

Vijay Patel
Jayraj Patel

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(Advocates & Notary)



**VIJAY PATEL
& ASSOCIATES**

A LAW FIRM

Ref.No.:- Z/KRU/TITLE/TCR/154/2023

TITLE - CLEARANCE - CERTIFICATE
WITH
SEARCH – REPORT

To,
SUCHANSA DEVELOPERS BAVLA LLP

Re : In the matter of investigation of Title of land being **Non Agricultural Land** (for Multipurpose use) having admeasuring 2223 Sq.Mtrs of Revenue Survey/Block No.2990 (old S.No.104/3) [**City Survey No.NA2990 adm.2223 Sq.Mtrs, Final Plot No.154 of T.P.Scheme No.1, Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**] & **Non Agricultural Land** (for Multipurpose use) having admeasuring 2835 Sq.Mtrs of Revenue Survey/Block No.2946 (old S.No.77/1) [**City Survey No.NA2946 adm.2835 Sq.Mtrs, Final Plot No.151 of T.P.Scheme No.1, Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**], situated and lying at Mouje- Bavla of Taluka-Bavla of District-Ahmedabad and Registration Sub-District of Bavla, belonging to **SUCHANSA DEVELOPERS BAVLA LLP.**

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TITLE REPORT

- 1) Pursuant to your request, we have carried out the work of title investigation of the captioned Land (hereinafter referred to as the "said Land") more particularly described in the Schedule hereunder written.
- 2) To this end and intent, I have caused the searches of the available records of the Sub-Registrar of Assurances, Bavla for year from the 1994 to 2024 and then and have perused and scrutinized the revenue records and the information/clarifications as are made available to me by the owner of the land and relying upon the same to be true, I submit my title Certificate.





Revenue Survey/Block No.2990 (Old S.No.104/3)

- 3) It is observed from recorded document produced before me that Bhikhubhai Ambalal was original Owner of land of Revenue Survey No.104/3 of Mouje Village-Bavla prior to the year 1993. The same is recorded in revenue record vide entry no.6688 Dt.05.08.1967.
- 4) That the names of Rakesh Bhikhubhai and Ravi Bhikhubhai were entered in the said land as co-owners with Bhikhubhai Ambalal and the same is recorded in revenue record vide entry no.11122 Dt.15.03.1999.
- 5) That pursuant to the order of D.I.L.R, Ahmedabad dt.06.02.2001, effect of durasti patrak no.48 has been recorded in revenue record and area of S.No.104/3 fixed as 2223 Sq.Mtr. vide mutation entry no.11636 dt.21.07.2001.
- 6) That Bhikhubhai Ambalal Patel, Rakeshkumar Bhikhubhai Patel and Ravikumar Bhikhubhai Patel had sold and conveyed the said land of Revenue Survey No.104/3 adm.2223 Sq.Mtrs to Pareshbhai Mohanlal Patel, which Sale Deed has been registered at Sub Registrar Office under Sr.No.1002 Dt.03.07.2003. The same is recorded in revenue record vide entry no.11954 Dt.25.07.2003.
- 7) That pursuant to the correction order of Deputy Collector, Dholka prant dt.06.01.2011, the names of Rakeshbhai Bhikhabhai and others were deleted and the name of Pareshbhai Mohanlal was entered in the said land vide mutation entry no.14945 Dt.07.02.2011.
- 8) That upon resurveying of the said land, the land of Revenue Survey No.104/3 has been given New Survey/Block No.2990. The same is recorded in revenue record vide entry no.18604 Dt.27.02.2018.





9) That Permission for Non Agricultural use for Multipurpose for the land admeasuring 2223 Sq.Mtrs of Revenue Survey/ Block No.2990 (Old S.No.104/3) has been granted by Collector Ahmedabad vide order no. 5713/ 07/ 08/ 044/ 2023 Dt.17.05.2023.The same is recorded in revenue record vide entry no.22675 Dt.17.05.2023.

