

Rajesh B. Mehta

B. Com, L.L.B., Advocate

Court : Near Small Cause Court No. 10, City Civil Court, Bhadra, Ahmedabad.

Resl : 142/4, Chankyapuri, Ghatlodia, Ahmedabad - 380061. Mobile : 98241 87874



Ref. No.

Date :

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

Ref.: Investigation regarding immovable property bearing Flat No.H-101 admeasuring 76 Sq. Yards Super built up area on the First Floor in the scheme known as "RASHMI VIHAR" constructed on Non-Agricultural land bearing Final Plot No. (51+52/2/2)/1 of T. P. Scheme No. 79 allotted in lieu of Survey No.386, 387/2, 1524 and 1525 situated, lying and being at Mouje Vatva, Taluka Vatva, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) belonging to (1) Jayeshbhai Ambavibhai vaviya (50% undivided share) (2) Dipakbhai Nagjibhai Hirpara (25% undivided share), (3) Jigneshbhai Nagjibhai Hirpara (25% undivided share).

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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 of **Flat No.H-101 of RASHMI VIHAR** (more particularly described in the Schedule hereunder) and I have arranged for necessary search of available revenue records and available Sub- Registry record for the last thirteen years vide application No. 67 on 04/01/2017 From sub-registrar Office Ahmedabad- 5 (Narol) and vide application No. 49 on 03/01/2017 From sub-registrar Office Ahmedabad - 11 (Aslali) and I also submit my report on title as under :-

1. The said land bearing revenue survey No. 386, 387/2, 1524 and 1525 belonged to (1) Rameshbhai Ravjibhai H.U.F, (2) Rameshbhai Babulal H.U.F., (3) Kishorbhai Parsottambhai H.U.F., prior to the year 1996 as per revenue record.
2. Thereafter land Bering survey no 386 admeasuring 405 Sq. Meters, 387/2 admeasuring about 8498 Sq. Meters and 1524 admeasuring about 5362 Sq. Meters were sold and conveyed by (1) Rameshbhai Ravjibhai H.U.F, (2) Rameshbhai Babulal H.U.F., (3) Kishorbhai Parsottambhai H.U.F. to Sarode Pundlikrao Barayanpao by registered sale deed no. 5673 dated: 13/10/2006. An entry to that



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- effect was made in mutation register at serial no. 14353 on 30/10/2006.
3. Thereafter the names of Sarode Gajendra Pundlikrao and Prashant Pundlikrao were entered as co- holders of the land bearing 386 and 387/2 wide mutation entry no. 14528 dated: 22/05/2007.
 4. Thereafter the land bearing Survey no. 1524 Paiki admeasuring about 13254 Sq. Meters and Survey no. 1525 admeasuring about 405 Sq. Meters sold and conveyed by (1) Rameshbhai Ravjibhai H.U.F, (2) Rameshbhai Babulal H.U.F., (3) Kishorbhai Parsottambhai H.U.F. to Mahendrabhai Bholidas Patel and Dharmeshbhai Dashrathbhai Patel by registered sale deed no. 1312 dated: 19/02/2008. An entry to that effect was made in mutation register at serial no. 15088 on 24/08/2008.
 5. Thereafter, (1) Saroda Pundalikrao Narayanrao, (2) Saroda Gajendra Pundalikrao and (3) Prashant Pundalikrao sold and conveyed the land bearing survey no. 386 admeasuring about 405 Sq. Meters and 387 Paiki admeasuring about 8498 Sq. Meters to Mahendrabhai Bholidas Patel and Dharmeshbhai Dashrathbhai Patel by registered sale deed no. 1314 dated: 19/02/2008. An entry to that effect was made in mutation register at serial no. 15593 on 10/11/2009.
 6. Thereafter the said lands survey no. 386, 1524, and 1525 were included in Town Planning Scheme no. 79 and given Final Plot No. 51. Moreover the land bearing survey no. 387/2 was included in Planning scheme no. 79 and given Final Plot No. 52/1 + 52/2.
 7. Thereafter Mahendrabhai Bholidas Patel and Dharmeshbhai Dashrathbhai Patel sold and conveyed to the said lands bearing (1) survey no. 387/2 admeasuring 8498 Sq. Meters included in Planning scheme no. 79 and given Final Plot No. 52/1 admeasuring 2770 Sq. Meters + 52/2 admeasuring 11434 Sq. Meters totally admeasuring 14204 Sq. Meters Paiki 5311 Sq. Meters, (2) (A) survey no. 386 admeasuring 405 Sq. Meters, (B) survey no. 1524 admeasuring about 18616 Sq. Meters and (C) survey no. 1525 admeasuring 405 Sq. Meters were included in Town Planning Scheme no. 79 and given Final Plot No. 51 admeasuring 11656 to



