



Ref. No. :

Date : / / 202



## TITLE CLEARANCE CERTIFICATE

Subject :- In the matter to the property being under construction scheme namely "**KENS RESIDENCY**" situated on multipurpose use project N.A. Land, bearing City Survey No. NA1057/2/p2/1 (formerly known as City Survey No. NA1057/2/p2 paiki) admeasuring 2270 Sq.mtrs. multipurpose use NA land of Final Plot No. 117/1 under Town Planning Scheme No. 65 situated lying being at Mouje Village Naroda of Taluka Asarwa in Registration District Sub- District Ahmedabad-6 (Naroda) belonging to **Yogi Developers** a partnership firm having its office at 70, Narnarayan Society, Opp. D-Mart, Bapunagar, Ahmedabad-382350.

After taken necessary search of the last 31 years of Sub-Registrar Offices records at District Ahmedabad and after verification of the necessary documents provided to me in respect to the subject property being underconstruction scheme namely "**KENS RESIDENCY**" situated on multipurpose use project N.A. Land, bearing City Survey No. NA1057/2/p2/1 (formerly known as City Survey No. NA1057/2/p2 paiki) admeasuring 2270 Sq.mtrs. multipurpose use NA land of Final Plot No. 117/1 under Town Planning Scheme No. 65 situated lying being at Mouje Village Naroda of Taluka Asarwa in Registration District Sub- District Ahmedabad-6 (Naroda). I give the search report and title certificate as under.

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Sanad No. G/3727/1999

(Law Firm)  
ADVOCATE (B.Com. LL.B)



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## SEARCH REPORT

Much Prior to the year 1936 it appears that the agricultural land belonging to Bhoi Shankar Bhaga as it appears from the records.

Thereafter, the said land owner Bhoi Shankar Bhaga was expired before  $1\frac{1}{2}$  years as per said land records and his legal heirs Gala Shankar was entered in revenue record and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 3189 dated 13/8/1947, which was certified by the competent authority.

Thereafter, the said land owner Galabhai Shankarhai was expired on Dt. 20/11/1972 and his legal heirs Kalubhai Galabhai was entered in revenue record and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 8791 dated 16/1/1981, which was certified by the competent authority.

Thereafter, the said land owner Kalubhai Galabhai was expired on Dt. 24/1/1983 and his legal heirs Kamlaben Wd/o. Kalaji Galaji self and legal guardian and mother of Minor-Jayantibhai Kalabhai, Dhanjibhai Kalabhai, Laljibhai Kalabhai was entered in revenue record and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 9269 dated 10/3/1983, which was certified by the competent authority.

Thereafter, it appears that among the co-owner Kamlaben W/d. of Kalaji Galaji, Jayantibhai Kalabhai, Dhanjibhai Kalaji, Laljibhai Kalabhai was sold and conveyed the said land to Surajben

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*Wd/o.* Dahyabhai by registered Sale Deed Sr. No. 13813 on Dtd. 14/8/1986 at Sub-Registrar Office and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 9692 dated 5/9/1986, which was certified by the competent authority.

Thereafter, it appears that the owner of the said land Surajben Wd/o. Dahyabhai made necessary application to enter her legal sole heir beaing Dhirubhai Dahyabhai as co-owner of the said land and thus his name was entered as co-owner and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 10811, dated 10/2/1995, which was certified by the competent authority.

Thereafter, the said land co-owner Surajben Wd/o. Dahyabhai was expired on Dt. 2/2/2000. So, her name was reduced in revenue record and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 11919 dated 12/5/2000, which was certified by the competent authority.

Thereafter, the said land co-owner Surajben Wd/o. Dahyabhai was expired on Dt. 2/2/2000, and the inheritance record was entered in the Revenue Record from No. 11919, but the widow of the deceased Surajben Dahyabhai, before her death, made a simple will on 3/9/1999 and as written in the property will of S.No. 1057/2, the property was transferred to the names of Dhirubhai Dahyabhai, Lalitaben Dhirubhai, Rushikesh Dhirubhai, Maulik Dhirubhai, as mentioned in the will, and their names were entered in the Revenue Record by Mutation Entry No. 11920, dated 12/5/2000, which was certified by the competent authority.

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Thereafter, it appears that the land bearing Survey No. 1057/2 was entered Town Planning Scheme No. 65 and was allotted Final Plot No. 117/1 & 117/2 admeasuring 3338 Sq.Mtrs. The said land's multipurpose use N.A. Permission has been granted by District Collector, Ahmedabad wide his order No. 1597/07/14/012/2022 on dtd. 25/3/2022, and the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 23947 dated 25/3/2022, which was certified by the competent authority.

Thereafter, the said Survey No. 1057/2, admeasuring 5564 Sq.mtrs. paiki 3338 Sq.mtrs. land was allotted Final Plot No. 117/1 & 117/2 under Town Planning Scheme No. 65, after that granted multipurpose NA land has been entered in City Survey records as per the details below.

