last 13 years through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in his/its file to be true and genuine, and have found that the rights, title of the property is clear and marketable and that there is no charge, rights, lien or encumbrance over the same and are free from all reasonable doubts, **SUBJECT TO :**

1. USUAL DECLARATION ON TITLE
2. ANY OTHER LAW OR ACT BEING IN FORCE

DATED THIS 10TH DAY OF OCTOBER, 2014

For, SHAIVAL BHATT & CO

PROPRIETOR



Shaival Bhatt & Co.

Proprietor: Shaival Upendra Bhatt
M.Com., LL.M., Advocate

205, "Sriagun", 93, Swastik Society, Opp. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-380009 **Tel :** 26447000, 26449544 **E-mail:** shaival@vsnl.net

SB/P/PRIVATE/RADHIKA VIHAR/2014

10th October, 2014

To,

RADHESHYAM DEVELOPERS,

Radhika Vihar,

Opp. Oriental Bank of Commerce,

Nava Naroda,

Ahmedabad

Sir,

SUB: TITLE REPORT of Land admeasuring 5281 sq.mtrs of Revenue Survey No.884/2 situate, lying and being at MOUJE: NARODA, Taluka: Ahmedabad City (East) in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to **KANUBHAI BHAGWANBHAI KOTHIYA, HIMMATBHAI HARIBHAI KOTHIYA, BHIKHABHAI DEVJIBHAI BOGHANI & MUKESH ISHWARBHAI PATEL** for the scheme known as "**RADHIKA VIHAR**".

=====

As per your instructions to issue Title Clearance Certificate of the above mentioned property. I have examined the titles of the above referred property and have caused to be taken searches of *available* revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for last 13 years through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in his/its file to be true and genuine, we hereby give our report on title as under:-



It appears from Revenue Records that originally the land of Revenue Survey No.884 admeasuring 2 Acres and 7 Gunthas situate, lying and being at MOUJE: NARODA, Taluka: City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonged to Bai Rukhi widow of Galabji Ramsangji by Revenue Mutation Entry No. 7298 and her name appeared in revenue records as owner much prior to last 30 years.

In the year 2006, Bai Rukhi widow of Galabji Ramsangji died intestate on 17.08.2006 and Rajuji son of Galabji had pre-deceased on 17.12.1983, Cherji son of Galabji also died on 17.12.1988 leaving behind Mafaji Galabji, Manchaben widow of Rajuji Galabji, Hansaben Rajuji, Madhuben widow of Cherji Galabji, Vijayaben Cherji, Jivuba Galabji, Samuben Galabji and Kamuben Galabji and their names were entered in revenue records in place of the deceased by Revenue Mutation Entry No. 15323 dated 25.08.2006.

The said land was restrictive tenure land and the restrictions were removed by the order of Collector dated 17.09.2009. Entry to this effect was entered in revenue records by Revenue Mutation Entry No. 17047 dated 01.10.2009.

Subsequently, Mafaji Galabji, Manchaben widow of Rajuji Galabji, Hansaben Rajuji, Madhuben widow of Cherji Galabji, Vijayaben Cherji, Jivuba Galabji, Samuben Galabji and Kamuben Galabji sold and conveyed the land admeasuring 8802 sq.mtrs. of Revenue Survey No. 884 situate, lying and being at MOUJE: NARODA, Taluka: City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) to Ghanshyam Nanalal Charandas by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No. 7582 dated 24.09.2009.

In the year 2010, Ghanshyam Nanalal Charandas sold and conveyed the land admeasuring 8802 sq.mtrs. of Revenue Survey No. 884 situate, lying and being at MOUJE: NARODA, Taluka: City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) to **KANUBHAI BHAGWANBHAI KOTHIYA, HIMMATBHAI HARIBHAI KOTHIYA, BHIKHABHAI DEVJIBHAI BOGHANI, MUKESH ISHWARBHAI PATEL & SHIVLAL H. DAVARA** by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No. 583 dated 21.01.2010.



Subsequently, land admeasuring 450 sq.mtrs. was deducted for road which was entered in revenue records by Revenue Mutation Entry No. 18154 dated 22.03.2011.

Subsequently, the land of Revenue Survey No. 884 was divided as per possession at site by the Order of District Inspector Land Reforms dated 16.08.2012 and order of Mamlatdar, Ahmedabad City dated 16.08.2012. As per the said division, land admeasuring 3521 sq.mtrs. of Revenue Survey No. 884/1 was allotted to Ahmedabad Municipal Corporation and land admeasuring 5281 sq.mtrs. was allotted to Kanubhai Bhagwanbhai Kothiya, Himmatbhai Haribhai Kothiya, Bhikhabhai Devjibhai Boghani, Mukesh Ishwarbhai Patel & Shival H. Davara. Entry to this effect was entered in revenue records by Revenue Mutation Entry No. 19236 dated 24.12.2012.

Subsequently, Shival H. Davara sold and conveyed the land admeasuring 1056 sq.mtrs. of Revenue Survey No. 884/2 part situate, lying and being at MOUJE: NARODA, Taluka: City in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) to Bhikhabhai Devjibhai Boghani by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No. 1520 dated 28.06.2013. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No. 19592 dated 28.07.2013.

Subsequently, Collector, Ahmedabad fixed the premium payable on the said land for conversion to non-agricultural purpose and granted Non-Agricultural Use Permission vide his order No. NA/TBK/Tatka/C-65/SR-293/13 dated 11.11.2013. Entry to this effect was entered in revenue records by Revenue Mutation Entry No. 19788 dated 20.11.2013.

Plans for proposed construction of residential scheme of flats known as "RADHIKA VIHAR" which was approved by Ahmedabad Municipal Corporation and permission for construction of 6 blocks Type A to H was granted on 11.06.2014.

The above landowners floated the residential scheme of Bungalows known as "**RADHIKA VIHAR**".



Records of Revenue Survey No. 884/2 were transferred to Ahmedabad City (East).

From the search carried out, no pending dispute pertaining to the tenancy act is registered on the land with the records of sub-registrar's office.

I have examined the titles of the above referred property and have caused to be taken searches of *available* revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for last 13 years through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/ papers etc furnished in his/its file to be true and genuine, I am of the opinion that the right, title of the above of Land admeasuring 5281 sq.mtrs. of Revenue Survey No. 884/2 situate, lying and being at MOUJE: NARODA, Taluka: Ahmedabad City (East) in the Registration District of Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belongs to **KANUBHAI BHAGWANBHAI KOTHIYA, HIMMATBHAI HARIBHAI KOTHIYA, BHIKHABHAI DEVJIBHAI BOGHANI & MUKESH ISHWARBHAI PATEL** for the scheme known as "**RADHIKA VIHAR**" are clear and marketable and that there is no charge, right, lien or encumbrance over the said property and are free from all reasonable doubts. **SUBJECT TO :**

1. **USUAL DECLARATION ON TITLE**
2. **ANY OTHER LAW OR ACT BEING IN FORCE**

For, SHAIVAL BHATT & CO



PROPRIETOR