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- (1) Dipakbhai Nagjibhai Hirpara (20% undivided share), (2) Nagjibhai Jasmalbai Hirpara (10% undivided share), (3) Jigneshbhai Nagjibhai Hirpara (20% undivided share), (4) Jayeshbhai Ambavibhai vaviya (50% undivided share) by registered sale deed no. 1385 dated: 14/09/2012. Alpeashkumar Chimanbhai Patel and Dharmishthaben Ashokbhai Thakker put their signature in the sale deed as confirming party. An entry to that effect was made in mutation register at serial no. 17510 on 17/09/2012.
8. Thereafter Bukhari Abid Hussain Abbas Hussain and other filed Civil Suit No. 2685/2012 in the Court of Civil Judge, Ahmedabad in Which suit the said land were included but the parishioners. of the said land Suit deleted Dipakbhai Nagjibhai Hirpara and other from the list of the Opponents and Confirm the sale deed dated 14.09.2012 and also executed Confirming deed on 14.12.2013.
9. Thereafter Nagjibhai Jasmalbai Hirpara died on 13.12.2012 and names of his legal heirs namely (1) Dhanuben wd/o. Nagjibhai Jasmalbai, (2) Dipakbhai Nagjibhai, (3) Manishaben Nagjibhai, (4) Harishaben Nagjibhai, (5) Jigneshbhai Nagjibhai were entered in the revenue records vide Mutation Entry No. 18005 dated 28.06.2013 which was cancelled by component Authority.
10. Thereafter Nagjibhai Jasmalbai Hirpara had executed a will on 11.11.2012 and as per will said land came in part of (1) Dipakbhai Nagjibhai, (2) Jigneshbhai Nagjibhai and the names of (1) Dhanuben wd/o. Nagjibhai Jasmalbai, (2) Manishaben Nagjibhai, (3) Harishaben Nagjibhai, were deleted from the revenue records vide Mutation Entry No. 18006 dated 28.06.2013 which was cancelled by component Authority.
11. Thereafter Dipakbhai Nagjibhai and other had filed the appeal in City Deputy Collector, east and entry No. 18005 and 18006 was certified by City Deputy Collector by order No. RTS/APPEAL/CASE NO. 207/2013 dated 17.10.2014. An entry to that effect was made in mutation register at serial no. 18792 on 24/11/2014.
12. Thereafter Gulamsha Miya and Nasrinbanu Gulamshamiya filed civil Suit No. 1125/2014 against Dipakbhai Nagjibhai Hirpara and others before Principal City Civil Judge, Ahmedabad for said land



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- and City Civil Court, Ahmedabad said civil suit No. 1125/2014 was Dismissed.
13. That, Non-Agricultural Use permission is granted by The District Collector, Ahmedabad vide his order No. CB/LAND-1/NA/SR.1658/2014 dated 10.02.2015. An entry to that effect was made in mutation register at serial no. 18908 on 11/02/2015.
 14. Development permission obtained from Ahmedabad Municipal Corporation by its order No. BLNTS/SZ/100615/GDR/A4492/R0/M1 For Block No. A + B and order No. BLNTS/SZ/100615/GDR/A4493/R0/M1 For Block No. C + D and order No. BLNTS/SZ/100615/GDR/A4494 /R0/M1 For Block No. E + F and order No. BLNTS/SZ/100615/GDR /A4495 /R0/M1 For Block No. G + H all dated 27.07.2015.
 15. Thereafter (1) Jayeshbhai Ambavibhai vaviya (50% undivided share) (2) Dipakbhai Nagjibhai Hirpara (25% undivided share), (3) Jigneshbhai Nagjibhai Hirpara (25% undivided share) had executed Notarized development Agreement with Rashmi Developers, a Partnership Firm on 17.05.2014 and thereafter said Development Agreement registered with Deputy Collector Stamp Duty, Ahmedabad on 29.01.2016.
 16. Thereafter Rashmi Developers, a Partnership Firm had developed the said land in the scheme name of "RASHMI VIHAR" and allotted units to its relevant Members.
 17. Thereafter Mr Chhaganath Gupta had paid necessary funds in the said Scheme and Rashmi Developers, a Partnership Firm had allotted Flat No.H-101 to him by Allotment Letter on 03.01.2017 but the sale deed is not executed till today.
 18. On today said property owned and possessed by (1) Jayeshbhai Ambavibhai vaviya (50% undivided share) (2) Dipakbhai Nagjibhai Hirpara (25% undivided share), (3) Jigneshbhai Nagjibhai Hirpara (25% undivided share).



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Scheduled Referred to above

All that undivided piece & parcel of immovable property bearing Flat No.H-101 admeasuring 76 Sq. Yards Super built up area on the First Floor in the scheme known as "RASHMI VIHAR" constructed on Non-Agricultural land bearing Final Plot No. (51+52/2/2)/1 of T. P. Scheme No. 79 allotted in lieu of Survey No.386, 387/2, 1524 and 1525 situated, lying and being at Mouje Vatva, Taluka Vatva, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali).

- : CERTIFICATE:-

I certify that the immovable property Flat No.H-101 admeasuring 76 Sq. Yards Super built up area on the First Floor in the scheme known as "RASHMI VIHAR" constructed on Non-Agricultural land bearing Final Plot No. (51+52/2/2)/1 of T. P. Scheme No. 79 allotted in lieu of Survey No.386, 387/2, 1524 and 1525 situated, lying and being at Mouje Vatva, Taluka Vatva, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-11 (Aslali) belonging to (1) Jayeshbhai Ambavibhai vaviya (50% undivided share) (2) Dipakbhai Nagjibhai Hirpara (25% undivided share), (3) Jigneshbhai Nagjibhai Hirpara (25% undivided share) and it is clear and marketable rights and titles of the said property. And further the said property is free from all the encumbrances and attachments and all reasonable doubts

Place : Ahmedabad

Date : 25.01.2017



RAJESH B. MEHTA
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142/4, Chankyapuri, Ghatlodia,
Ahmedabad - 380061

ADVOCATE
RAJESH B. MEHTA
SARAD NO. 100/2000