

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

E.NO. G/425/1977.

GAWF NO. AM/GRT/21251 Date:- 14/07/2005

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Date : 17/01/2023

TITLE CLEARANCE CERTIFICATE

TO,

"DEV HOUSING CORPORATION"

Office No. 304, Radhe Square,
Nr. Reliance Cross, Dholakuva,
Kudasan, Gandhinagar.



Ref:- Non Agricultural land bearing Re Block No. 764 (Old Block No. 412) admeasuring about 4729 sq.mtrs. land covered under Draft Town Planning Scheme No. 28 (Sargasan- Por -Kudasan) and allotted Final Plot No. 145 admeasuring about 2837 sq. mtrs land thereabouts situate, lying & being at Mouje Por Sim, District GANDHINAGAR & Sub District GANDHINAGAR and belonging to **"DEV HOUSING CORPORATION"**

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THIS IS TO CERTIFY THAT, Instruction from previous land holder "Shivalik Buildcon" I issued a Public Notice in "Divya Bhaskar" News Paper dated-22/10/2021 & "Gujarat Samachar" News Paper dated-23/10/2021 & "Sandesh" News Paper dated-24/10/2021 and inviting any right, claim or interest if any in the said land. and then I have taken the necessary searches for more than last 30 years from the Record of Talati and Sub-Registrar of GANDHINAGAR by receipt no. 2021048068127 dated 22/10/2021.

Thereafter for the purpose of obtaining the permission for Non-agriculture use objective in respect of the said Old Tenure land admeasuring 4729 Sq. meters of the said Re-Block No. 764, the original land owner of the said land Shri Trusharbhair Rameshbhai Patel had made an Application to the office of the Ld. District Collector Gandhinagar District and in response thereto, the Ld. District Collector Gandhinagar city vide his order No. CB/JAMIN/B.KHE/S.R.64/17/VASHI.13565 TO 13579/2018 , Dated 12/04/2018 had given such permission. The note of the said Non-agriculture order is made in the Record of Rights vide entry Serial No. 8427 dt. 25/04/2018 and thereafter the said entry is duly certified on dt. 08/06/2018 by the relevant Competent Officer.

Thereafter **"DEV HOUSING CORPORATION"** had purchased the said Non Agricultural land bearing bearing Re Block No. 764 (Old Block No. 412) admeasuring about 4729 sq.mtrs. land from the land holder "SHIVALIK

BUILDCON" by legal Sale Deed duly registered in the Office of Hon. Sub Registrar of Gandhinagar on dated 11/01/2022 under Serial No. 1272. And by virtue of the sale deed, name of the **"DEV HOUSING CORPORATION"** entered in the Record of Right by Entry No. 9552 dated 18/01/2022 and thereafter the said entry is duly certified on dt.08/03/2022 by the relevant Competent Officer.

Thereafter for the purpose of obtaining the Revise permission for Non-agriculture land admeasuring 4729 Sq. meters Paiki 500 sq. mtrs of the said Re-Block No. 764, the land owner of the said land had made an Application to the office of the Ld. District Collector Gandhinagar District and in response thereto, the Ld. District Collector Gandhinagar city vide his order No. 988/06/03/044/2022, Dated 21/04/2022 had given such permission. The note of the said Revise Non-agriculture order is made in the Record of Rights vide entry Serial No. 9668 dt. 21/04/2022 and thereafter the said entry is duly certified on dt. 23/05/2022 by the relevant Competent Officer.

Then After we have also taken the declaration dated 17/01/2023 from Land owner and have gone through relevant papers and have Investigated the title to the Non Agricultural land belonging to **"DEV HOUSING CORPORATION"** Who is a owner of above Re Block No. 764 (Old Block No. 412) admeasuring about 4729 sq.mtrs. land covered under Draft Town Planning Scheme No. 28 (Sargasan- Por -Kudasan) and allotted Final Plot No. 145 admeasuring about 2837 sq. mtrs land thereabouts situate, lying & being at Mouje Por Sim, District GANDHINAGAR & Sub District GANDHINAGAR which is more particularly described in the Schedule here under written and have found the same to be clear, marketable and free from reasonable doubts and encumbrances subject to the...

[1]... To maintain and fulfillment the terms and conditions stipulated in the Non-Agricultural Permission dated -12/04/2018 & Revise Non-Agricultural Permission dated -21/04/2022 and Development Permission Dated 06/01/2023.

[2]... Any other Law, Rules, Acts, Applicable in force.

NOTE :-

[1].. Please note that the registration record of the year 1990 to 2006 sub registrar's office is destroyed / torn out. Hence it can not be inspected and its search is not available . That the computerized record is not well prepared / maintained by state government agency and hence may be erroneous.

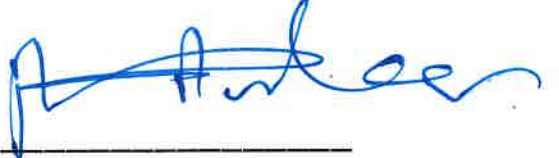
[2].. We have informed that at present no litigation / suits are filed/ pending before any judicial / quasi judicial authorities and we have issued this certificate on the basis of documents provided to us.

- THE SCHEDULE ABOVE REFERRED TO

18 All the piece of parcel of Non Agricultural land bearing Re Block No. 764 (Old Block No. 412) admeasuring about 4729 sq.mtrs. land covered under Draft Town Planning Scheme No. 28 (Sargasan- Por -Kudasan) and allotted Final Plot No. 145 admeasuring about 2837 sq. mtrs land thereabouts situate, lying & being at Mouje Por Sim, District GANDHINAGAR & Sub District GANDHINAGAR

DATED THIS 17th DAY OF JANUARY, 2023




[N. K. PATEL]
Advocate