

# **Shalval Bhatt & Co.**

Proprietor : Shalval Upendra Bhatt

M.Com. LL.M, Advocate

304-S, 'Shagun', 93, Swastik Society, B/fh. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-9. Tel.: 26447500, 48905600, Email: sbhattco@gmail.com

## **TITLE CLEARANCE CERTIFICATE**

**SUB: TITLE CLEARANCE CERTIFICATE** of Land admeasuring about 2853 sq.mtrs of Final Plot No.27 of Town Planning Scheme No.3 (land of old Block No.552 admeasuring about 4755 sq.mtrs) situate, lying and being at MOUJE : GHUMA, Taluka: Daskroi, (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **VARNIRAJ REALTY, a Partnership Firm**, for the scheme known as **"NORTH VIEW HEIGHTS"**.

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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**
- 3. NAME OF VARNIRAJ REALTY, A PARTNERSHIP FIRM APPEARING IN REVENUE RECORDS BY CERTIFIED ENTRY**

**DATED THIS 7<sup>TH</sup> DAY OF JUNE, 2018**



# Shaival Bhatt & Co.

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M.Com. LL.M, Advocate

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SB/PRIVATE/NORTH VIEW HEIGHTS/2018

7th June, 2018

To,

**VARNIRAJ REALTY, a Partnership Firm,**  
Ahmedabad,

Sir,

**SUB: TITLE REPORT** of Land admeasuring about 2853 sq.mtrs of Final Plot No.27 of Town Planning Scheme No.3 (land of old Block No.552 admeasuring about 4755 sq.mtrs) situate, lying and being at MOUJE : GHUMA, Taluka: Daskroi, (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **VARNIRAJ REALTY, a Partnership Firm**, for the scheme known as "**NORTH VIEW HEIGHTS**".

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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 the records that originally, the land of Block No.552 admeasuring 4755 sq.mtrs situate, lying and being at MOUJE: GHUMA, Taluka: Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) belonged to Ramabhai Khodabhai, Vishnubhai Khodabhai, Rameshbhai Naranbhai and Shantaben widow of Naranbhai Khodabhai and their names appeared in revenue records as co-owners much prior to 1980.

In the year 1992, Ramabhai Khodabhai, Vishnubhai Khodabhai, Rameshbhai Naranbhai and Shantaben widow of Naranbhai Khodabhai sold and conveyed the said land of Block No.552 admeasuring 4755 sq.mtrs. situate, lying and being at MOUJE: GHUMA, Taluka: Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) to Ganpatbhai Dahyabhai by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.16864 dated 17.07.1992. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.4990 dated 22.08.1993.

Taluka Development Officer, Dascroi granted Non-agricultural Use Permission for residential purpose vide his order No. T.P. JMN/G/1S.R.8.V.1566 dated 25.10.1993.

In the year 1993, Ganpatbhai Dahyabhai sold and conveyed the said land of Block No.552 admeasuring 4755 sq.mtrs. situate, lying and being at MOUJE: GHUMA, Taluka: Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) to Sarikaben Devendrabhai, Jagdishchandra Bhailalbai and Hitendrabhai Bhailalbai by three separate Sale Deeds, which were registered before the Office of Sub-Registrar at Ahmedabad under serial Nos.23996 to 23998 all dated 01.11.1993. Entries of the above Sale Deeds were entered in revenue records by Revenue Mutation Entry Nos.5030 to 5032 all dated 22.08.1993.

In the year 1996, Sarikaben Devendrabhai, Jagdishchandra Bhailalbai and Hitendrabhai Bhailalbai sold and conveyed the said land of Block No.552 admeasuring 4755 sq.mtrs. situate, lying and being at MOUJE: GHUMA, Taluka: Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) to Naranbhai Verabhai, Shaktikumar alias



Shantikumar Naranbhai and Savitaben Naranbhai by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.3729 dated 12.09.1996. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.6143 dated 04.07.1998

In the year 2008, Naranbhai Verabhai, Shaktikumar alias Shantikumar Naranbhai and Savitaben Naranbhai sold and conveyed the said land of Block No.552 admeasuring 4755 sq.mtrs. situate, lying and being at MOUJE: GHUMA, Taluka: Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) to Relief Construction Company, A Partnership Firm, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.3075 dated 11.03.2008. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.7934.

Subsequently, records of Mouje: Ghuma were transferred to Sub-Registrar, Ahmedabad-9 (Bopal) from Sub-Registrar, Ahmedabad-3 (Memnagar).

In the year 2011, said Relief Construction Company, A Partnership Firm sold and conveyed the Block No.552 admeasuring about 4755 sq.mtrs situate, lying and being at MOUJE: GHUMA, Taluka: Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) to Dilipbhai Sevantilal Desai, Vinodbhai Tilchandbhai Desai & Vijaybhai Gunvantrai Doshi by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.4147 dated 30-03-2011. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.9093 dated 29-09-2011.

Town Planning Scheme No.3 was made applicable to the land of Block No.552 and was allotted Final Plot No.27 and its area was reduced to 2853 sq.mtrs.

In the year 2018, said Dilipbhai Sevantilal Desai, Vinodbhai Tilchandbhai Desai & Vijaybhai Gunvantrai Doshi sold and conveyed the said land admeasuring about 2853 sq.mtrs of Final Plot No.27 of Town Planning Scheme No.3 (land of old Block No.552 admeasuring about 4755 sq.mtrs) situate, lying and being at MOUJE : GHUMA, Taluka: Daskroi, (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) to **VARNIRAJ REALTY, a Partnership Firm** by a Sale

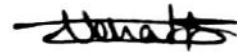
Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.4420 dated 21-04-2018. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.10947 dated 01-05-2018, which is yet not certified.

Plans for proposed construction of residential scheme of Flats were submitted for approval, which were approved by Ahmedabad Urban Development Authority vide its Order dated 01-06-2018.

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 about 2853 sq.mtrs of Final Plot No.27 of Town Planning Scheme No.3 (land of old Block No.552 admeasuring about 4755 sq.mtrs) situate, lying and being at MOUJE : GHUMA, Taluka: Daskroi, (Old Taluka: Ahmedabad City West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) belonging to **VARNIRAJ REALTY, a Partnership Firm**, for the scheme known as "**NORTH VIEW HEIGHTS**", 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**
3. **NAME OF VARNIRAJ REALTY, A PARTNERSHIP FIRM APPEARING IN REVENUE RECORDS BY CERTIFIED ENTRY**

*For, SHAIVAL BHATT & CO*



**PROPRIETOR**