



**Durgesh M. Dave**

**(Advocate & Notary)**

**Off. : 15, Sardar Complex, 1st Floor,  
Nr. Govindwadi, Isanpur,  
Ahmedabad-382443.  
M : 99249-18540**

Ref No. :

Date : 30 MAR 2023

## **TITLE CLEARANCE CERTIFICATE**

**REFERENCE :** Investigation of Title to the Property being non-agriculture land bearing Survey No. 151/2, Khata No. 1675 admeasuring 6475 Sq.Mtrs. T.P. Scheme No. 128, Final Plot No. 73/2 admeasuring 3885 Sq.Mtrs of Mouje Vatva, Taluka Vatva, District Ahmedabad Sub District Ahmedabad-II (Aslali).



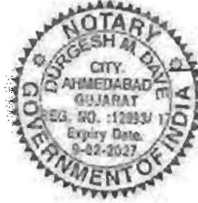
**OWNERS :** M/s. Ved Deep Developers  
a Partnership Firm

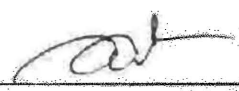
In Pursuance with the request to M/s. Ved Deep Developers a Partnership Firm, the owners of the land Survey No. 151/2, T.P.S. No. 128, Final Plot No. 73/2 of Mouje Vatva, Taluka Vatva, District Ahmedabad. I have investigated the titles of the above piece of land. Our Search cleark has taken search of available Sub-Registry record as well as available revenue record from 1994 to 2023. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land, On Such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable, subject to private encumbrance if any.

I the undersigned Advocate has been practicing since last 19 years. My Sanad No. is G-1460/2004.

Place : Ahmedabad

Date : 30-03-2023



  
D. M. Dave  
Advocate & Notary

### DESCRIPTIO OF PROPERTY

All That Piece ad parcel of the property being non-agriculture land bearing Survey No. 151/2, Khata No. 1675 admeasuring 6475 Sq.Mtrs. T.P. Scheme No. 128, Final Plot No. 73/2 admeasuring 3885 Sq.Mtrs of Mouje Vatva, Taluka Vatva, District Ahmedabad Sub District Ahmedabad-II (Aslali).

Place : Ahmedabad

Date : 30-03-2023



  
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## **TITLE SEARCH REPORT**



**REFERENCE :** Investigation of Title to the Property being non-agriculture land bearing Survey No. 151/2, Khata No. 1675 admeasuring 6475 Sq.Mtrs. T.P. Scheme No. 128, Final Plot No. 73/2 admeasuring 3885 Sq.Mtrs of Mouje, Vatva, Taluka Vatva, District Ahmedabad Sub District Ahmedabad-11 (Aslali).

**OWNERS :** M/s. Ved Deep Developers  
a Partnership Firm

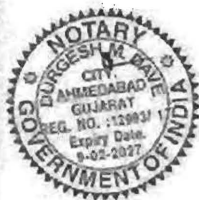
In Pursuance with the request to **M/s. Ved Deep Developers a Partnership Firm**, the owners of the land Survey No. 151/2, T.P.S. No. 128, Final Plot No. 73/2 of Mouje Vatva, Taluka Vatva, District Ahmedabad, I have investigated the titles of the said land and my findings to it are as under.

1. The land of Survey No. 151 of Mouje Vatva, Taluka Daskroi, District Ahmedabad was under the ownership of Mohammed Majruddin Mirali Saiyed and Becharbhai Shanabhai and others were shown as tenants of the said land.





2. It is evident from the Mutation Entry No. 6790 Dated : 27-12-1968 that Becharbhai Sanabhai and other were declared as deemed purchaser of the land of Survey No. 151 paiki 6475 sq.mtrs. in the proceeding u/s 32-G of Tenancy Act. Thereby, Becharbhai Sanabhai and others became the owners of the land of Survey No.151 paiki 6475 sq.mtrs.
3. Bai Sona W/o Shanaji Ranchhodji died on dtd. 30-8-76, hence her name was deleted from the revenue record by Mutation Entry No.9232 on Dated : 6-10-1979.
4. Laxmiben D/o Sanaji Ranchhodji waived her right from the said land. Necessary entry was made in the revenue record by Mutation entry 9233 on Dated : 6-10-1979 to that effect.
5. Punjaji Sanaji died on Dated : 7-1-85 leaving behind his successors namely Motiben Punjaji, Chanchiben Punjaji, Manjiben Punjaji, Subhadraaben Punjaji and Gangaben Punjaji. Necessary entry was made in revenue record by Entry No. 10494 on Dated : 27-8-1979.
6. Shankarji Shanaji died on Dated : 13-11-92. Hence, names of Jivaben Shankarji, Abhesang Shankarji, Hiraben Shankarji and Vajesang Shankarji were brought in revenue record by Mutation Entry No.11128 on Dated : 29-12-93 as successors of said deceased.
7. Thereafter, Becharji Shanaji and others sold and conveyed the said land of Survey No. 151 Paiki 6475 Sq.Mtrs by executing registered sale deed in favour of Bababhai Mangalbhai and Chhaganbhai Mangalbhai on dtd.17-1-94 and same was registered with the office of Sub-Registrar, Ahmedabad at Sr. No.853.





