



Date : 11-5-18

TITLE CLEARENCE CERTIFICATE

Reg: Investigation of the titles of the property bearing Final Plot No.120 paiki, T.P.S. No.2 admeasuring 714 Sq.Yrds. i.e. 557 Sq.Mtrs. (Plot area) with construction of Ground Floor and First Floor of Mouje Rajpur Hirpur, Taluka Maninagar, District Ahmedabad.

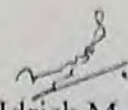
Owner: Mr. Sahir Snehal Parekh

In pursuance to the request of Mr. Sahir Snehal Parekh, the owner of the property of F.P. No.120 paiki of Rajpur Hirpur, I have investigated the titles of the above property. Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.26-4-18. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said property. On such searches and verification of documents, I am of the opinion that the titles of the property under reference are clear, marketable and beyond any reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable.

Place: Ahmedabad

Date : 11-5-18




 Idrish M. Bengali
 B.A., LL.M., Advocate

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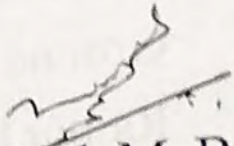
DESCRIPTION OF THE PROPERTY

An immovable property bearing Final Plot No.120 paiki, T.P.S. No.2 admeasuring 714 Sq.Yrds. i.e. 557 Sq.Mtrs. (Plot area) with construction of Ground Floor and First Floor of Mouje Rajpur Hirpur, Taluka Maninagar, District Ahmedabad.

Place: Ahmedabad

Date : 11-5-18




Idrish M. Bengali
B.A., LL.M., Advocate

Date : 11-5-18

TITLE SEARCH REPORT CUM CERTIFICATE

Reg: Investigation of the titles of the property bearing Final Plot No.120 paiki, T.P.S. No.2 admeasuring 714 Sq.Yrds. i.e. 557 Sq.Mtrs. (Plot area) with construction of Ground Floor and First Floor of Mouje Rajpur Hirpur, Taluka Maninagar, District Ahmedabad.

Owner: Mr. Sahir Snehal Parekh

In pursuance to the request of Mr. Sahir Snehal Parekh, the owner of the property of F.P. No.120 paiki of Rajpur Hirpur, I have investigated the titles of the said property and my findings to its are as under :

(1) Said property of F.P. No.120 paiki admeasuring 714 Sq.Yrds. was originally having Sub Plot No.I admeasuring 600 Sq.Yrds. and Sub Plot No.H paiki admeasuring 114 Sq.Yrds.

(2) Ahmedali Mamad Ravji, Ibrahim Mamad Ravji and Kamruddin Mamad Ravji, jointly purchased the land of Sub Plot No.I admeasuring 600 Sq.Yrds. from Alibhai Bhurabhai Charaniya under sale deed dtd.4-4-1955.

(3) Thereafter, Ibrahim Mamad Ravji and Kamruddin Mamad Ravji sold and transferred their share in the said property of Sub Plot No.I to Ahmedali Mamad Ravji as per sale deed dtd.19-6-57, Reg. No.3289.



(4) Shri Ismaliya Co.Op. Hou.Soc. Ltd. sold and transferred the land of F.P. No.120 paiki Sub Plot No.H paiki admeasuring 114 Sq.Yrds. to Ahmedali Mamad Ravji under sale deed dtd.3-1-68, Reg. No.79.

(5) In view of the above three sale deeds, Ahmedali Mamad Ravji became the owner and occupier of land of F.P. No.120 paiki Sub Plot No.H paiki admeasuring 114 Sq.Yrds. and Sub Plot No.I admeasuring 600 Sq.Yrds. in all admeasuring 714 Sq.Yrds.

(6) Mutation Entry No.334 dtd.16-8-45 is related to succession of lessee Manilal Harivallabhdas Bhagat.

(7) Mutation Entry No.627 dtd.14-4-52 is related to succession of owner Bai Fatma Rahematullah.

(8) Mutation Entry No.778 dtd.22-3-53 is not related to this land.

(9) Mutation Entry No.876 dtd.21-9-53 is related to the land of Sub Plot No.F.