10) That the said land has been covered into city survey ward-Bavla and given City Survey No.NA2990 admeasuring 2223 Sq.Mtrs ,Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka.The same is recorded in revenue record vide entry no.22676 Dt.17.05.2023.

11) That Pareshbhai Mohanbhai Patel had sold and conveyed the said N.A land adm.2223 Sq.Mtrs of Revenue Survey/Block No.2990 (old S.No.104/3) [City Survey No.NA2990 adm.2223 Sq.Mtrs, Final Plot No.154 of T.P.Scheme No.1,Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka] to SUCHANSA DEVELOPERS BAVLA LLP, which Sale Deed has been registered at Sub Registrar Office under Sr.No.6247 Dt.20.10.2023.

Revenue Survey/Block No.2946 (Old S.No.77/1)

12) It is observed from recorded document produced before me that Bhikhubhai Ambalal was original Owner of land of Revenue Survey No.77/1 of Mouje Village-Bavla prior to the year 1993.The same is recorded in revenue record vide entry no.6688 Dt.05.08.1967.

13) That the names of Rakesh Bhikhubhai and Ravi Bhikhubhai were entered in the said land as co-owners with Bhikhubhai Ambalal and the same is recorded in revenue record vide entry no.11122 Dt.15.03.1999.

14) That pursuant to the order of D.I.L.R, Ahmedabad dt.06.02.2001, effect of durasti patrak no.48 has been recorded in revenue record and area of S.No.77/1 fixed as 3368 Sq.Mtr. vide mutation entry no.11636 dt.21.07.2001.





15) That Bhikhubhai Ambalal Patel, Rakeshkumar Bhikhubhai Patel and Ravikumar Bhikhubhai Patel had sold and conveyed the said land of Revenue Survey No.77/1 adm.2835 Sq.Mtrs to Pareshbhai Mohanlal Patel, which Sale Deed has been registered at Sub Registrar Office under Sr.No.1002 Dt.03.07.2003. The same is recorded in revenue record vide entry no.11954 Dt.25.07.2003.

16) That pursuant to the correction order of Deputy Collector, Dholka prant dt.06.01.2011, the names of Rakeshbhai Bhikhabhai and others were deleted and the name of Pareshbhai Mohanlal was entered in the said land vide mutation entry no.14930 Dt.03.02.2011.

17) That upon resurveying of the said land, the land of Revenue Survey No.77/1 has been given New Survey/Block No.2946. The same is recorded in revenue record vide entry no.18604 Dt.27.02.2018.

18) That Permission for Non Agricultural use for Multipurpose for the land admeasuring 2835 Sq.Mtrs of Revenue Survey/ Block No.2946 (Old S.No.77/1) has been granted by Collector Ahmedabad vide order no. 5712/ 07/ 08/ 044/ 2023 Dt.17.05.2023. The same is recorded in revenue record vide entry no. 22674 Dt.17.05.2023.

19) That the said land has been covered into city survey ward-Bavla and given City Survey No.NA2946 admeasuring 2835 Sq.Mtrs ,Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka. The same is recorded in revenue record vide entry no.22677 Dt.17.05.2023.

20) That Pareshbhai Mohanbhai Patel had sold and conveyed the said N.A land adm.2835 Sq.Mtrs of Revenue Survey/Block No.2946 (old S.No.77/1) [City Survey No. NA2946 adm.2835 Sq.Mtrs, Final Plot No.151 of T.P.Scheme No.1, Sheet No. NA99 of Ward-Bavla, City Survey Office-Dholka] to SUCHANSA





DEVELOPERS BAVLA LLP, which Sale Deed has been registered at Sub Registrar Office under Sr.No.6244 Dt.20.10.2023.