8. On the basis of the registered sale deed names of Bababhai Mangalbhai and Chhaganbhai Mangalbhai were entered in the revenue record by Mutation Entry No.11136 on dtd. 9-2-94 and same was certified by revenue authority on dtd. 24-3-94. Thereby, Bababhai Mangalbhai and Chhaganbhai Mangalbhai became the owners and occupiers of the land of Survey No.151 paiki 6475 Sq.Mtrs. of Mouje Vatva, Taluka Daskroi, District Ahmedabad. Said land of S.No.151 paiki 6475 sq.mtrs. is shown in Khata No.1157.
9. Thereafter, said Bababhai Mangalbhai and Chhaganbhai Mangalbhai sold and transferred the said land to (1) Rajulben Arvindbhai Shah and (2) Vaishaliben Arvindbhai Shah by registered sale deed dtd.8-12-09 registered no.8501. Names of said purchasers (1) Rajulben Arvindbhai Shah and (2) Vaishaliben Arvindbhai Shah were entered in revenue record by Mutation Entry No.15637 dtd.21-12-09 and same was certified by revenue authority on Dated : 24-2-2010.
10. Said land of Survey No. 151 paiki admeasuring 6475 Sq.Mtrs is covered in T.P. Scheme No. 128 in which said land is give Fianl Plot No. 73/2 admeasuring 3885 Sq.Mtrs.
11. DILR made the durasti of the land of Survey No.151 and KJP Form No.37 was issued. On the basis of said KJP Durasti, Mutation Entry No.16307 dtd.27-11-10 was made in revenue record and thereby said land was sub-divided into two parts, land of Survey No.151/1 was shown in the names of Saiyad Fatemabegum and others while land of Survey No. 151/2 was shown in the names of Rajiben alias Rajulaben Arvindbhai Shah and Vaishali Arvindbhai Shah.





12. The Collector, Ahmedabad granted N.A. permission to the said land as per Order No.CB/land-2/ NA/SR-889/2011 dtd.23-9-11 and Mutation Entry No.17094 dtd.26-12-11 was made in revenue record on the basis of said N.A. order.

13. In view of the registered sale and mutation entry (1) Rajulben Arvindbhai Shah and (2) Vaishaliben Arvindbhai Shah became the owners and occupiers of the said piece of land with clear and marketable titles.

14. (1) Rajulben Arvindbhai Shah and (2) Vaishaliben Arvindbhai Shah have executed Sale Deed in favour of M/s. Ved Deep Developers on Dated : 04-02-2022 and same is registered with Sub-Registrar Ahmedabad- 11(Aslali) at Sr. No. 2136/2022 which sale entry is certified by the appropriate authority by under their mutation entry No. 22297 on dated : 13-04-2022.

15. Our Search Clerk has taken search of available sub- registry record from year 1994 to 2003 as well as available revenue record. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land, subject to private encumbrances if any.

16. Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts, subject to private encumbrances if any.

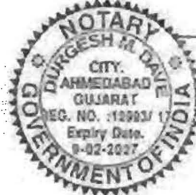


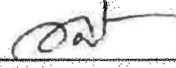


17. I the undersigned Advocate has been practicing since last 19 years.  
My Sanad No. is G-1460/2004.

Place : Ahmedabad

Date : 30-03-2023



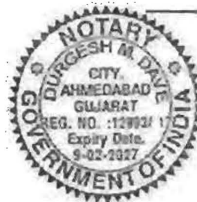
  
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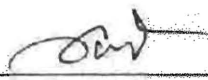
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