



BHARAT K. PATEL ASSOCIATES

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Date : 11/11/2014

To,

Keshubhai Bavabhai Korat,

Resi. Ahmedabad

(who executed Development Agreement

with Panth Developers for establishment

of Heaven Heights)



TITLE CLEARANCE CERTIFICATE

SUBJECT:- Title Clearance Certificate in respect of the non agricultural land
of 3096 Sq. Mtrs. (2296 Sq. Mtrs. for residential purpose and 800
Sq.Mtrs. for commercial purpose) of Final Plot No.4/4 allotted to
the land of Hec. Are. Sq. Mtrs. 0-51-60 of Akar of Rs.1054.00ps. of
Block/Survey No. 529/4 of Account No. 305 on implementation of
T.P. Scheme No. 121 of Mouje Village SIM – Naroda of Taluka –
Ahmedabad City East in the registration District Ahmedabad and
Sub District Ahmedabad- 6 (Naroda) belonging to and in sole



absolute ownership, occupation and possession of Keshubhai Bavabhai Korat, Resi. Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights).

Respected Sir,

We, the advocate, Bharat K. Patel Associates, having office at the above mentioned address hereby issue this title Clearance Certificate in respect of the non agricultural land of 3096 Sq. Mtrs. (2296 Sq. Mtrs. for residential purpose and 800 Sq. Mtrs. for commercial purpose) of Final Plot No.4/4 allotted to the land of Hec. Are. Sq. Mtrs. 0-51-60 of Akar of Rs.1054.00ps. of Block/Survey No. 529/4 of Account No. 305 on implementation of T.P. Scheme No. 121 of Mouje Village SIM-Naroda of Taluka-Ahmedabad City East in the registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai Korat, Resi. Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights).





1. COPY OF VILLAGE FORM NO. 7 × 12 (NARODA- 529-4)

The said immoveable property of the non agricultural land of 3096 Sq. Mtrs. (2296 Sq. Mtrs. for residential purpose and 800 Sq.Mtrs. for commercial purpose) of Final Plot No.4/4 allotted to the land of Hec. Are. Sq. Mtrs. 0-51-60 of Akar of Rs.1054.00 ps. of Block/Survey No. 529/4 of Account No.305 on implementation of T.P. Scheme No. 121 of Mouje Village SIM – Naroda of Taluka – Ahmedabad City East in the registration District Ahmedabad and Sub District Ahmedabad- 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai Korat, Resi. Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights).

2. PUBLIC NOTICE.

And under the instructions of the above owner of the said land Keshubhai Bavabhai Korat, Resi.Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights) we advocate had got published the Public Notice inviting objections if any for the



Title Clearance Certificate in the daily newspaper "GUJARAT SAMACHAR" on Dated 24/10/2014, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.

3. SEARCH REPORT.

That I have taken search at Sub-Registrar, Ahmedabad - 1 (City) office (Receipt No. 2014002024759 dated 11/11/2014) for the period from the year 1980 to 1994 and search at the office of the Sub-Registrar, Ahmedabad -6 (Naroda) office (Receipt No. 2014006031445 dated 11/11/2014) for the period from the year 1994 to 2014 and in the said search also, any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect and I have found that Keshubhai Bavabhai Korat, Resi. Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights). is the sole absolute owner and occupier and possessor of the said land.

4. I have verified the following documents.



1. Copy of Village form No. 7 x 12 for all the above survey numbers.

2. Copy of Village Form No. 6 (Register of Rights).

5. I do not find any charge, lien, mortgage, encumbrances in respect of the afore-said land nor any suit, petition, appeal, revision seems to be pending in any court of Tribunal in respect thereof. Perusing the above referred documents I

 am of the opinion that the immovable property i.e land referred above, which is more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances beyond reasonable doubt.

All the papers so produced are returned herewith.

SCHEDULE OF ABOVE REFERRED IMMOVEABLE PROPERTY

The Immoveable property bearing non agricultural land of 3096 Sq. Mtrs. (2296 Sq. Mtrs. for residential purpose and 800 Sq.Mtrs. for commercial purpose) of Final Plot No.4/4 allotted to the land of Hec.Are.Sq.Mtrs. 0-51-60 of Akar of Rs.1054.00ps. of Block/Survey No. 529/4 of Account No.

305 on implementation of T.P. Scheme No. 121 of Mouje Village SIM –



Naroda of Taluka – Ahmedabad City East in the registration District Ahmedabad and Sub District Ahmedabad- 6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Keshubhai Bavabhai Korat, Resi. Ahmedabad (who executed Development Agreement with Panth Developers for establishment of scheme in the name of Heaven Heights).

Ahmedabad.

Date : 11/11/2014

FOR, BHARAT K. PATEL ASSOCIATES

MRUGESH BHARATBHAI PATEL

ADVOCATE

NOTE :-

Please note that the registration record of the year 1983 to 1991 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1980 to 2014) 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.

Ahmedabad.

Date : 11/11/2014

FOR, BHARAT K. PATEL ASSOCIATES

MB Patel

MRUGESH BHARATBHAI PATEL



ADVOCATE

