

C.R. ASSOCIATES

Chirag R. Prajapati (Advocate)

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Office :- SF-216, Center Point, Opp. Vrundavan Heights, Gota- Jagatpur Road,
Gota, Ahmedabad- 382481.

TITLE CLEARANCE CERTIFICATE

To,

Subhipark Co.Op. Ho.Soc.Ltd.

at, Vadaj, Ahmedabad

Title Clearance Certificate of the Immovable property bearing land bearing Survey no-26, T.P.Scheme No-15, Final Plot No-65, Sub-Plot No-06, admeasuring 898 Sq.Yrds.,i.e.750 Sq.mtrs. situated at Mouje-Vadaj, Ta. Sabarmati, Dist. Ahmedabad. Registration Ahmedabad. Sub-District Ahmedabad-2 (Wadaj) belonging to **Pravinchandra Dahyabhai Chowksi & Kamalaben Dahyabhai Chowksi.**

Thereafter Pravinchandra Dahyabhai Chowksi & Kamalaben Dahyabhai Chowksi executed Agreement to Sell infavour of Rameshchandra Kantilal Raval on Since-1978.

Thereafter the said land is converted in to Non-Agriculture Land as per the gam no namuno no. 2 mauje- Vadaj, taluko city, serial no. 491, Survey No-26, T.P.Scheme No-15, Final Plot No-65, Sub Plot N-6, 750 Sq.meter for the purpose residence, vide its permission order no. SR.- 1358, Dated 18-12-1969 in favour of the name of Pravinchandra Dahyabhai Chowksi & Kamalaben Dahyabhai Chowksi .

Thereafter Pravinchandra Dahyabhai Chowksi had sought permission to sell his rightful share of the land under the Foreign Exchange Regulation



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Act 1973 as he lived in the USA and had a green card there. Accordingly, permission was granted by the Reserve Bank of India, Mumbai.

Thereafter Pravinchandra Dahyabhai Chowksi & Kamalaben Dahyabhai Chowksi executed Sale Deed infavour of Rameshchandra Kantilal Raval on 01-08-1979 which was registered in the sub registrar office of Ahmedabad vide Serial no-9049.

Thereafter Rameshchandra Kantilal Raval executed Sale Deed infavour of Subhipark Co.Op.Ho.Soc. Ltd., on 31-05-1990 which was registered in the sub registrar office of Ahmedabad vide Serial no-12665.

The land owners have constructed flats and develop the scheme namely "Subhipark Co.Op.Ho.Soc.Ltd." on the said land. The Necessary permission such as passing the plans vide Case No. BNB NO.356 and commencement certificate No. 42 dated 03-11-1979 issued by the Ahmedabad Municipal Corporation.

That the Subhipark Co Operative Housing Society Limited is a society registered under the Gujarat Co Operative Societies Act, 1961 on dated 08-09-1980 having Registration No.GH/8286.

I have published public notice for the title of above said property in News paper "SANDESH" on dated 09-03-2022 inviting Claims, if any, in upon or to the property above referred to. I have not received



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any claim, any objection in response there to within the stipulated time.

I have cause to be taken searches of available Sub Registrar record for last 29 years (1994-2022) vide Search Receipt no-**2022003015765**, Application no-**9503**, Dt. **31-03-2022** of Sub Registrar Ahmedabad-2 (Wadaj) for the said Property and from that and from the information given to us and believing the same to be true correct and trustworthy and also believing the documents/copies/Papers etc. furnished to us is/are true and genuine, and also based upon the information given by owners that no transfer/ agreement was made in respect of the said Land/ Plot/Flat/Row House/Tenament/ Shop/ Office/ Unit during the period for which the record is not available which would make the title defective.

The aforesaid report is reference of revenue record submitted by you and search of Sub Registry records relevant for the purpose to study the devolution of title and to as certain any charge or encumbrance and does not contain entire revenue or Sub Registry records, it is to be noted that the search of complete registration records is not available and also is should be noted that only Computerized search is given by S.R. Office to us and manual search of Books of Index-2 is not allowed, and also please note that computerized search provided by Govt, through Office of Sub Registrar and in that clearly stated that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information / search



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provided through computerized search and on that condition we have issued this certificate.

SCHEDULE OF PROPERTY

All that piece and Parcel of Property of **Subhipark Co.Op. Ho.Soc.Ltd.**, Survey no-26, T.P.Scheme No-15, Final Plot No-65, Sub-Plot No-06, admeasuring 898 Sq.Yrds.,i.e.750 Sq.mtrs. situated at Mouje-Vadaj, Ta. Sabarmati, Dist. Ahmedabad. Registration Ahmedabad. Sub-District Ahmedabad-2 (Wadaj).



Details of Four Boundaries of which are as under:

Towards the East	:-	Final Plot No-65
Towards the West	:-	Road
Towards the North	:-	Road
Towards the South	:-	Final Plot No-74 Paiki Jain Temple

TITLE OPINION

In My Opinion,

The Title of above described property is clear and marketable.

There is no encumbrance or attachments on above said Property.

This Property is free from all encumbrance and charges.



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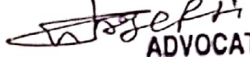
Remarks: All Original papers and necessary Searches and documents
should be obtain before any transaction.

I have issued this certificate after obtaining necessary search of
Revenue Records, of Sub-Registrar Record, Relevant Records.

Date:-01-04-2022

Place:-Ahmedabad



CHIRAGKUMAR R. PRAJAPATI

ADVOCATE



C.R. ASSOCIATES

CHIRAG R. PRAJAPATI

Advocate

Sanad No. G/872/2010