

JAYANTILAL NATVARLAL PARMAR

Advocate & Notary

Govt. Of India

Mob: No. 99098 52249

Office : 4 , Ground Floor, Nilkanth Apartment, Gurudwara Road, Maninagar, Ahmedabad .

Court : Ahmedabad District Court, Nr, Gate No. 2, New Shade Court Compound, Mirzapur, Ahmedabad



TITLE CLEARANCE CERTIFICATE

Title investigation and search report and

Non encumbrances and non burden certificate

To,

Govindbhai Bhailalbhai Patel

R/o. Six Bhag,

B/h. Balmandir

At. Po. Aslali,

Dist : Ahmedabad.

Subject :- Title investigation report of the immovable property of Non agriculture land of Revenue Block No. / Survey No. 1578 (New) and old Survey No. 240 admeasuring 6171 sq.mts. Paiki (3703 sq.mt.) land cut in T.P. scheme of mouje Aslali Taluka Dascroi in registration dist. Ahmedabad - 11 (Aslali) belonging to Mr. Govindbhai Bhailalbhai Patel .

As desire by you we have taken search at available govt. record for last 31 years i.e. 1987 to 2018 as been done by undersigned manually and search from the 1994 to 2018 has been done by the Computerized sheet supply by the sub registrar office of the year 1983 to 1987 are destroyed.

1. Revenue survey No. 240 now the new block Revenue Survey no. 1578 admeasuring 6171 sq. mt. for Industries purpose and 2468 sq.mts. cut in T.P. scheme at mouje Aslali, Ta. Dascroi Dist. Ahmedabad.
2. As per search of revenue record and on the scrutiny of documents supply by we found that originally the land of agriculture land at revenue Survey o. 240 of mouje Aslali, Ta. Dascroi Dist. Ahmedabad lands in the name of Bhailalbhai Desaibhai Patel prior 1976.
3. Thereafter Shri Bhailalbhai Desaibhai Patel was expired on 9.7.76 , leave his legal heirs viz. Samajuben w/o. Bhailalbhai Patel, Kapilaben d/o. Bhailalbhai Patel and Govindbhai Bhailalbhai Patel the entry at the said effect had been noted in the revenue record wide mutation entry no. 7786..
4. Thereafter Kapilaben d/o. Bhailalbhai Patel realize their respective right on 15.10.1975 in respect of the said land in favor of her mother Samajuben and brother Govindbhai the entry of the said effect has been noted in the revenue record wide mutation entry no. 7792 .
5. Thereafter the notification No. Uma.sak / Con by M/s. Settlement Commissioner and Land record secretary, Ahmedabad 1289 dt. 31.03.75 the resolution of revenue department gazette part - I Page NO. 992 dt. 7.4.75 and as per the rules, the ordered has been placed about the joined scheme of said land and its entry was certified in the village form no. 6 (record of rights) with the entry no. 7839.
- 6 Thereafter the said land were divided between the brothers so the said land came in the parts of Govindbhai and Samjuben area of 0-61-71 Heqtur. are Sq. mtrs. (6171 sq.mt.) and so that Govindbhai and Samjuben make a owner of the said land the entry of the said effect had been noted in the Revenue Record wide mutation entry No. 8168 .

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7. Thereafter the owner paiki Samjuben Bhailalbhai Patel expired on 17-7-1997 and so her name was deleted in the rights of joined owner and the entry of the said effect had been noted in the Revenue Record wide mutation entry no. 9997.
8. Thereafter the note no. 11214 of promulgation about the said land is certified.
9. Thereafter about the said land Rs. 25000/- the burden was arise of Aslali Seva Shakari Mandali Ltd and find the entry No. 7877 in revenue record and said burden was removed and the such entry of said removable find with the entry no. 13094 and verified in the revenue record.
10. Thereafter said land and another land owner Lt. Bhailalbhai Desaibhai etc. and tenant Keshavlal Mathurbhai and Chunilal Chaturbhai and their rights of tenant were not arised and so the resolution to stopped the investigation of Mamlatdar and Agricultural panch Dascroi order tenant case no. 6031/77 dt. 2-7-77 the entry was registered with the no. of 7952 before Revenue record.
- Govindbhai Bhailalbhai has applied to delete the entry of burden on the said land so the application certificate from Taluka Development officer no. TP/Masal / Tagav / 640 to 641 / v-15 dated 02/15 the entry no. 13110 of release the burden has been registered.
- The note no. 13683 of promulgation of said surve no. verified entry No. 10864 is wrong entry of chosar village therefore cancelled.
13. As ails given by the Dist. Collector shri in his non agricultural order no. CB / CTS - 1/ NA/ Aslali /Sr. /no. 819/2016 dt. 3-4-17 order has been placed to use the industrial purpose in the form of said survey no. 240 land area 3703 as a non agriculture use as per the rules and regulations of Govt. and entry of the said effect had been noted in the Revenue record wide mutation entry No. 13841

Before issuance of the present title investigation certificate we have issued public notice in local daily newspaper " Divya Bhaskar " on 9-4-18 but we have not received any objection from any party till date .

SCHEDULE OF THE PROPERTY

All that biece and parcel of immovable property of non agricultural land of block / revenue Survey of no. 1578 (old) block / revenue survey no. 240 area 6171 sq. mnt. (0-61-71) at moje Aslali , Ta. Dascroi , Dist. Ahmedabad on belongs to Mr. Govindbhai Bhailalbhai Patel and bounded as per record.

- On or towardas the EAST --- Survey No. 236
On or towards the WEST --- Survey No. 241 / P godown.
On or towards the North - Survey No. 239 / P
On or towards the South -- Kansh.

OPINION AND CERTIFICATE

In view of what is stated herein above we are at the opinion that property at non agricultural land of block / revenue survey no. 1578 (old block / revenue no. 24) absolute owmned by Govindbhai Bhailalbhai Patel as owner of the said land and therefore in our opinion of title of the land N.A. land mentioned in the schedule herein are found marketable and free from any encumbrance , burden and lien and reasonable doubts and charges.

Ahmedabad


Jayantilal N Parmar

Date : 24-04-2018

Advocate & Notary

Jayanti N. Parmar
Advocate & Notary
104, Vankarvas, At. Nandej,
Tal. Dascroi, Dist. Ahmedabad.
Mob. 9974134896