

PRIYANKA S. JAIN
(Advocate)

YAGNIK M. MANGROLA
(Advocate)

Celler, Matruchhaya Complex
Opp. Metro Train Bridge
Pillor No.78, Nr. Rabari
Colony, Vastral Road,
Amraiwadi, Ahmedabad.
Mo.No.9925773601

Date : 31-05-2019

TITLE CLEARANCE CERTIFICATE
WITH SEARCH REPORT

Ref. :



INVESTIGATION OF TITLES OF bearing Survey No.524 Paiki 1 total land of 11938 Sq.Mtrs., T.P. Scheme No.75 (Muthiya-Hanspura), Final Plot No.63+64 Paiki 4928 Sq. Mtrs. for residential purpose and 2000 Sq.Mtrs. for commercial purpose aggregating in all 6928 Sq.Mtrs. land Paiki Sub Plot No.3, admeasuring 4494.02 Sq. Mtrs. Residential and Commercial Purpose Non Agriculture Land of Mouje : NARODA, Taluka : Asarva in the registration District of Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to and in sole absolute ownership, Possession occupation of a partnership firm named SHYAM BUILDCON of Ahmedabad.

As per instructions provided to me and all xerox copy of Papers/ documents submitted to me, I have gone through all such papers/ documents for investigation of immovable property i.e. Non Agricultural Land (more particularly described in the Schedule hereunder and hereinafter referred as "the said Property"). I have arranged for necessary search for the last Twenty Five years vide application No.12719, dtd.31/05/2019 for the year 1994 to 2019 on the basis of the same as well as documents provided to me I issued this report on title as under :-

- 1... **WHEREAS** The Survey No.524 initially owned and possessed by Motibhai Fatehsang.
- 2... Thereafter Motibhai Fatehsang expired on dtd. 16-08-1930 and therefore the names of his legal heirs namely 1. Rambhai Motibhai, 2.Chimanbhai Trikambhai were entered in the revenue records. Entry to the said effect was made in

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revenue records vide entry No.1772, dtd.20-11-1930 and it is certified by the competent authority.

- 3... Thereafter Rambhai Motibhai expired on dtd.28-02-1938 and therefore the names of his legal heirs namely 1. Minor Govindbhai Rambhai, 2. Minor Manubhai Rambhai were entered in the revenue records. Entry to the said effect was made in revenue records vide entry No.2324, dtd.12-05-1938 and it is certified by the competent authority. Thereafter, the minor was mature, the minor word has been removed from his name.
- 4... Thereafter, as land occupiers were interested to initiate family distribution of the land bearing the said Survey No.524 and Others land, based on the Distribution this survey Number is in Rambhai Motibhai legal heir's Part and Entry to the said effect was made in revenue records vide entry No.4805, dtd.12-12-1955 and it is certified by the competent authority.
- 5... The said land is run in the name of Govindbhai Rambhai and Manubhai Rambhai and They are decide to enter his legal heirs name as a Co-Partner. So, Govindbhai Rambhai Enter name of their legal heirs namely 1. Madhuben Govindbhai, 2. Bharatbhai Govindbhai, 3. Devendrabhai Govindbhai, 4. Harnish Govindbhai in the revenue record & Manubhai Rambhai enter name of their legal heirs namely 1. Vimlaben Manubhai, 2. Dipakbhai Manubhai, 3. Amrishbhai Manubhai in the revenue record based on the application and Entry to the said effect was made in revenue records vide entry No.8923, dtd.29-08-1981 and it is certified by the competent authority.
- 6... Thereafter, as land occupiers 1. Manubhai Rambhai, 2. Vimlaben Manubhai, 3. Dipakbhai Manubhai, 4. Amrishbhai Manubhai, 5. Govindbhai Rambhai, 6. Madhuben wd/o. Govindbhai Rambhai, 7. Bharatbhai Govindbhai, 8. Devendrabhai Govindbhai, 9. Harnishbhai Govindbhai were interested to initiate family distribution of the land bearing the said Survey No.524 and Others land and Entry to the said effect was made in revenue records vide entry No.8924, dtd.29-08-1981 and it is certified by the competent authority.
- 7... The said land is run in the name of Dipakbhai Manubhai and others and Dipakbhai Manubhai decide to enter his legal heirs name as a Co-Partner. So, Dipakbhai Manubhai Enter name of their legal heirs namely Daxaben Dipakbhai (wife) and Chintankumar Dipakbhai (son) and Dhrupal Dipakbhai (son) in the



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revenue record based on the application and Entry to the said effect was made in revenue records vide entry No.18975, dtd.19-07-2012 and it is certified by the competent authority.

