

# MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

**Court :**

Ahmedabad District & Sessions Court,  
Mirzapur, Ahmedabad-380001.

**Office :**

412, Sahjanand Palace, Opp. Rahul Tower,  
100 Ft Road, Satellite, Ahmedabad-380015.  
(M) 98240 36249

Ref. No.

Date :

## **TITLE CLEARANCE CERTIFICATE** **WITH SEARCH REPORT**

To,

**Chetak Builders,**

Sanand, Ahmedabad.

**Sub :** In the matter to the **Non-Agricultural Land** bearing **Final Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts out of Final Plot No.250 & 251 (allotted in lieu of Survey No.414/1/1, admeasuring 1518 Sq. Meters, Survey No.418/2, admeasuring 1214 Sq. Meters & Survey No.418/3, admeasuring 2934 Sq. Meters) of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND**, Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Chetak Builders**.

I refer the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your Sworn Declaration, I gone through all such papers, deeds and documents submitted before me by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available* revenue records as well as records of the Sub Registrar Office, Sanand on (1) dated 13/12/2019 by Application No.17228 & Receipt No.2019029033877 (from 1989 to 2005) & dated 11/12/2019 by Application No.17012 & Receipt No.2019029033490 (from 2005 to 2019) for Survey No.414/1/1, (2) dated 13/12/2019 by Application No.17226 & Receipt No.2019029033874 (from 1989 to 2005) & dated 11/12/2019 by Application No.17013 & Receipt No.2019029033491 (from 2005 to 2019) for Survey No.418/2 and (3) dated 20/12/2019 by Application No.17544 & Receipt No.2019029034525 (from 1989 to 2005) & dated 11/12/2019 by Application No.17014 & Receipt No.2019029033492 (from 2005 to 2019) for Survey No.418/3 and depends on the search as well as perusal of above papers, deeds and documents, I hereby submit my report on title as follows :

**Survey No.414/1/1**

**That** the Baldevbhai Mulchandbhai was absolute owner and occupier of the land in question bearing Survey No.414/1/1 prior to the year of 1980.



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**Thereafter** the landowner, Baldevbhai Mulchandbhai died and expired on or about dated 26/04/1986 without leaving any Will and names of Kantibhai Baldevbhai, Ramanbhai Baldevbhai, Rasiklal Baldevbhai, Babubhai Baldevbhai, Parbhubhai Baldevbhai and Lilaben Baldevbhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.14226 on dated 11/07/1988, duly certified by the competent authority on dated 22/08/1988.

**Thereafter** the landowners, Lilaben Baldevbhai has willingly released, renounced and waived their undivided rights and shares from the land in favour of other landowners hence their names deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.14248 on dated 23/02/1988, duly certified by the competent authority on dated 28/09/1988.

**Thereafter** partition took place between the landowners, Rasikbhai Baldevbhai and others and accordingly the land bearing Survey No.414/1/1 came to the share of Kantibhai Baldevbhai, Ramanbhai Baldevbhai, Rasiklal Baldevbhai, Babubhai Baldevbhai and Parbhubhai Baldevbhai, and entry to that effect entered in the revenue records by Mutation Entry No.14266 on dated 06/10/1988, duly certified by the competent authority on dated 20/12/1988.

**Thereafter** the landowner, Rasiklal Baldevbhai died and expired on or about dated 12/05/1995 without leaving any Will and names of Vimlaben Rasiklal, Sarojben Rasiklal, Lataben Rasiklal, Hansaben Rasiklal, Dashrathkumar Rasiklal and Pradipkumar Rasiklal entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.16327 on dated 12/07/1995, duly certified by the competent authority on dated 30/08/1995.

**Thereafter** the landowner, Prabhubhai Baldevbhai died and expired on or about dated 20/07/1998 without leaving any Will and names of Manishkumar Prabhubhai, Ilaben Prabhubhai, Kailasben Prabhubhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.17543 on dated 30/09/1998, duly certified by the competent authority on dated 30/11/1998.



