

TITLE CLEARANCE CERTIFICATE

MOUJE : **VASTRAL**
TALUKA : **VATVA**
DISTRICT : **AHMEDABAD**
BLOCK/SURVEY NO.: **1139/35 & 1173 & 1174**
F.P. NO. : **132 & 133**
T.P. SCHEME NO. : **113**
Hec. Are. Sq. Mtrs. : **1) 0-57-67**
2) 0-13-15
3) 0-13-15
Area of FP : **5038 sq. mtrs.**
Non Agricultural land



BHARAT K. PATEL ASSOCIATES
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Advocate & Notary

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REF: TCC/VASTRAL/1139-35 and Ors.T-5/2023

Dated :18/04/2023

To,

Satvam Aarambh Developers,
a partnership firm of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT: Title Clearance Certificate in respect of the non agriculture land of 5038 sq. mtrs. of Final Plot Nos. 132 and 133 allotted to the land of Hec. Are. Sq. Mtrs. 0-57-67 and Akar of Rs.7.12Ps. of Block / Survey No. 1139/35 and Hec. Are. Sq. Mtrs. 0-13-15 and Akar of Rs.1.56Ps. of Block / Survey No. 1173 and Hec. Are. Sq. Mtrs. 0-13-15 and Akar of Rs.1.56Ps. of Block / Survey No. 1174 aggregating in all 8397 sq. mtrs. on implementation of T.P. Scheme No. 113 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and

**possession of Satvam Aarambh Developers. a
partnership firm of Ahmedabad.**

Respected Sir,

As per the instruction given by Satvam Aarambh Developers.
a partnership firm of Ahmedabad, the sole absolute owner,
occupier, possessor of the above referred non agriculture
land, I have inspected and investigated the title to the
above referred land by taking search in the office of the
S.R.O. Ahmedabad - 7 (Odhav), and S.R.O. Ahmedabad - 13
(City Taluka Agri.) and S.R.O. Ahmedabad - 12 (Nikol) and
other offices and have gone through the relevant documents
produced before me. My inspection, investigation and search
revealed as under.

1. COPY OF VILLAGE FORM NO. 7X12

(VASTRAL-1139/35 & 1173 & 1174)

The non agriculture land of 5038 sq. mtrs. of Final Plot Nos.
132 and 133 allotted to the land of Hec. Are. Sq. Mtrs. 0-57-
67 and Akar of Rs.7.12Ps. of Block / Survey No. 1139/35
and Hec. Are. Sq. Mtrs. 0-13-15 and Akar of Rs.1.56Ps. of
Block / Survey No. 1173 and Hec. Are. Sq. Mtrs. 0-13-15
and Akar of Rs.1.56Ps. of Block / Survey No. 1174
aggregating in all 8397 sq. mtrs. on implementation of T.P.

Scheme No. 113 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and possession of Satvam Aarambh Developers. a partnership firm of Ahmedabad.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on 20/02/2023 (Page No. 11).

3. Thereafter, in response to the said Public Notice, one Manishaben Jitendrakumar D/o Ashokkumar Somaji Thakor, Resi. 166, Thakor Vas, Kamod-1, Tal. Daskroi, Dist. Ahmedabad through her Advocate Shri Jashvant D. Aagaja (Mob. 9825579434) submitted an Objection Application dated 23/02/2023 stating the facts stating inter alia that the fact about the owner of the said land being your client is false, that she challenging the registered sale Deed No. 7885 of dated 22/07/2020 of the said land, Special Civil Suit No. 14/2021 is filed in the Court of Hon. Civil Judge of Ahmedabad Rural and the judicial proceedings is running

and the important right interest of her is included in the said land, under that circumstances, not to issue Title Clearance Certificate in such manner as the loss may not be caused to the right interest of her. It is pertinent to note that along with the said objection, copy of any type of evidences are not submitted. Hence, prima facie, the said Objection Application cannot be believed and not maintainable at law.

