



Hiren Raval & Associates
Advocates

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TITLE CLEARANCE CERTIFICATE

Date : 05/12/2019

Re.: In the matter of Investigation of Title to the Non-Agricultural land bearing Final Plot No. 20 admeasuring 2853 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) {Survey No. 11/7 admeasuring 4755 sq. mtrs.} of Mouje Tragad, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) belonging to Shivshakti Infracon, a Partnership firm of Ahmedabad having its office at 17, Swati Bungalows, Shivashish School Road, Bopal, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid party, as also we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Newspaper, "Gujarat Samachar" dated- 23/04/2018 for inviting any claim or objection from public in general. In response thereto, we have received an objection from Gangaram Khodidas Prajapati dated- 07/05/2018 and Rameshbhai Chhanabhai Patel dated- 30/04/2018 and they have informed to us on the basis of Agreement to Sell in favour of them they have right in the said land, However out of the said objection Rameshbhai Chhanabhai Patel have filed Regular Civil Suit No. 844/2003 in the Hon'ble Court of Ahmedabad Rural and the said suit was disposed of as dismiss for default under Order 9 Rule 8 of the Civil Procedure Code by the 3rd Additional Civil



Judge Ahmedabad Rural, order dated- 03/04/2017 and also Gangaram Khodidas Prajapati and others have filed Regular Civil Suit No. 128/2010 in the Hon'ble Court of Ahmedabad Rural, however the said suit was also disposed of as dismiss for default under Order 9 of the Civil Procedure Code by the 12th Additional Civil Judge Ahmedabad Rural, order dated- 23/12/2016. We have also received an objection thereof from (i) Ramanbhai Amthabhai Patel (ii) Hasmukhbhai Amthabhai Patel (iii) Niralbhai Chandubhai Patel through their Advocate Jagdish R Patel dated- 01/05/2018 demanding the said land was a joint family property and not separate property of Ratilal Amthabhai Patel and hence, they have right and interest in the said land. However, we have sent them a reply on dated-30/05/2018 and asking for documentary evidence in respect thereof within 4 (Four) days even though claimer has not produce any evidence in respect of the said land as joint family property within time limit and hence the said objection shall stand frivolous and wrong and beside the said objections we have not received any objection thereof and Shri Saurin K. Patel partner of the said firm has executed declaration in respect of the said land before notary public at Ahmedabad dated- 05/12/2019 and on the basis of the said declaration we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrance and reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Non-Agricultural land bearing Final Plot No. 20 admeasuring 2853 sq. mtrs. of Draft Town Planning Scheme No. 65 (Tragad-Jagatpur-Chandkheda-Chenpur-Ranip) {Survey No. 11/7 admeasuring 4755 sq. mtrs.} of Mouje Tragad, Taluka Ghatlodia in the District of Ahmedabad & Registration Sub-District of Ahmedabad-8 (Sola) and the same is bounded as follows;





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On or towards the East : Final Plot No. 23
On or towards the West : Final Plot No. 22
On or towards the North : Reservation Plot
On or towards the South : 18 mtrs. T.P. Road

~~HIREN RAVAL & ASSOCIATES
ADVOCATES~~



Note : This is to inform that sometime the search of complete registration record is not available due to tearing of book No. 2 of Registration Records.