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**Thereafter** the landowner, Kantibhai Baldevbhai died and expired on or about dated 22/01/1997 without leaving any Will and names of Satishbhai Kantibhai, Dineshbhai Kantibhai, Maheshbhai Kantibhai and Daxaben Kantibhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.17994 on dated 11/08/2000, duly certified by the competent authority on dated 16/10/2000.

**Thereafter** family partition took place between the landowners, Dashrathbhai Rasikbhai, Satishbhai Kantibhai and others and accordingly the land bearing Survey No.414/1/1, admeasuring 1518 Sq. Meters came to the share of satishbhai Kantibhai, Dineshbhai Kantibhai, Maheshbhai Kantibhai, Daxaben Kantibhai and Manguben Wd/o Kantibhai Baldevbhai, and entry to that effect entered in the revenue records by Mutation Entry No.18903 on dated 01/11/2003, duly certified by the competent authority on dated 06/12/2003.

**Thereafter** the landowner, Manguben Wd/o Kantibhai Baldevbhai died and expired on or about dated 27/01/2010 without leaving any Will and names of Satishbhai Kantibhai, Dineshbhai Kantibhai, Maheshbhai Kantibhai and Daxaben Kantibhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.24260 on dated 22/02/2011, duly certified by the competent authority on dated 30/05/2011.

**Thereafter** the landowners, Satishbhai Kantibhai, Dineshbhai Kantibhai, Maheshbhai Kantibhai and Daxaben Kantibhai have sold and conveyed the land bearing Survey No.414/1/1, admeasuring 1518 Sq. Meters to Vaghela Natwarsinh Mohansinh and Dilipsinh Navalsinh Sisodiya by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 15/06/2011 under Serial No.4017 and entry to that effect entered in the revenue records by Mutation Entry No.24759 on dated 15/06/2011, duly certified by the competent authority on dated 07/10/2011.

**Thereafter** the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for land bearing Survey No.414/1/1, admeasuring 1518 Sq. Meters for residential purpose by their Order No.CB/CTS/NA/SR-946/2011, dated 21-30/04/2011 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.26189 on dated 19/10/2012, duly certified by the competent authority on dated 05/01/2013.



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**Survey No.418/2**

**That** the Ratilal Veniram was absolute owner and occupier of the land in question bearing Survey No.418/2 prior to the year of 1980.

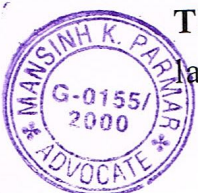
**Thereafter** the landowner, Ratilal Veniram died and expired on or about dated 08/06/1979 without leaving any Will and names of Pravinbhai Ratilal, Shardaben Ratilal, Vinodchandra Ratilal, Vasuben Ratilal, Hiraben Widow of Arvind alias Dhirubhai Ratilal and Anjanaben Daughter of Arvind alias Dhirubhai Ratilal have been entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.12875 on dated 01/02/1982, duly certified by the competent authority on dated 04/03/1982.

**Thereafter** the landowners, Vasuben Ratilal, Hiraben Widow of Arvind alias Dhirubhai Ratilal and Anjanaben Daughter of Arvind alias Dhirubhai Ratilal have willingly released, renounced and waived their undivided rights and shares from the land in favour of other landowners hence their names deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.12876 on dated 01/02/1982, duly certified by the competent authority on dated 04/03/1982.

**Thereafter** the landowners, Pravinbhai Ratilal and Vinodchandra Ratilal have sold and conveyed the land bearing Survey No.418/2, admeasuring 1214 Sq. Meters to Kantilal Naranbhai Patel by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 23/01/1992 under Serial No.135 and entry to that effect entered in the revenue records by Mutation Entry No.14875 on dated 24/01/1982, duly certified by the competent authority on dated 12/03/1992.