City Survey Office	:-	Nagar-Rachna Ahmedabad
City Survey Ward	:-	Naroda (Binkheti)
Sheet Number	:-	NA99
City Survey Number	:-	NA1057/2/p2
Admeasuring area	:-	3338 Sq.mtrs..

above mention details the necessary entry to that effect was mutated in the revenue record by Mutation Entry No. 23949 dated 25/3/2022, which was certified by the competent authority.

Thereafter, it appears that among the co-owner Rushikesh Dhirubhai was waive his rights the said multipurpose N.A. land paiki 834.5 Sq.mtrs. land to Maulik Dhirubhai by registered Release Deed (Without Consideration) Sr. No. 20198 on dtd. 31/7/2023 at Sub-Registrar Office Ahmedabad-6 (Naroda) and the necessary entry to that effect was mutated in the City Survey record by

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Mutation Entry No. 7, dated 10/9/2023, which was certified by the competent authority.

Thereafter, it appears that among the co-owner (1) Dhirubhai Dahyabhai (2) Lalitaben Dhirubhai (3) Maulik Dhirubhai was sold and conveyed the said 3338 Sq.mtrs. multipurpose N.A. land to Yogi Developers a Partnership Firm by registered Sale Deed Sr. No. 1178 on Dtd. 15/1/2024 at Sub-Registrar Office, Ahmedabad-6 (Naroda) and the necessary entry to that effect was mutated in the City Survey record by Mutation Entry No. 8, dated 31/1/2024, which was certified by the competent authority.

Thereafter, the said multipurpose N.A. land owner of the said land bearing City Survey No. NA1057/2/p2 admeasuring 3338 Sq.mtrs. multipurpose use NA land of Final Plot No. 117/1, 117/2 under Town Planning Scheme No. 65 have divided two City Survey approved by City Survey Superintendent (Town Planning), Ahmedabad wide his Order No. CTS/Ward-Naroda(Binkheti)/Vi.Mapni/23/2025, on dtd. 13/5/2025, whis is shown below :

- (a) City Survey No. NA1057/2/p2/1 (Final Plot No. 117/1) admeasuring 2270 Sq.Mtrs. multipurpose N.A. Land
- (b) City Survey No. NA1057/2/p2/2 (Final Plot No. 117/2) admeasuring 1068 Sq.Mtrs. multipurpose N.A. Land

the necessary entry to that effect was mutated in the City Survey record by Mutation Entry No. 11, which was certified by the competent authority.

Thereafter, it appears that among the owner Yogi Developers a Partnership Firm was sold and conveyed the said 3338 Sq.mtrs. paiki 1068 Sq.Mtrs. multipurpose N.A. land (City Survey No.

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NA1057/2/p2/2 as per present city survey record) to Bhanderi Corporation Limited by registered Sale Deed Sr. No. 2655 on Dtd. 31/1/2025 at Sub-Registrar Office, Ahmedabad-6 (Naroda) and the necessary entry to that effect was mutated in the City Survey record by Mutation Entry No. 12, dated 11/6/2025, which was certified by the competent authority.

As per above City Survey No. NA1057/2/p2/1 (Final Plot No. 117/1) admeasuring 2270 Sq.Mtrs. multipurpose N.A. Land came under occupation and possession of Yogi Developers a Partnership Firm.

Further, Yogi Developers a Partnership Firm has floated Residential/commercial scheme in name and style of "**KENS RESIDENCY**" as per the approved and issued necessary Development permission/Commencement Letter (Rajachitthi) by Ahmedabad Municipal Corporation as are under :

#### Block No. A

Case No. BLNTI/NZ/160224/CGDCRV/A8140/R0/M1

Rajachitthi No. 05640/160224/A8140/R0/M1

Date : 30/4/2024

#### Block No. B + C

Case No. BLNTI/NZ/160224/CGDCRV/A8141/R0/M1

Rajachitthi No. 05641/160224/A8141/R0/M1

Date : 30/4/2024

Thus as on today the above said subject property being underconstruction scheme namely "**KENS RESIDENCY**" situted City Survey No. NA1057/2/p2/1 (Final Plot No. 117/1) admeasuring 2270 Sq.Mtrs. multipurpose N.A. Land is owned and possessed

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*[Signature]* by Yogi Developers a Partnership Firm as on today.

Moreover as a part of investigation, I have published a public Notice in Daily Newspaper Gujarat Samachar on dt. 21/7/2025 inviting claims and objection etc. on the subject property, but as on today I have not received any objection or claims regarding the titles of the subject property and thereafter this title clearance certificate is issued.

Place : Ahmedabad

Date : 04/08/2025



*Rushikesh D. Patel Associates (Law Firm)*  
14.8.2025

Rushikesh D. Patel Associates (Law Firm)

Ronak B.Bharwad

(Advocate)

Year - 1995 to 2025

Search Receipt No. 202500600032626

Date : 12/07/2025

Sub-Registrar Office,  
Ahmedabad-6 (Naroda)

Year - 2011 to 2023

Search Receipt No. 202531300001872

Date : 12/07/2025

Sub-Registrar Office,  
Ahmedabad-13 (City Taluka Agri)