

સુધી પ્રમુખશ્રીને સુધી પ્રમુખશ્રીને

સુધી પ્રમુખશ્રીને સુધી પ્રમુખશ્રીને

કાઈલનું નંબર.....

તાલીખ.....

પાર્ટીનું નામ.....

સોસાયટીનું નામ.....

મોજે.....

તાલુકો..... જિલ્લો.....

સર્વે નં.....

બ્લોક નં.....

ટી.પી.સ્કીમ નં.....

કા.પ્લોટ નં.....

ફ્લોટ નં.....

ટેન્ડર નં.....

કુકાન/આડીસ નં.....

સબ-પ્લોટ નં.....

કોનકેશન.....

જમીન જુની/ નવી શરત.....

સાર્થ વર્ષ-૩૦

સાર્થ વર્ષ-૩૦

૧૯૮૦	૧૯૮૧	૧૯૮૨	૧૯૮૩	૧૯૮૪	૧૯૮૫	૧૯૮૬	૧૯૮૭	૧૯૮૮	૧૯૮૯	૧૯૯૦
૧૯૯૧	૧૯૯૨	૧૯૯૩	૧૯૯૪	૧૯૯૫	૧૯૯૬	૧૯૯૭	૧૯૯૮	૧૯૯૯	૨૦૦૦	૨૦૦૧
૨૦૦૨	૨૦૦૩	૨૦૦૪	૨૦૦૫	૨૦૦૬	૨૦૦૭	૨૦૦૮	૨૦૦૯	૨૦૧૦	૨૦૧૧	૨૦૧૨
૨૦૧૩	૨૦૧૪	૨૦૧૫	૨૦૧૬	૨૦૧૭	૨૦૧૮	૨૦૧૯	૨૦૨૦	૨૦૨૧	૨૦૨૨	૨૦૨૩

(૧) ૧૯૮૦-૨૦૨૩ ના સુધી પ્રમુખશ્રીને સુધી પ્રમુખશ્રીને

(૨)

(૩)

રીપોર્ટ:-.....

સને-૧૯૯૪ થી ૨૦૧૮ સુધી કોમ્યુનિટી સર્વે રીપોર્ટ

અરજી પહોંચ

મેલકતનું વર્ણન સર્વે નં- ૪૮૫/પી પ્લોટ નં- ૧૫૨૭

Search in : નરોડા/NARODA

પહોંચ નંબર: ૨૦૧૮૦૦૨૦૧૧૧૬૧

અરજી નંબર: ૯૧૪૭

અરજી વર્ષ: ૨૦૧૮

તા: ૧૬

માહે: એપ્રિલ

સને: ૨૦૧૮

રજુ કરનારનું નામ ભરત કે પટેલ (cr)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૦

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

Year : ૧૯૮૦ ૧૯૮૩

૮૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૮૦

અંકે રૂપીયા એસી પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(MUKURKUMAR K PANDYA)

સબ રજીસ્ટ્રાર

અમદાવાદ-૧ City

IGR-NIC

-4314597610586996237

૧૬/૪/૨૦૧૮

૩:૪૭:૧૦ pm

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોકનં-485/પી પ્લોટનં-1527

Search in : નરોડા /NARODA

પહોંચ નંબર ૨૦૧૮૦૦૬૦૧૬૧૩૩

અરજી નંબર

૮૮૮૮

અરજી વર્ષ

૨૦૧૮

તારીખ ૧૫

માહે

એપ્રિલ

સને

૨૦૧૮

રજુ કરનારનું નામ ભરત કે પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 1994 2019

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....



૨૪૦.૦૦

કુલ એકદરે રૂ.

૨૪૦.૦૦

અંકે રૂપીયા બે સો ચાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Vijaybhai Malubhai Patel

સબ રજીસ્ટ્રાર

અમદાવાદ-૬- નરોડા

TITLE CLEARANCE CERTIFICATE

MOUJE : NARODA

TALUKA : ASARWA

DISTRICT : AHMEDABAD

BLOCK/SURVEY NO.: 485/P

PLOT NO. : 1527 IN GIDC, NARODA

AREA : 500 SQ. MRS.