(10) Mutation Entry No.879 dtd.21-9-53 is related to the land of Sub Plot No.B and C.

(11) Mutation Entry No.881 dtd.21-9-53 is related to land of Sub Plot No.B and C.

(12) Mutation Entry No.7712 dtd.12-3-59 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.11-3-58.

(3)

(13) Mutation Entry No.7731 dtd.15-3-59 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.21-1-59.

(14) Mutation Entry No.12101 dtd.14-8-68 is related to Sub Plot No.B, C, E and F.

(15) Mutation Entry No.12153 dtd.17-9-68 is not related to this land.

(16) Mutation Entry No.12174 dtd.20-9-68 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.3-1-68.

(17) Mutation Entry No.12237 dtd.28-9-68 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.3-1-68.

(18) Mutation Entry No.12238 dtd.28-9-68 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.3-1-68.

(19) Mutation Entry No.12239 dtd.28-9-68 is related to purchase of land of F.P. No.120 paiki by Ismalia Co.op.Hou.Soc. Ltd. under sale deed dtd.3-1-68.



(20) Mutation Entry No.13973 dtd.6-1-71 is related to release in favour of Ismalia Co.op.Hou.Soc. Ltd.

(21) Mutation Entry No.15188 dtd.28-12-72 is not related to this land.

(22) Mutation Entry No.17025 dtd.3-7-77 is not related to this land.

(23) Mutation Entry No.20124 dtd.27-8-84 is not related to this land.

(24) Ahmedali Mamadbhai Ravji died and therefore name of Khurshidben Ahmedbhai Ravji was entered in revenue record by Mutation Entry No.20809 dated 21-4-86.

(25) Mutation Entry No.23053 dtd.16-7-91 is not related to this land.

(26) Mutation Entry No.23332 dtd.17-3-92 is not related to this land.

(27) Mutation Entry No.23536 dtd.14-10-92 is not related to this land.

(28) Mutation Entry No.23566 and Mutation Entry No.23567 both dtd.21-11-92 are not related to this land.

(29) Mutation Entry No.25530 dtd.14-11-97 is not related to this land.

(30) Mutation Entry No.25964 dtd.20-2-99 is related to charge of arrears of income tax on the property under reference.

(31) Mutation Entry No.26188 dtd.11-8-99 is related to the injunction order granted in Civil Suit No.6442/

(3)

98, by which an order to maintain status-quo was granted and charge was created.

(32) Mutation Entry No.27316 dtd.6-12-03 is related to charge of Sardar Vallabhbhai Sahkari Bank Ltd.

(33) Mutation Entry No.28560 dtd.8-3-08 is related to correction in revenue record while entering the record in computer.

(34) Mutation Entry No.28656 dtd.21-5-08 is related to removal of charge of the property of Pink Park society.

(35) Mutation Entry No.28678 dtd.9-6-08 is related to removal of charge of the property of Sirajbhai Nazarali.

(36) Mutation Entry No.29194 dtd.9-1-09 is related to correction in computer record.

(37) Mutation Entry No.29328 dtd.20-1-09 is related to removal of charge as created by Mutation Entry No.15188.

(38) Mutation Entry No.29517 dtd.7-8-09 is not related to this land.

(39) Mutation Entry No.29521 dtd.7-8-09 is not related to this land.

(40) Mutation Entry No.29580 dtd.9-11-09 is not related to this land.





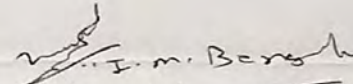
Date : 16-5-18

To whom it may concern

This is to certify that the property bearing Final Plot No.120 paiki, T.P.S. No.2 admeasuring 714 Sq.Yrds. i.e. 557 Sq.Mtrs. (Plot area) with construction of Ground Floor and First Floor of Mouje Rajpur Hirpur, Taluka Maninagar, District Ahmedabad is under the ownership of Sahir Snehal Parekh. He requested us to issue title clearnace certificate for the purpose of selling the said property to M/s. Patel Buildcon, a partnership firm and accordingly we have issued title clearance certificate of the said property on dtd.11-5-18.

Ahmedabad

Dat : 16-5-18


(Advocate)