

TITLE CLEARANCE CERTIFICATE
WITH
SEARCH REPORT

" Ramani Builder's "

—:ADVOCATE:—

HITESH B.BARVALIYA [ADVOCATE]

**B/310,GALAXY BIZNESH PARK,S.P.RING
ROAD.NIKOL.A.BAD 9426422417**



Hitesh B. Barvaliya

[B.A.L.L.B] Advocate
Gujarat High Court
Mo. No.9426422417

Address: 310 Gelexy Business park, Sardar Patel Ring Road Opp. Torento Power House Nikol, Ahmedabad

Ref.No.

Date: 11/07/2017

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

Sub. : Title Clearance Certificate and report of non agricultural use land of Final Plot No. 31 paiki allotted in lieu of T.P.Scheme No.113 to the non agricultural land admeasuring about 5281 sq.mtrs. { 5281 Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 9/14 in the sim of Mouje Village Vastral of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol).



Applicants: Ramani Builder's At. Nikol, Ahmedabad.



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1. That the land admeasuring about **5281 sq.mtrs.** { 5281 Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for Commercial Purpose} **of Block / Survey No. 9/14** in the sim of Mouje Village Vastral of Vatva Taluka in the registration Sub District & District of Ahmedabad-12 (Nikol) is owned and possessed by **"Ramani Builder's partnership Firms"** a That above both land is purchased by registered **sale deed No.4527** respectively **on 07/04/2017** and since then the said land is in ownership and possession of **"Ramani Builder's partnership Firms"**
2. That the said both land is purchased by **"Ramani Builder's"** and his **partneres** from its initial owners **1, Dharmeshkumar Maganbhai Ramani. 2, Nileshkumar Maganbhai Ramani. 3, Akash Hareshbhai Ramani 4, Vijaysinh Balvantsinh Dabhi 5, Pankajbhai Laxmanbhai Patel** vide sale deed registered respectively



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on **4527** on **07/04/2017** is registered in the **Book No.1** of Hon'ble Sub Registrar of Ahmedabad -12 (Nikol).

3. In the said both land AMC had approved the plan of various Blocks of **A+B+C+D+E+F [F ele.sub station]** on **12.05.2017** and the rajachitthi for the obtained in the name of Dhabhi punaji Ambalal and Dabhi Hothaji Shivaji by Ramani Brothers [Developer] In which **"SARITA RESIDENCY - 4 "** a had organised the scheme of flats for residential purpose. and shop commercial purpose

4. Thus the records of the land admeasuring about **land of Final Plot No.**

31 paiki allotted in lieu of T.P.Scheme No.113 to the non

agricultural land admeasuring about 5281 sq.mtrs. { 5281

Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for

Commercial Purpose} of Block / Survey No. 9/14 of Mouje Vastral

is verified in government, semi government and Mamlatdar Office and Sub

Registrar Office.



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5. In which the search is obtained from Sub Registrar Office of **Ahmedabad -1** (City) and the available records is verified personally.
6. And the search is also obtained from Sub Registrar Office of **Ahmedabad -7** (Odhav) vide receipt and the computerised report is obtained.
7. And the search is also obtained from Sub Registrar Office of **Ahmedabad -13** (City Taluka kheti) vide receipt and the computerised report is obtained.
8. And the search is also obtained from Sub Registrar Office of **Ahmedabad -14** (Daskroi Taluka agri.) vide receipt and the computerised report is obtained.
9. And the search is also obtained from Sub Registrar Office of **Ahmedabad -12** (Nikol) vide receipt and the computerised report is obtained.
10. In which as per the details given by the owners of the land of revenue records and as per the information no any type of objectionable entry is found. And I had given a public notice in daily newspaper in "**SANDESH**" on **22.05.2017** in regard to the said both survey number. In which in regard to the said notice, I had not received any objection during notice period.

Thus there is no any type of lien or claim on the said non agricultural

use **land of Final Plot No. 31 paiki allotted in lieu of**



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T.P.Scheme No.113 to the non agricultural land admeasuring about 5281 sq.mtrs. {5281 Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for Commercial Purpose} **of Block / Survey No. 9/14** in the sim of **Mouje Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) and the titles of this land are clear, marketable and saleable.

Subject to:-

{1} Any other Laws act and Rules if applicable.

{2} Fulfillment of conditions laid down in the N.A. Order

{3} Plans for the said land being sanctioned.

{4} Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.



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{5} All original documents/ sale deeds are being produced.

Today on 11, July, year 2017 at Ahmedabad.



Hitesh B. Barvaliya

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એડવોકેટ
Advocate

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TITLE CLEARANCE CERTIFICATE

That the land admeasuring about **land of Final Plot No. 31 paiki allotted in lieu of T.P.Scheme No.113 to the non agricultural land admeasuring about 5281 sq.mtrs. { 5281 Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 9/14** in the sim of Mouje **Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) is owned and possessed by "**Ramani Builder's partnership Firms**" revenue record, necessary information and documents and search is obtained for last 40 years from Sub Registrar Office Ahmedabad-1 (City), Sub Registrar Office Ahmedabad-7 (Odhav), Sub Registrar Office of Ahmedabad -13 (City Taluka kheti), Sub Registrar Office of Ahmedabad -14 (Daskroi Taluka agri) vide receipt and the computerised report is obtained, Sub Registrar Office Ahmedabad-12 (Nikol) and I hereby





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state in regard to the verification done by me in regard to the land admeasuring about **land of Final Plot No. 31 paiki allotted in lieu of T.P.Scheme No.113 to the non agricultural land admeasuring about 5281 sq.mtrs. { 5281 Sq.Mtrs Paiki 4681 Sq. Mtrs for Residential Purpose and 600 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 9/14** in the sim of **Mouje Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) by this certificate that, no any person or institute has any type of rights, interest, relation in the said land of above both survey number except **"RAMANI BUILDER'S PARTNERSHIP FIRMS"** Therefore this land is free from lien and marketable and saleable and for the same this certificate is issued.

Today on 11, July, year 2017 at Ahmedabad.



Hitesh B. Barvalia

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એડવોકેટ

Advocate