21) *That Minalben D/o Bhikhubhai Ambalal had filled civil suit no.33/2012 against Bikhubhai Ambalal, Rakeshbhai Bhikhubhai, Ravikumar Bhikhubhai & Pareshbhai Mohanbhai, in the court of Hon'ble Principal Civil Judge, Dholka. Thereafter the matter has been finally settled among them and the claim was unconditionally withdrawn.*

22) *Thereafter (1) Arunaben D/o Ambalal and w/o Subhashbhai Patel (2) Minalben D/o Bhikhubhai Ambalal and w/o Ashutosh Patel through her POA Holder Pramukhbhai Nagindas Patel had confirmed the aforesaid Sale deed no.1002 dt.03.07.2003 and executed confirmation deed at Sub registrar Office which was registered at Sr.no.634 Dt.02.03.2016.*

23) Thus, the said land bearing **Non Agricultural Land (for Multipurpose use)** having admeasuring 2223 Sq.Mtrs of Revenue Survey/Block No.2990 (old S.No.104/3) [**City Survey No.NA2990 adm.2223 Sq.Mtrs, Final Plot No.154 of T.P.Scheme No.1,Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**] & **Non Agricultural Land (for Multipurpose use)** having admeasuring 2835 Sq.Mtrs of Revenue Survey/Block No.2946 (old S.No.77/1) [**City Survey No.NA2946 adm.2835 Sq.Mtrs, Final Plot No.151 of T.P.Scheme No.1,Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**], situated and lying at Mouje- Bavla of Taluka-Bavla of District-Ahmedabad and Registration Sub-District of Bavla ,presently stands in the name of **SUCHANSA DEVELOPERS BAVLA LLP.**

24) As a part of investigation, I have published a Public Notice in the daily newspaper "**Gujarat Samachar**" dated **25.11.2023** on **Page No.12**, inviting claims or objections, if any with regard to the titles of above said land and during the notice period I have not received any claim or objection with regard to the titles of above said land or any part thereof.





25) Nothing objectionable is found and is also presently found free from any charge or encumbrance in the searches of:

(a) The Revenue records and earlier charges recorded which were recorded are found to be deleted on satisfaction of charge.

(b) The Sub-Registrar of Assurances office Bavla.

26) In view of what is stated above, I am of the opinion that the title of the above last occupier **SUCHANSA DEVELOPERS BAVLA LLP** to the said land more particularly described in the Schedule hereunder written is clear and marketable and is free from any charges or encumbrances and also free from reasonable doubts, subject however to :

1. Usual declaration at the time of transfer in any manner.
2. Any other law, acts, Cases and Judgments made applicable.
3. Condition mentioned in N.A order to be fulfilled.

Note :

Please note that the computerized/Manual record (1993 to 2023) is not well prepared/maintained by the state Government Agency and hence may be erroneous and according to the report of the computerized/manual search & submitted papers, I have issued this Certificate on title.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable land being **Non Agricultural Land (for Multipurpose use)** having admeasuring 2223 Sq.Mtrs of Revenue Survey/Block No.2990 (old S.No.104/3) [**City Survey No.NA2990 adm.2223 Sq.Mtrs, Final Plot No.154 of T.P.Scheme No.1, Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**] & **Non Agricultural Land (for Multipurpose use)** having admeasuring 2835 Sq.Mtrs of Revenue Survey/Block No.2946 (old S.No.77/1) [**City Survey No.NA2946 adm.2835 Sq.Mtrs, Final Plot No.151 of T.P.Scheme No.1, Sheet No.NA99 of Ward-Bavla, City Survey Office-Dholka**], situated and



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A LAW FIRM

(Advocates & Notary)

lying at Mouje- Bavla of Taluka-Bavla of District-Ahmedabad and Registration Sub-District of Bavla.

Date : 01/02/2024
Place: Ahmedabad.



Jayesh Patel
(Advocate)

Note of Caution: -

In case... if any deed(s) / writing(s) etc. executed through power of attorney holder and/or of HUF OR derived from ancestral land, then Consent Deed is required to be taken from the concerned person(s) and/or legal heirs on transfer.

That I had not been informed by you for any legal matters pending before any judicial court, quasi-judicial authorities, tribunals etc. as well as I had not inquired for the same so if any suits. litigations if pending before any judicial Court quasi-judicial authorities, tribunals etc then this Title is subject to final outcome of pending suits litigations etc.

I have issued this Title Certificate only to you and no other shall rely on this without my written permission.