- 8... The said land is run in the name of Amrishbhai Manubhai and others and Amrishbhai Manubhai decide to enter his legal heirs name as a Co-Partner. So, Amrishbhai Manubhai Enter name of their legal heirs namely Sharmilaben Amrishbhai (wife) and Ankita Amrishbhai (daughter) and Kaushal Amrishbhai (son) in the revenue record based on the application and Entry to the said effect was made in revenue records vide entry No.18976, dtd.19-07-2012 and it is certified by the competent authority.
- 9... The said land is run in the name of Devendrabhai Govindbhai and others and Devendrabhai Govindbhai decide to enter his legal heirs name as a Co-Partner. So, Devendrabhai Govindbhai Enter name of their legal heirs namely Minaben Devendrabhai (wife) and Krunal Devendrabhai (son) in the revenue record based on the application and Entry to the said effect was made in revenue records vide entry No.19326, dtd.04-03-2013 and it is cancelled by the competent authority.
- 10... Thereafter Manubhai Rambhai expired on dtd.28-12-2012 and the names of his legal heirs already appear in the revenue records therefore Manubhai Rambhai name was deleted in the revenue records based on the Death certificate, Affidavit and Pedgree. Entry to the said effect was made in revenue records vide entry No.19333, dtd.07-03-2013 and it is certified by the competent authority.
- 11... Thereafter Govindbhai Rambhai expired on dtd.25-04-2014 and Madhuben Govindbhai expired on dtd.08-10-2014 the names of his legal heirs already appear in the revenue records. therefore Govindbhai Rambhai and Madhuben Govindbhai name was deleted from the revenue records. Entry to the said effect was made in revenue records vide entry No.20412, dtd.08-01-2015 and it is certified by the competent authority.
- 12... The said land is run in the name of Devendrabhai Govindbhai and others and Devendrabhai Govindbhai decide to enter his legal heirs name as a Co-Partner. So, Devendrabhai Govindbhai Enter name of their legal heirs namely Minaben Devendrabhai (wife) and Krunal Devendrabhai (son) in the revenue record based on the application and Entry to the said effect was made in revenue

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records vide entry No.19326, dtd.04-03-2013 and it is cancelled by the competent authority and against whom appealed at City Deputy Collector (East), Ahmedabad's Court by No.RTS/Appeal/case no.164/2013, dtd.18-03-2016 by Devendrabhai Govindbhai Patel and other and therefore said entry no.19326 has been ordered to certify. Entry to the said effect was made in revenue records vide entry No.21034, dtd.28-03-2016 and it is certified by the competent authority.

13... The order of the City Deputy Collector (East), Ahmedabad rejecting order no. RTS/Apeal/Case No.164/2013, dtd. 18-03-2016 has been postponed and entry no.19326 has been ordered to be certified. Entry to the said effect was made in revenue records vide entry No.21048 dtd.12-04-2016 and it is certified by the competent authority.

14... Thereafter Ankita Amrishbhai withdraw his rights in favour of Amrish Manubhai and Sharmilaben Amrishbhai and Kaushal Amrishbhai vide registered deed No.2019, dtd.22-12-2017, therefore the name of Ankita Amrishbhai was delete from the revenue record. Entry to the said effect was made in revenue records vide entry No. 21858 dtd. 04-01-2018 and it is certified by the competent authority.

15... That Chintankumar Dipakbhai unable to remain present to do all kind of acts, deeds, things for Said land, therefore he is appoint his father as his Power of Attorney holder. whom to do all acts, deeds, things for and on behalf of his, via Registered Power of Attoreny, vide reg. no.126, dtd.19-01-2018.

16... The Madhuben Govindbhai's name has been reduced by the order no.RTS/Correction order/vashi/17/2018, dtd. 20-04-2018 of City Mamlatdar Asarva regarding said land. Entry of this order made in the revenue record. Entry to the said effect was made in revenue records vide entry No. 22029 dtd. 10-05-2018 and it is certified by the competent authority.

17... That thereafter said Agricultural land bearing Revenue Survey No.524 paiki 1, T.P.Scheme No.75, F.P.No.63+64 paiki admeasuring 6928 sq.mtrs. has been converted into Non Agricultural Use for Residential and Commercial purpose as per Order No.CB/LAND-2/NA/SR-793/2018/FMPS No.318743, dated 04/08/2018 of the District Collector, Ahmedabad. Entry to the said effect was made in revenue records vide entry No. 22200 dtd. 21-08-2018 and it is certified



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by the competent authority.

