

TITLE CLEARANCE CERTIFICATE

MOUJE : RAMOL
TALUKA : VATVA
DISTRICT : AHMEDABAD
BLOCK/SURVEY NO.: 578/A/1
F.P. NO. : 44/1
T.P. SCHEME NO. : 107
Hec. Are. Sq. Mtrs. : 0-58-68 (SURVEY)
Hec. Are. Sq. Mtrs. : 0-35-21 (FP)
Non Agricultural land



BHARAT K. PATEL ASSOCIATES

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REF: TCC/RAMOL-578-A-1/22/T-8 | 19

Dated :19/2/2019

To,

Aditya Developers, a partnership firm's
Administrative partners,

- (1) Kalpesh Bhagwatbhai Patel
 - (2) Bhadreshbhai Hargovanbhai Prajapati,
 - (3) Rasikbhai Somabhai Prajapati
- All Resi. of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT:- Title Clearance Certificate in respect of the rest
of non agriculture land of Hec. Are. Sq. Mtrs. 0-
35-21 for residential purpose after T.P.
Deduction of Final Plot No. 44/1 allotted to the
land of Hec. Are. Sq. Mtrs. 0-58-68 and Akar of
Rs.3.97Ps. of Block / Survey No. 578/A/1 on
implementation of T.P. Scheme No. 107 of Mouje
Village SIM – Ramol of Tal. Vatva in the
registration District Ahmedabad, Sub District
Ahmedabad Zone – 11 (Aslali) belong to and
situated in the sole absolute ownership,
occupation and possession of Aditya Developers,

a partnership firm's Administrative partners (1) Kalpesh Bhagwatbhai Patel (2) Bhadreshbhai Hargovanbhai Prajapati and (3) Rasikbhai Somabhai Prajapati, all Resi. of Ahmedabad.

Respected Sir,

As per the instruction given by Aditya Developers, a partnership firm's Administrative partners (1) Kalpesh Bhagwatbhai Patel (2) Bhadreshbhai Hargovanbhai Prajapati and (3) Rasikbhai Somabhai Prajapati, all Resi. of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land, I have inspected and investigated the title to the above referred land by taking search in the office of the Sub Registrar, Ahmedabad- 1 (City), Ahmedabad - 5 (Narol), Ahmedabad - 11 (Aslali) and Ahmedabad - 13 (City Taluka Agri.) and other offices and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.

**1. COPY OF VILLAGE FORM NO. 7X12
(RAMOL-578/A/1)**

The rest of non agriculture land of Hec. Are. Sq. Mtrs. 0-35-21 for residential purpose after T.P. Deduction of Final Plot

No. 44/1 allotted to the land of Hec. Are. Sq. Mtrs. 0-58-68 and Akar of Rs.3.97Ps. of Block / Survey No. 578/A/1 on implementation of T.P. Scheme No. 107 of Mouje Village SIM - Ramol of Tal. Vatva in the registration District Ahmedabad, Sub District Ahmedabad Zone - 11 (Aslali) belong to and situated in the sole absolute ownership, occupation and possession of Aditya Developers, a partnership firm's Administrative partners (1) Kalpesh Bhagwatbhai Patel (2) Bhadreshbhai Hargovanbhai Prajapati and (3) Rasikbhai Somabhai Prajapati, all Resi. of Ahmedabad..

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on 07/02/2019, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.

3. I have verified following documents.

1. Copy of Village Form No. 7/12 of the above referred Survey Number.

2. Copy of Village Form No. 6.
3. Search report issued by the Sub Registrar, Ahmedabad - 1 (City), Ahmedabad - 5 (Narol), Ahmedabad - 11 (Aslali) and Ahmedabad - 13 (City Taluka Agri.).

4. SEARCH REPORT

That search at the office of the Sub Registrar, Ahmedabad - 1 (City) (Receipt No. 2019002003960 dated 07/02/2019) for the period from the year 1986 to 1993 and search at the office of the Sub Registrar, Ahmedabad - 5 (Narol) (Receipt No. 2019005003377 dated 07/02/2019) for the period from the year 1994 to 2011 and search at the office of the Sub Registrar, Ahmedabad - 11 (Aslali) (Receipt No. 2019311003542 dated 06/02/2019) for the period from the year 2011 to 2019 and search at the office of the Sub Registrar, Ahmedabad - 13 (City Taluka Agri.) (Receipt No. 2019313000935 dated 07/02/2019) for the period from the year 2012 to 2019 and other offices was taken out but any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect.

5. That I have caused necessary search from the relevant records and documents produced before me and find that in

my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Land Revenue Act (2) provisions of Bombay Tenancy Act (3) any other law, Act in force applicable to the said land and (4) usual declaration made at the time of transfer.

6. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance in respect of the above referred property nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder, is clear, marketable and free from any encumbrances beyond reasonable doubt subject to the entry No. 9545 dated 16/01/2019 being certified by the competent Revenue  Authority.

All the papers so produced are returned herewith.

THE SCHEDULE OF ABOVE REFERRED PROPERTY.

**the rest of non agriculture land of Hec. Are. Sq. Mtrs.
0-35-21 for residential purpose after T.P. Deduction of
Final Plot No. 44/1 allotted to the land of Hec. Are. Sq.**

Mtrs. 0-58-68 and Akar of Rs.3.97Ps. of Block / Survey No. 578/A/1 on implementation of T.P. Scheme No. 107 of Mouje Village SIM – Ramol of Tal. Vatva in the registration District Ahmedabad, Sub District Ahmedabad Zone – 11 (Aslali) belong to and situated in the sole absolute ownership, occupation and possession of Aditya Developers, a partnership firm's Administrative partners (1) Kalpesh Bhagwatbhai Patel (2) Bhadreshbhai Hargovanbhai Prajapati and (3) Rasikbhai Somabhai Prajapati, all Resi. of Ahmedabad.

Dated this 19th day of February, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

MB Patel

ADVOCATE

NOTE :

Please note that the registration record of the year 1994 to 2019 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 to 2019) 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.

Dated this 19th day of February, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES



ADVOCATE

NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BEFORE ANY COURT OF LAW.