4. Thereafter, the said Manishaben Jitendrakumar D/o Ashokkumar Somaji Thakor has executed a registered Confirmation Deed No. 5616/2023 on dated 03/04/2023 duly registered in the office of the Sub Registrar, Ahmedabad - 12 (Nikol).
5. Under the above facts and circumstances, the objection application of Manishaben Jitendrakumar D/o Ashokkumar Somaji Thakor not tenable and maintainable at law and hence, the present Title Clearance Certificate is issued.
6. I have verified following documents.
 1. Copy of Village Form No. 7/12 of the above referred Survey Number.
 2. Copy of Village Form No. 6.

3. Search report issued by the Sub Registrar, Ahmedabad - 7 (Odhav), Ahmedabad - 13 (City Taluka Agri.) and Ahmedabad - 12 (Nikol).

7. SEARCH REPORT

That search for the said land of Block / Survey No. 1139/35 taken at the office of the S.R.O. Ahmedabad - 7 (Odhav) (Application No. 8022023472319 dated 8/4/2023) for the period from the year 1994 to 2011 and search at the office of the S.R.O. Ahmedabad-13 (City Taluka Agri.) (Application No. 8022023472339 dated 8/4/2023) for the period from the year 2011 to 2020 and search at the office of the S.R.O. Ahmedabad - 12 (Nikol) (Application No. 8022023472345 dated 8/4/2023) for the period from the year 2019 to 2023 and search for the said land of Block / Survey No. 1173 taken at the office of the S.R.O. Ahmedabad - 7 (Odhav) (Application No. 8022023472276 dated 8/4/2023) for the period from the year 1994 to 2011 and search at the office of the S.R.O. Ahmedabad - 13 (City Taluka Agri.) (Application No. 8022023472288 dated 8/4/2023) for the period from the year 2011 to 2020 and search at the office of the S.R.O. Ahmedabad - 12 (Nikol) (Application No. 8022023472297 dated 8/4/2023) for the period from the year 2019 to 2023 and search for the said land of Block /

Survey No. 1174 taken at the office of the S.R.O. Ahmedabad-7(Odhav)(Application No. 8022023472300 dated 8/4/2023) for the period from the year 1994 to 2011 and search at the office of the S.R.O. Ahmedabad - 13 (City Taluka Agri.) (Application No. 8022023472307 dated 8/4/2023) for the period from the year 2011 to 2020 and search at the office of the S.R.O. Ahmedabad - 12 (Nikol) (Application No. 8022023472312 dated 8/4/2023) for the period from the year 2019 to 2023 and other offices was taken out but any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect.

8. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Tenancy and Agricultural Lands Act - 1948 (2) In case of alienation of the said land, the same will have to be made either for legal necessity or for the benefit of estate as provided under the Hindu Law and / or interest of the said minors are being duly safeguarded (3) Provision of the Gujarat Town Planning and Urban Development Act and (4) any other laws, Acts, rules and regulations as may be

applicable at the time being in force to the said land and (5) usual declaration made at the time of transfer.

9. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance in respect of the above referred property nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder is clear, marketable and free from any encumbrances beyond reasonable doubt.

All the papers so produced are returned herewith.

THE SCHEDULE OF ABOVE REFERRED PROPERTY.

The non agriculture land of 5038 sq. mtrs. of Final Plot Nos. 132 and 133 allotted to the land of Hec. Are. Sq. Mtrs. 0-57-67 and Akar of Rs.7.12Ps. of Block / Survey No. 1139/35 and Hec. Are. Sq. Mtrs. 0-13-15 and Akar of Rs.1.56Ps. of Block / Survey No. 1173 and Hec. Are. Sq. Mtrs. 0-13-15 and Akar of Rs.1.56Ps. of Block / Survey No. 1174 aggregating in all 8397 sq. mtrs. on implementation

of T.P. Scheme No. 113 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and possession of Satvam Aarambh Developers. a partnership firm of Ahmedabad.

Dated this 18th day of April, 2023 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

ADVOCATE



NOTE :

Please note that the registration record of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 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 search, we have issued this Title Clearance
Certificate cum Report.

Dated this 18th day of April, 2023 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

MBR

ADVOCATE



NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED
DEED OR DOCUMENTS EXECUTED BY THE LAND
OWNERS AND I AM NOT RESPONSIBLE FOR ANY
SUIT OR PROCEEDINGS PENDING BEFORE ANY
COURT OF LAW.

