

ADVOCATES

303, Third Floor, Shangrila Arcade, 100 feet Road,
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TITLE CLEARANCE CERTIFICATE

Ref: No. 2281/2018

Re : Investigation of title to the Non-Agricultural Land situate, lying and being at Mouje : Ghuma, Taluka : Dascroi, District : Ahmedabad bearing Block No. 598/A (A Part of Previous Block No. 598 allotted in lieu of Old Revenue Survey Nos. 480/1, 480/5 and 480/6) total admeasuring 4180 sq.mts. which was comprised into Draft T.P. Scheme No. 3 of (Ghuma) and allotted Final Plot No. 75/1 total admeasuring 2508 sq.mts. in the Registration District, Ahmedabad and Sub-District, Ahmedabad-9 (Bopal).

With reference to the above, I have investigated the title to the Land in question, more particularly described in the Schedule hereunder written and submit my opinion on title cum title clearance certificate thereon as under :

That from the search of records being maintained by the Mamlatdar Dascroi Taluka at Ahmedabad and that of Circle Inspector/Talati, Mouje Ghuma as also from the search of the available records being maintained by the District Registrar Ahmedabad and Sub-Registrar, (I) Ahmedabad-1 (City), (II) Ahmedabad-3 (Memnagar) (III) Ahmedabad-9 (Bopal) and (IV) Ahmedabad-14 (Dascroi) through my Search Clerk for the last 30 years as also from the Village Form No 7 and 12, and Village Form No. 6, for mutation entries of the last 30 years duly certified by the Talati Mouje Ghuma, produced before me and believing same to be true, correct and just worthy and also believing the documents/papers/ copies etc. shown to me to be true and genuine and also based upon the information given by owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the title defective, I submit my opinion of title-cum-title clearance certificate thereon as under :

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Gujarat Samachar, Gujarati Edition of 29th September, 2017 inviting claims, if any, in upon or to the said Land in question from any person whomsoever. I have not received any objection/claim in response thereto till today.

In meantime, there was change in the constitution of the said Partnership Firm. i.e. M/s. Swastik Sky Developers and a Deed of Change in Partnership was duly executed by and between (I) (1) Shri Raviraj Kailashsinh Gadhavi (2) Shri Lav Shailendrabhai Patel (3) Shri Suketu Pravinchandra Pandya (4) Shri Sunil Ratubhai Ratada and (5) Shri Pritesh Babulal Patel (As Continuing Partners) and (II) Shri Govind Dudabhai Balva (As Retiring Partner) and accordingly Shri Govind Dudabhai Balva was retired as partner of the said Firm, which was duly registered with the Office of Sub-Registrar, Ahmedabad-9 (Bopal), under Serial No. 802 dated 29-1-2018 and the entry to that effect was also



entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 10857 dated 7-2-2018 duly confirmed by the concerned authority on 5-4-2018.

Further, M/s. Swastik Sky Developers, a Partnership Firm through its Partners i.e. (1) Shri Raviraj Kailashsinh Gadhavi (2) Shri Lav Shailendrabhai Patel (3) Shri Suketu Pravinchandra Pandya (4) Shri Sunil Ratubhai Ratada and (5) Shri Pritesh Babulal Patel have sold and conveyed the said Non-Agricultural land bearing Block No. 598/A (A Part of Previous Block No. 598 allotted in lieu of Old Revenue Survey Nos. 480/1, 480/5 and 480/6) total admeasuring 4180 sq.mts. which was comprised into Draft T.P. Scheme No. 3 of (Ghuma) and allotted Final Plot No. 75/1 total admeasuring 2508 sq.mts. to M/s. Shikhar Infra, a Partnership Firm through its Administrative Partner Shri Satish Babulal Sorathiya by a Deed of Conveyance, which was duly registered with the Office of Sub-Registrar, Ahmedabad-9 (Bopal), under Serial No. 6983 dated 21-6-2018, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 11025 dated 28-6-2018 (Kachi Entry) which is yet to be certified and confirmed by the concerned authority and since then M/s. Shikhar Infra, a Partnership Firm through its Administrative Partner Shri Satish Babulal Sorathiya is holding the said land as an absolute owner and possessor thereof.