**Thereafter** necessary promulgation made in the revenue record as per order of the Mamlatdar, Sanand, Ahmedabad vide Order No.Village Record/Error Rectification/Sanand/Error Reg. No.9/Vashi.2008, dated 01/09/2008, and entry to that effect entered in the revenue records by Mutation Entry No.21849 on dated 05/11/2008, duly certified by the competent authority on dated 03/01/2009.

**Thereafter** the landowners, Kantilal Naranbhai Patel has sold and conveyed the land bearing Survey No.418/2, admeasuring 1214 Sq. Meters to Natwarsinh



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Mohansinh Vaghela & Dilipsinh Navalsinh Sisodiya by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 27/08/2010 under Serial No.8407 and entry to that effect entered in the revenue records by Mutation Entry No.23786 on dated 13/09/2010, duly certified by the competent authority on dated 27/10/2011.

**Thereafter** the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Survey No.418/2, admeasuring 1214 Sq. Meters for residential purpose by their Order No.CB/CTS/NA/SR-113/2011, dated 29/04/2011 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.26185 on dated 19/10/2012, duly certified by the competent authority on dated 05/01/2013.

**Survey No.418/3**

**That** the Manubhai Gordhandas, Ramchandra Gordhandas and Govindbhai Gordhandas were absolute owner and occupier of the land in question bearing Survey No.418/3 prior to the year of 1980.

**Thereafter** the landowner, Manubhai Gordhandas died and expired on or about dated 07/02/1987 without leaving any Will and names of Nikulbhai Manubhai, Gautambhai Manubhai, Ilaben Manubhai, Ranjanben Manubhai, Gitaben Manubhai and Savitaben Widow of Manubhai Gordhandas have been entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.14177 on dated 24/04/1988, duly certified by the competent authority on dated 26/05/1988.

**Thereafter** the landowners, Ilaben Manubhai, Ranjanben Manubhai and Gitaben Manubhai have willingly released, renounced and waived their undivided rights and shares from the land in favour of other landowners hence their names deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.14185 on dated 27/05/1988, duly certified by the competent authority on dated 04/07/1988.

**Thereafter** the landowners, Ramchandra Gordhandas, Govindbhai Gordhandas, Nikulbhai Manubhai, Gautambhai Manubhai and Savitaben Widow of Manubhai Gordhandas have sold and conveyed agricultural land bearing Survey No.418/3,



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admeasuring 2934 Sq. Meters to Kantibhai Naranbhai Patel by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 20/01/1992 under Serial No.98 and entry to that effect entered in the revenue records by Mutation Entry No.14979 on dated 24/01/1992, duly certified by the competent authority on dated 12/03/1992.

**Thereafter** the landowner, Kantibhai Naranbhai Patel has sold and conveyed the land bearing Survey No.418/3, admeasuring 2934 Sq. Meters to Natwarsinh Mohansinh Vaghela & Dilipsinh Navalsinh Sisodiya by Sale Deed, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 27/08/2007 under Serial No.8408 and entry to that effect entered in the revenue records by Mutation Entry No.23785 on dated 13/09/2010, duly certified by the competent authority on dated 27/11/2010.

**Thereafter** the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Survey No.418/3, admeasuring 2934 Sq. Meters for residential purpose by their Order No.CB/CTS/NA/SR-118/2011, dated 26/04/2011 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.26184 on dated 19/10/2012, duly certified by the competent authority on dated 05/01/2013.

**Survey No.414/1/1, 418/2 and 418/3**

Upon scrutiny of Mutation Entry No.12190, it appears that (1) Survey No.414/1/1 has given City Survey No.3794, (2) Survey No.418/2 has given City Survey No.3803 and (3) Survey No.418/3 has given City Survey No.3802.

**Thereafter** the Town Planning Scheme No.1 (Sanand) sanctioned for Mouje Village SANAND Sim and according to that the land bearing Survey No.414/1/1, admeasuring 1518 Sq. Meters, Survey No.418/2, admeasuring 1214 Sq. Meters and Survey No.418/3, admeasuring 2934 Sq. Meters have been allotted Final Plot No.250, admeasuring 1863 Sq. Meters or thereabouts and **Final Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts.

