

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary

**A. A. Lakhani
Daya Gupta
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**604, Chinubhai Centre,
Near Nehru Bridge,
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(Gujarat) (India)**

**Ref. No. :
Date :**

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2019/3509

TITLE CLEARANCE CERTIFICATE

Re: In the matter of investigation of title to Non-Agricultural Commercial Use Land bearing Final Plot No.58 admeasuring 5025 sq.mts. of Draft Town Planning Scheme No.51 (Bodakdev-Makarba-Vejalpur) allotted in lieu of Revenue Survey No.377/1/3 admeasuring 7613 sq.mts. (Account No.564) (Old Revenue Survey No.1050/1/3 of then Mouje Vejalpur) of Mouje Jodhpur of Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) belonging to (1) SHRI HITENDRABHAI BHAILALBHAI (having undivided share to the extent of 4993 sq.mts. in the Revenue Survey and undivided share to the extent of 3295.80 sq.mts. in the Final Plot No.58 therein) residing at 18/389 Satyagrah Chhavani, Satellite, Ahmedabad and (2) SHRI



JAGDISHBHAI BHAILALBHAI (having undivided share to the extent of 2620 sq.mts. and undivided share to the extent of 1729.20 sq.mts. in the Final Plot No.58 therein) residing at 11, Manichandra Society Vibhag-3, Near Surdhara Circle, Thatlej, Ahmedabad.

THIS IS TO CERTIFY THAT we have investigated the title to the said land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati daily newspapers "GUJARAT SAMACHAR" and "SANDESH" both dated 02/01/2018 inviting objections, if any, from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto, we have received by Registered A.D. Post an objection dated 09/01/2018 received on 11/01/2018 from (1) Chhayaben alias Sunandanaben D/o Dahyabhai Patel (2) Shri Jitendrabhai Dahyabhai Patel and (3) Shri Gopalbhai Dahyabhai Patel claiming right, title and interest in the said land and they had filed Special Civil Suits No.32/2011 and 33/2011 in the Court of Hon'ble Principal Civil Judge (Senior) Ahmedabad Rural, which were rejected by the said Court and subsequently

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Regular Civil Appeals No.01/2018 and 02/2018 were filed in the Court of Hon'ble District Court Mirzapur at Ahmedabad and on mutual compromise, they had withdrawn the said Appeals unconditionally and they vide Letter dated 05/11/2018 had withdrawn the said objection raised by them and thereby we have filed the said objection except the same, we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land and as also after taking necessary searches of the records being maintained by the Mamlatdar, City and Vejalpur Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vejalpur and Jodhpur, as also from the search of the records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad-4 (Paldi) for more than last 30 years as also from certain agreements, deeds, documents, revenue proceedings, orders, T.P.S records, permissions, papers and plans etc. and relying on the Declaration-Cum-Indemnity made on oath by the said aforesaid owners on 09/01/2019 and duly attested by Bhavna P. Patel a Notary Public of Ahmedabad and pursuant to what is stated in our Report-on-Title of even date annexed hereto, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts.





THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non-Agricultural Commercial Use Land bearing Final Plot No.58 admeasuring 5025 sq.mts. of Draft Town Planning Scheme No.51 (Bodakdev-Makarba-Vejalpur) allotted in lieu of Revenue Survey No.377/1/3 admeasuring 7613 sq.mts. (Account No.564) (Old Revenue Survey No.1050/1/3 of then Mouje Vejalpur) of Mouje Jodhpur of Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and the same is bounded as follows:

On or towards the North : By 40 mts T.P Road
On or towards the South : By Final Plot No. 175 (Reservation)
On or towards the East : By Final Plot No.58
On or towards the West : By Final Plot No.57

DATED THIS 9TH DAY OF JANUARY, 2019 AT 11:00 A.M.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE