



Vijay Patel & Associates

Ref.No.:- TCR/NAL/Paldi/069/2015

TITLE - CLEARANCE - CERTIFICATE
WITH
SEARCH - REPORT

To,
**Nayanbhai Jashvantbhai Shah &
Sandeepbhai Jashvantbhai Shah,**
Ahmedabad.

Sub : TITLE CLEARANCE CERTIFICATE & SEARCH REPORT of Non-Agricultural Land bearing Sub Plot No.23 (Land of Survey No.142/23) admeasuring 942 Sq. Yds. i.e. 788 Sq. Mts. or thereabouts of Final Plot No.388, aggregate admeasuring 13434 Sq. Mts. or thereabouts of T.P.Scheme No.6 (Paldi), situate, lying & being in the Sim of Village Mouje PALDI, Taluka Sabarmati (Old Ahmedabad City-West), Registration District, Sub-District AHMEDABAD-4 (PALDI) belonging to Nayanbhai Jashvantbhai Shah & Sandeepbhai Jashvantbhai Shah.

I refer to your instructions to verify titles to the aforesaid **Non Agricultural Land** by taking necessary search to be taken within Revenue and Sub Registry Records for a period of last 30 (thirty) years. I have caused necessary search to be taken accordingly. I have taken root of the titles for detailed facts and particulars, references may be taken from the documents, papers, writings, recital and records referred to hereunder:

THAT the land in question was belonging to Jashvantbhai Kachrabhai Shah prior to more than thirty years.

It appears through copy of Village Form No.2, issued by the Talati, Mouje Paldi, Taluka Sabarmati that the land of Final Plot No.388 Paiki of T.P. Scheme

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Chartered Accountants, Ahmedabad
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No.6 belonging to Jashvantlal Kachrabhai & Others, has been granted N.A. Use Permission for Residential Purpose by the competent authority under their Order No.L.N.D.S.R./2192, dated 29/10/1969 SUBJECT TO conditions mentioned therein being fulfilled and entry to that effect has been entered in the revenue records.

THEREAFTER on reconstitution of City and Daskroi Taluka of the Ahmedabad district as per Resolution No.PFR/102011/275/L/1 of Revenue Department, Government of Gujarat, dated 17/03/2012, two taluka have been constituted - Ahmedabad (East) and Ahmedabad (West) and accordingly the Village sim **PALDI** (of previous City Taluka) is lying in Ahmedabad City (West) Taluka and effect of that has been entered in the revenue records.

THEREAFTER the said Jashvantbhai Kachrabhai Shah died intestate on or about dated 23/05/2013 and also his Wife-Sushilaben Jashvantbhai died intestate on or about dated 18/09/2013 without leaving any WILL or TESTAMENT and names of Alkaben Daughter of Jashvanbhai Kachrabhai Shah, **Nayanbhai Jashvanbhai Shah and Sandeepbhai Jashvanbhai Shah** entered in the revenue records being legal heirs of the deceased, and effect of that has been entered in the revenue records by Mutation Entry No.15640 on dated 25/11/2013.

THEREAFTER the said Alkaben Daughter of Jashvanbhai Kachrabhai Shah has released her rights, shares and interests from the said land in favour of her brothers **Nayanbhai Jashvanbhai Shah and Sandeepbhai Jashvanbhai Shah** by Release Deed, dated 20/03/2014, duly registered in the Office of the Sub Registrar of Assurance at Ahmedabad-4 (Paldi) on dated 21/03/2014 under Serial No.1904, and effect of that has been entered in the revenue records by Mutation Entry No.15782 on dated 03/05/2014.

It appears through True Copy of Form 'B', issued by the Town Planning Inspector, Ahmedabad Municipal Corporation on dated 06/07/2015 that the land of Survey

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Ahmedabad, Gujarat, India.

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No.142, admeasuring 22385 Sq. Mts. introduced with **Town Planning Scheme Ahmedabad No.6 (Paldi-Final)** and allotted Final Plot No.387, admeasuring 2244 Sq. Mts. or thereabouts & Final Plot No.388, admeasuring 16067 Sq. Mts. or thereabouts.

It appears through True Copy of Zoning Certificate, issued by the Town Planning Inspector, Ahmedabad Municipal Corporation has issued Zoning Certificate on dated 16/07/2014 and allotted RESIDENTIAL-1 (R1) zone to the said land depends on Application No.RZ201407/5/3094, dated 15/07/2014.

THEREAFTER the Ahmedabad Municipal Corporation has approved building plans for construction of 14 (fourteen) residential units on the said land and issued Commencement Letter (Rajachitthi) under Case No.BLNTS/WZ/080115/GDR/A3520/R0/M1 & Rajachitthi No.03762/080115/A3520/R0/M1, dated 07/05/2015 SUBJECT TO conditions mentioned therein being fulfilled.

As a part of investigation, I have published a Public Notice in daily newspaper "Gujarat Samachar" dated 10/07/2015 on Page No.15 inviting claims or objections, if any with regard to the titles of above said land. But 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.

THIS IS TO CERTIFY that I have investigated titles of the above referred non-agricultural land belonging to **Nayanbhai Jashvanbhai Shah and Sandeepbhai Jashvanbhai Shah** with only available and legible revenue and sub registrar records for last about 30 (thirty) years through my Search Clerk and according to that and as per the information given to me as believing the same to be true, correct and trustworthy, and also believing the documents / papers / copies etc furnished in the file to be true and genuine and also based upon the information given by the land owners that nothing was done in respect of the said land during the period for

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Dr. P. Patel • Jagdish P. Patel • Shobna V. Patel • Jayraj P. Patel
(Advocates & Notary)

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which the record is not available which would make the title defective, we hereby give our report on title.

I have also perused and verified relevant papers and documents produced before me, and I have not found any charge, lien, encumbrances or any claim with regard to said land I am of the opinion that titles to the land in question (more particularly described in the schedule written hereunder) is clear, marketable and free from all encumbrances and reasonable doubts **SUBJECT TO:**

- 1) Usual Declaration on Title being made;
- 2) Any other law, acts and rules in force from time to time;
- 3) Conditions stated in Construction Permission/Rajachitthi being fulfilled;

SCHEDULE REFERRED TO ABOVE

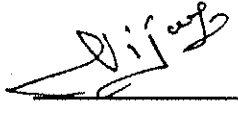
ALL THAT piece and parcel of immovable property of **Non-Agricultural Land** bearing **Sub Plot No.23** (Land of Survey No.142/23) admeasuring **942 Sq. Yds. i.e. 788 Sq. Mts.** or thereabouts of Final Plot No.388, aggregate admeasuring 13434 Sq. Mts. or thereabouts of T.P. Scheme No.6 (Paldi), situate, lying and being in the Sim of Village Mouje **PALDI**, Taluka Sabarmati (Old Ahmedabad City-West), Registration District and Sub-District **AHMEDABAD-4 (PALDI)**.

Note :- It is insisted to scrutinize/observe all original deeds/documents for the said land before any transaction/disbursal.

:- Registers & Pages for record of the Sub Registrar Office is unserial/torn out/destroyed for some years particularly for the year from 1984 to 1992 hence search for those years cannot get properly and the record is not trustworthy. Computer Search is available for the year from 1994 to 2015. SEARCH as available with record of the Competent Government Authority.

Date : 08-SEP-2015.

Place: Ahmedabad.


Vijay Patel
(Advocate)