

Mahendra J. Parikh & Associates

Advocates Gujarat High Court

Mahendra J. Parikh
Dimple M. Parikh
Simple M. Parikh
Paresh P. Thakor

(M) : 98790 52065
(M) : 98790 15565
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(M) : 99251 64295

High Court : Lawyers' Chamber No. 330

REF / 12 / 19

To,

M/s. Radhe corporation

Office : Radhe Hellias, Nr. Akshar Bunglows,
Gh-0 Circle, B/h Radhey Square, Kudasán,
Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Re.: Investigation of title to the Non-Agricultural multipurpose use land bearing Block No. 200 admeasuring 4400 sq.mtrs. land covered within limit of preliminary town planning scheme no.6 (Kudasán-Sargasan-Dholakuva-Por) and final plot no. 116 was given in lieu thereof and area thereof fixed to the extent of admeasuring 2860 sq.mtrs. land Mouje Kudasán of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **M/s. RADHE CORPORATION**, a Partnership Firm of Gandhinagar having its office at : Radhe Hellias, Nr. Akshar Bunglows, Gh-0 Circle, B/h Radhey Square, Kudasán, Gandhinagar.

THIS IS TO CERTIFY THAT, I have investigated the title to the Non Agricultural land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 19/10/2019 and not having any objection in relation thereto as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Gandhinagar and Sub-Registrar of Gandhinagar for the last 30 years viz. 1989 to 22/10/2019 (the registration record of the year 1989 to 1994 of Sub-Registrar's Office is destroyed/torn out/Not present, while search of registration record and hence it can



Office :

- ① Lobby-2, 615/B, Sakar-IX, B/s. Old Reserve Bank, Nr. City Gold Cinema, Ashram Road, Ahmedabad-09. Ph. : 079-48414199
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not be inspected and its search is not available) through my search clerk for the said purpose as also on perusal and verification of relevant deeds, documents and papers etc., and from the information given to me by the aforesaid owners, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to ;

- i. Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 ;
- ii. Terms and condition mentioned in N.A. order dated 07/06/2019 and revenue authority will have to be mentioned T.P. Scheme Number and Final Plot Number in the said N.A. Order ;
- iii. That Judgment and decree passed by Senior Civil Court, Gandhinagar dated 29/09/2012 in Sp.Civil Suit No. 82/2007 will be entered in the revenue records concerned ;
- iv. Rectify name of "Radhe Corporation" instead of "Radhe Co Corporation" in the revenue records concerned ;
- v. Vasudev M. Barot will be Cancelled the Agreement to sell which was notarized by public notary S.C. Thakor bearing serial no. 11/8, dated 21/07/2005 and will have to be confirmed the subsequently sale deed ;
- vi. Provision of the Gujarat Town Planning and Urban Development Act ; and
- vii. Usual declaration is being made on oath by aforesaid owners at the time of dealing with the said land in any manner whatsoever nature ; and



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viii. Any other laws, acts, rules and regulations as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural multipurpose use land bearing Block No. 200 admeasuring 4400 sq.mtrs. land covered within limit of preliminary town planning scheme no.6 (Kudasan-Sargasan-Dholakuva-Por) and final plot no. 116 was given in lieu thereof and area thereof fixed to the extent of admeasuring 2860 sq.mtrs. land Mouje Kudasan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and the same is bounded as follows :

Boundary as per Block No. 200

On or towards the North : By Naliyu
On or towards the South : By Block No. 202
On or towards the East : By Block No. 201
On or towards the West : By Block No. 199

Boundary as per Final Plot No. 116

On or towards the North : By 12 Meter T.P. (GUDA) road
On or towards the South : By Final Plot No. 115/B & 131
On or towards the East : By Final Plot No. 118
On or towards the West : By Final Plot No. 128 & 115/A/2

DATED THIS 03rd DAY OF December 2019.



[Signature]
Mahendra J. Parikh & Associates
Advocates

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