**Thereafter** the landowners, Natwarsinh Mohansinh Vaghela and Dilipsinh Navalsinh Sisodiya have sold and conveyed said non-agricultural land bearing Final Plot No.250, admeasuring 1863 Sq. Meters or thereabouts and **Final**



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**Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts (allotted in lieu of Survey No.414/1/1, admeasuring 1518 Sq. Meters, Survey No.418/2, admeasuring 1214 Sq. Meters and Survey No.418/3, admeasuring 2934 Sq. Meters) of T.P. Scheme No.1 Paiki **Final Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts to a partnership firm **Chetak Builders**, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 29/05/2019 under Serial No.5922 and entry to that effect entered in the revenue records by Mutation Entry No.31330 on dated 11/09/2019, duly certified by the competent authority on dated 20/11/2019.

**It is informed that** the Senior Town Planner, Ahmedabad Urban Development Authority has approved building plans and construction permission for a scheme of residential units on the said land by their Letter No.PRM/61/1/2019/148, dated 29/03/2019, issued on dated 05/04/2019 SUBJECT TO Conditions mentioned therein being fulfilled.

**Thereafter** said landowner, **Chetak Builders** has commenced construction of a scheme of 56 (fifty six) residential units on the said land with all necessary provisions of common amenities and facilities in the name of "**Radhe Govind, Phase-2**" SUBJECT TO scrutiny of the approved layout and building plans, development permissions as well as specifications approved by the competent authority as I have not scrutinized the same.

**AND** the said land is in absolute ownership of a partnership firm **Chetak Builders** and it is having vacant and peaceful possession thereof without any kind of interruption of anybody and the said land is running in its names in concerned records of Government and Semi Government Authority/ies being Owners and Occupiers SUBJECT TO allotment and sale deed executed/to be executed for different units along with undivided land share thereof.

**During my search**, I have not found any kind of lien, burden or encumbrance upon said land belonging to a partnership firm **Chetak Builders** and also said land with the construction is free from all such encumbrances and attachments.

**In conclusion of** above, the landowner **Chetak Builders** a partnership firm having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and also said land together with construction lying thereon is free from all encumbrances and reasonable doubts.

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**CERTIFICATE :**

This is to certify that **Non-Agricultural Land** bearing **Final Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts out of Final Plot No.250 & 251 (allotted in lieu of Survey No.414/1/1, admeasuring 1518 Sq. Meters, Survey No.418/2, admeasuring 1214 Sq. Meters & Survey No.418/3, admeasuring 2934 Sq. Meters) of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND**, Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Chetak Builders** as per submitted file papers/deeds/documents and government semi government records. Further it is certify that belonging to a partnership firm **Chetak Builders** having clear and marketable rights and titles of the said land together with construction (more particularly described in the schedule written hereunder) and it is free from all encumbrances and reasonable doubts SUBJECT TO :

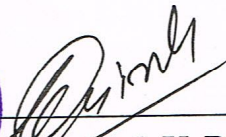
- (1) Usual Declaration on title being made at the time of transfer;
- (2) Conditions mentioned in N.A. Order and approved plans being fulfilled;
- (3) Any other act and/or law applicable to the said land and construction from time to time;
- (4) Allotment/Agreement for Sale/Sale Deed, if any executed for any unit along with undivided land share thereof;

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of **Non-Agricultural Land** bearing **Final Plot No.251**, admeasuring **1536 Sq. Meters** or thereabouts out of Final Plot No.250 & 251 (allotted in lieu of Survey No.414/1/1, admeasuring 1518 Sq. Meters, Survey No.418/2, admeasuring 1214 Sq. Meters & Survey No.418/3, admeasuring 2934 Sq. Meters) of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **AHMEDABAD** and Sub District **SANAND** together with construction lying thereon.

**Dated on this 24<sup>TH</sup> day of DECEMBER - 2019 at Ahmedabad**



  
Mansinh K. Parmar  
(Advocate)