- 18... The Ahmedabad Municipal Corporation's case No.LTS/NZ/191118/CGDCRV/A0760/M1 and Rajachhithi No.00910/191118/A0760/M1, dtd.16-01-2019 approved 4 sub plot of final plot no.63+64, admeasuring 13856 sq.mtrs. non agriculture land as (1)Sub Plot No.1, admeasuring 2202.25 sq.mtrs.land, (1)Sub Plot No.2, admeasuring 4725.75 sq.mtrs.land, (3) Sub Plot No.3, admeasuring 4494.02 sq.mtrs.land, (4)Sub Plot No.4, admeasuring 2433.98 sq.mtrs.land **PAIKI SUB PLOT NO.3, admeasuring 4494.02 sq.mtrs. land** is in (1) Vimlaben Manubhai, (2) Dipak Manubhai, (3)Amrishbhai Manubhai, (4) Dakshaben Dipakbhai, (5) Chintankumar Dipakbhai, (6) Dhrupal Dipakbhai, (7) Sharmilaben Amrishbhai, (8) Kaushal Amrishbhai, (9) Bharatbhai Govindbhai, (10) Devendrabhai Govindbhai, (11) Harnishbhai Govindbhai, (12) Minaben Devendrabhai, (13) Krunal Devendrabhai Part.
- 19... That thereafter said (1) Vimlaben Manubhai, (2) Dipak Manubhai, (3)Amrishbhai Manubhai, (4) Dakshaben Dipakbhai, (5) Chintankumar Dipakbhai, (6) Dhrupal Dipakbhai, (7) Sharmilaben Amrishbhai, (8) Kaushal Amrishbhai, (9) Bharatbhai Govindbhai, (10) Devendrabhai Govindbhai, (11) Harnishbhai Govindbhai, (12) Minaben Devendrabhai, (13) Krunal Devendrabhai have been sold and conveyed the said land bearing **Survey No.524 Paiki 1** total land of 11938 Sq.Mtrs., **T.P. Scheme No.75 (Muthiya-Hanspura), Final Plot No.63+64 Paiki** 4928 Sq. Mtrs. for residential purpose and 2000 Sq.Mtrs. for commercial purpose aggregating in all 6928 Sq.Mtrs. land **Paiki Sub Plot No.3, admeasuring 4494.02 Sq. Mtrs. Residential and Commercial Purpose Non Agriculture Land** to Shyam Buildcon, Deed of Conveyance dated 14/02/2019 duly registered with the Sub-Registrar of Ahmedabad-6 (Naroda) on same day under serial No.2833. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.22435 on dtd.16/02/2019 duly certified by the concerned revenue authority on 26/04/2019.
- 20... On today Freehold Non-Agricultural Residential and Commercial Use Land bearing Revenue **Survey No.524 Paiki 1** total land of 11938 Sq.Mtrs., **T.P. Scheme No.75 (Muthiya-Hanspura), Final Plot No.63+64 Paiki** 4928 Sq. Mtrs. for residential purpose and 2000 Sq.Mtrs. for commercial purpose aggregating in all 6928 Sq.Mtrs. land **Paiki Sub Plot No.3, admeasuring 4494.02 Sq. Mtrs. Residential and Commercial Purpose Non Agriculture**



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Land of Mouje : NARODA, Taluka : Asarva in the registration District of Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to and in sole absolute ownership, Possession occupation of a partnership firm named SHYAM BUILDCON.

21... LIST OF DOCUMENT

1. Copy of Village form No. 7, 12, 8
2. Xerox Copy of Village form No. 6 Hak Patrak Records of rights showing Entry No.1772, 2324, 4805, 8923, 8924, 18975, 18976, 19326, 19333, 20412, 21034, 21048, 21858, 22029, 22200, 22435.

22... That I have issued a public notice in Daily Newspaper Namely "**Gujarat Samachar**" on dtd.16-05-2019 demanding any objection there of, but no any objection has been raised by any on till today and on the basis of the said public notice I had issue this title clearance certificate.

Scheduled Referred to above

Freehold bearing Revenue Survey No.524 Paiki 1 total land of 11938 Sq.Mtrs., T.P. Scheme No.75 (Muthiya-Hanspura), Final Plot No.63+64 Paiki 4928 Sq. Mtrs. for residential purpose and 2000 Sq.Mtrs. for commercial purpose aggregating in all 6928 Sq.Mtrs. land Paiki Sub Plot No.3, admeasuring 4494.02 Sq. Mtrs. Residential and Commercial Purpose Non Agriculture Land of Mouje : NARODA, Taluka : Asarva in the registration District of Ahmedabad and Sub District Ahmedabad-6 (Naroda).