Further, (I) an Indemnity Bond Cum Declaration and (II) a General Power of Attorney (As per 45-A Type) were duly executed by M/s. Swastik Sky Developers, a Partnership Firm through its Partners i.e. (1) Shri Raviraj Kailashsinh Gadhavi (2) Shri Lav Shailendrabhai Patel (3) Shri Suketu Pravinchandra Pandya (4) Shri Sunil Ratubhai Ratada and (5) Shri Pritesh Babulal Patel in favour of M/s. Shikhar Infra, a Partnership Firm through its Administrative Partner Shri Satish Babulal Sorathiya in respect of the said land in question which were duly registered with the Office of Sub-Registrar, Ahmedabad-9 (Bopal), under Serial Nos. 6984 and 6985 both dated 21-6-2018.

Thus, M/s. Shikhar Infra, a Partnership Firm through its Administrative Partner Shri Satish Babulal Sorathiya is the absolute owner and possessor of the said Non-Agricultural Land situate, lying and being at Mouje : Ghuma, Taluka : Dascroi, District : Ahmedabad bearing Block No. 598/A (A Part of Previous Block No. 598 allotted in lieu of Old Revenue Survey Nos. 480/1, 480/5 and 480/6) total admeasuring 4180 sq.mts. which was comprised into Draft T.P. Scheme No. 3 of (Ghuma) and allotted Final Plot No. 75/1 total admeasuring 2508 sq.mts. in the Registration District Ahmedabad and Sub-District, Ahmedabad-9 (Bopal).

Further the Land in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/1999 and hence no permission thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby opine that the title to the Land in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :

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1. Release Deed OR Confirmation Deed is required to be executed by (1) Shri Ashokkumar Vadilal (2) Urmilaben Vadilal and (3) Savitaben Vadilal for all transaction i.e. Revenue Entries from time to time recording of Sale Deeds, and Related Orders in respect of the said land in question and same is required to be duly registered with the Office of Sub-Registrar, Ahmedabad-9 (Bopal).
2. Mutation Entry No. 11025 dated 28-6-2018 (Kachi Entry) duly maintained by the Mouje : Ghuma, Taluka : Dascroi, District : Ahmedabad is being duly certified and confirmed by concerned revenue authority in due course.
3. Terms and conditions of N. A. Orders.
4. Provisions of the Town Planning and Urban Development Act.
5. Usual Declaration on title is being made on oath by All Partners of M/s. Shikhar Infra, a Partnership Firm.

Note : Please note that Search of Registration Records of the year 1987 to 1993 at the Office of the Sub-Registrar, Ahmedabad-1 (City) is carried out and records of the year 1987 to 1993 are destroyed/torned out or in dilapidated condition, hence it could not be inspected and searches thereof is not available, I have found that, some part of available Index-II records are torned and the entries are also not up-to-date maintained and also Computerised Records for (I) the year 1994 to 2011 at Office of Sub-Registrar, Ahmedabad-3 (Memnagar) (II) the year 2011 to 2018 at Office of Sub-Registrar, Ahmedabad-9 (Bopal) and (III) the year 2011 to 2018 at Office of Sub-Registrar, Ahmedabad-14 (Dascroi) are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non- Agricultural Land situate, lying and being at Mouje : Ghuma, Taluka : Dascroi, District : Ahmedabad bearing Block No. 598/A (A Part of Previous Block No. 598 allotted in lieu of Old Revenue Survey Nos. 480/1, 480/5 and 480/6) total admeasuring 4180 sq.mts. which was comprised into Draft T.P. Scheme No. 3 of (Ghuma) and allotted Final Plot No. 75/1 total admeasuring 2508 sq.mts. in the Registration District Ahmedabad and Sub-District, Ahmedabad-9 (Bopal) and the same is bounded as follows :

On or towards the East : 18 mts. Road.
On or towards the West : Land of Final Plot No. 75/2.
On or towards the North : Land of Final Plot No. 74/2.
On or towards the South : Land of Final Plot No. 74/3.

Date : 23-7-2018

Place : Ahmedabad.



For, A. G. BAPAT & CO.

(ANAND G. BAPAT)

Advocate