NATURE OF LAND : NON AGRICULTURE

LAND



BHARAT K. PATEL ASSOCIATES

-: Office :-

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Ph : 079-25853404/07 I Fax : 079-25853404 I M. : 9925032214

Web : www.bkpatelassociates.com
e-mail : bharatkpatelassociate@yahoo.com



REF: TCC/NARODA-485P/F-15/T-18/2019

Dated :18/4/2019

To,
Manishkumar Kantibhai Patel,
Prop. of M/s. Himani Construction,
Resi. of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT: Title Clearance Certificate in respect of the non agriculture land for commercial purpose of about 500 sq. mtrs. together with leasehold rights of Plot No. 1527 out of the different plots made by Gujarat Industrial Development Corporation on the land of Block / Survey No. 485/P of Mouje Village Naroda of Talukak Asarwa in the registration District Sub District Ahmedabad Zone-6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Manishkumar Kantibhai Patel, Proprietor of M/s. Himani Construction, Resi. of Ahmedabad

who has executed registered development Agreement No. 6149 dated 02/04/2019 in favour of M/s. Shree Developers, a partnership firm's partners (1) Manishkumar Kantilal Patel (Partner of 50%) and (2) Alkeshkumar Ramanlal Patel (Partner of 50%) for development of the said land and to float a scheme on the said land.

Respected Sir,

As per the instruction given by Manishkumar Kantibhai Patel, Proprietor of M/s. Himani Construction, Resi. of Ahmedabad who has executed registered development Agreement No. 6149 dated 02/04/2019 in favour of M/s. Shree Developers, a partnership firm's partners (1) Manishkumar Kantilal Patel (Partner of 50%) and (2) Alkeshkumar Ramanlal Patel (Partner of 50%) for development of the land and to float a scheme on the land, the sole absolute owner, occupier, possessor of the above referred property, I have inspected and investigated the title to the above referred property by taking search in the office of the Sub Registrar, Ahmedabad-1 (City) and also in the office of the Sub Registrar, Ahmedabad-6 (Naroda) 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
(NARODA-485/P)**

The non agriculture land for commercial purpose of about 500 sq. mtrs. together with leasehold rights of Plot No. 1527 out of the different plots made by Gujarat Industrial Development Corporation on the land of Block / Survey No. 485/P of Mouje Village Naroda of Talukak Asarwa in the registration District Sub District Ahmedabad Zone-6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of Manishkumar Kantibhai Patel, Proprietor of M/s. Himani Construction, Resi. of Ahmedabad who has executed registered development Agreement No. 6149 dated 02/04/2019 in favour of M/s. Shree Developers, a partnership firm's partners (1) Manishkumar Kantilal Patel (Partner of 50%) and (2) Alkeshkumar Ramanlal Patel (Partner of 50%) for development of the said land and to float a scheme on the said land.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred property, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on dated 04/04/2019, 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. Registered Development Agreement No. 6149 dated 02/04/2019.
4. Copy of letter No. GIDC/DM/ABD/ALT/3098 dated 29/09/2018 issued by GIDC to M/s. Himani Construction for allotment of Commercial Plot No. 1527 at Naroda Industrial Estate.
5. Copy of letter No. GIDC/RM/ABD/PLT/Naroda/3267 dated 17/10/2018 issued by GIDC to M/s. Himani Construction for handing over possession of Commercial Plot No. 1527 at Naroda Industrial Estate.

6. Copy of Partnership Deed of M/s. Shree Developers executed on dated 12/10/2018.
7. Search report issued by the Sub Registrar, Ahmedabad-1 (City) and Ahmedabad-6 (Naroda).

4. SEARCH REPORT

That search at the office of the Sub Registrar, Ahmedabad - 1 (City) (Receipt No.2019002011161 dated 16.4.2019) for the period from the year 1980 to 1993 and the search at the office of the Sub Registrar, Ahmedabad - 6 (Naroda) (Receipt No.2019006016133 dated 15.4.2019) for the period from the year 1994 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.

All the papers so produced are returned herewith.

THE SCHEDULE OF ABOVE REFERRED PROPERTY.

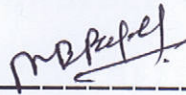
The immoveable property of the non agriculture land for commercial purpose of about 500 sq. mtrs. together with leasehold rights of Plot No. 1527 out of the different plots made by Gujarat Industrial Development Corporation on the land of Block / Survey No. 485/P of Mouje Village Naroda of Talukak Asarwa in the registration District Sub District Ahmedabad Zone-6 (Naroda) belonging to and in sole absolute ownership, occupation and possession of

Manishkumar Kantibhai Patel, Proprietor of M/s. Himani Construction, Resi. of Ahmedabad who has executed registered development Agreement No. 6149 dated 02/04/2019 in favour of M/s. Shree Developers, a partnership firm's partners (1) Manishkumar Kantilal Patel (Partner of 50%) and (2) Alkeshkumar Ramanlal Patel (Partner of 50%) for development of the said land and to float a scheme on the said land.

Dated this 18th day of April, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES




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 18th day of April, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES



M. Patel

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.