The Survey No.524 Paiki 1 is bounded as following :-

On the EAST	:-	Survey No.37
On the WEST	:-	Survey No.524/3 & Survey No.524/4
On the NORTH	:-	Survey No.524 Paiki 2
On the SOUTH	:-	Survey No.523

The Final Plot No.63+64 Paiki Sub Plot No.3 is bounded as following :-

On the EAST	:-	12 Mtrs. Road
On the WEST	:-	Open Land
On the NORTH	:-	Sub Plot No.2
On the SOUTH	:-	Sub Plot No.4

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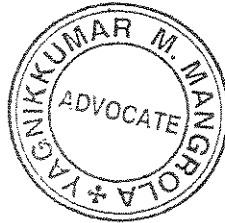
:- AS PER MY OPINION :-

The title of immovable property bearing Revenue Survey No.524 Paiki 1 total land of 11938 Sq.Mtrs., T.P. Scheme No.75 (Muthiya-Hanspura), Final Plot No.63+64 Paiki 4928 Sq. Mtrs. for residential purpose and 2000 Sq.Mtrs. for commercial purpose aggregating in all 6928 Sq.Mtrs. land Paiki Sub Plot No.3, admeasuring 4494.02 Sq. Mtrs. Residential and Commercial Purpose Non Agriculture Land of Mouje : NARODA, Taluka : Asarva in the registration District of Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to SHYAM BUILDCON is free from all types of lien, encumbrances, attachments and all reasonable doubts.

:- REMARKS :-

1. All Original/Xerox papers and latest documents should be obtained before any Transection.
2. It is remarkable that the records for some years are not available of book no.2 of Sub-Registrar due to tearing of the books and Sub-Registrar are also noticed that "Computer generated Search report are not fully trust worthy"
3. Please note that the registration record of the Sub Registrar's Office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous and according to the report of the Computerized search, I have issued this TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT.
4. I am not responsibel for any Unregistered Deed or Documents Executed by the Land Owners and I am not Resoponsible for any Suit or Proceedings Pending Before any court Of Law.

Place : Ahmedabad
Date : 31-05-2019



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Date : 31-05-2019

IAHER NOTICE

Date : 16/05/2019, Thursday

News Paper : Gujarat Samachar

Moje : Naroda, Ta. Asarva, Dist. Ahmedabad

Survey No.524 Paiki 1

જાહેર નોટિસ

જત ડિસ્ટ્રીક્ટ અમદાવાદ સબ-ડિસ્ટ્રીક્ટ અમદાવાદ-દ (નરોડા)ના અસારવા તાલુકાના મોજે ગામ નરોડાની સીમના સર્વે નં. ૫૨૪ પેકી ૧ ની હે.આર.ઓ.મી. ૧-૧૯-૩૮ જમીનના ટી. પી. સ્કીમ નં. ૭૫ (મુઠિયા-હંસપુરા)ના ફા. પ્લોટ નં. ૬૩+૬૪ પેકી કુલ ૬૯૨૮ ચો. મી. બીનખેતીની જમીન પેકી ૪૪૯૪.૦૨ ચો. મી. (અમ. મ્યુની. કોર્પો.ની રજીસ્ટ્રીકી મુજબ સબ પ્લોટ નં. ૩ મુજબ) બીનખેતીની જમીન રયામ બિલ્ડકોન એ નામની બાગીચારી પેઢીના માલિકી કબજા ભોજવટામાં આવેલ છે અને તેઓએ સદર જમીન તમામ પ્રકારના બોજાઓથી મુક્ત હોવાનું જણાવી અમારી પાસેથી ટાઇટલ ક્લીયરન્સ સર્ટીફિકેટની માંગણી કરેલ છે. એ રીતે ઉપરોક્ત જમીન ઉપર કોઈનો કોઈપણ પ્રકારનો લાગભાગ હક હિત હિસ્સો, સંબંધ, બોજો, ચાર્જ, દાવો કે

અલાખો આવેલ હોય તો આ નોટીસ પ્રસિધ્ધ થયેથી દિન-૭ માં લેખિત પુરાવાની પ્રમાણીત નકલ સહિત નીચેના સરનામે જણ કરવી જો તેમ કરવામાં નહીં આવે તો સદર જમીન પરત્વે સદર જમીનના માલિક સિવાય અન્ય કોઈના કોઈપણ પ્રકારના ઉપર જણાવ્યા મુજબના હકો પોષાતા નથી અને પોષાતા હોય તો રાજીખુશીથી વેવ કરેલા છે તેમ સમજીને ટાઇટલ ક્લીયર સર્ટીફિકેટ આપવામાં આવશે. ત્યારબાદ કોઈની તકરાર ચાલશે નહીં.

અમદાવાદ

તા. ૧૬/૦૫/૨૦૧૯

પ્રિયંકા એસ. જીન
યાસિક એમ. માંગરોળા
એડવોકેટ્સ

સેલર, માતૃછાયા કોમ્પ્લેક્સ, મેટ્રો ટ્રેન બ્રીજ પીલર નં. ૭૮ ની સામે, સુરેલીયા એસ્ટેટ પાસે, અમરાઈવાડી, અમદાવાદ.

મો.નં. ૯૯૨૫૭૭૩૬૦૧



(Signature)