



TITLE CLEARANCE CERTIFICATE

MOUJE : VASTRAL
TALUKA : VATVA
DISTRICT : AHMEDABAD
BLOCK/SURVEY NO. : 95/4/2
F.P. NO. : 64/4/2
T.P. SCHEME NO. : 117
Hec. Are. Sq. Mtrs. : 0-12-00
Area of FP : 720 sq. mtrs.
**Non Agricultural land of
multipurpose usage**



BHARAT K. PATEL ASSOCIATES

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REF: TCC/VASTRAL-95-4-2/2021

Dated :27/8/2021

To,
Anant Infracon,
a partnership firm's Administrative Partners,
1. Bhaumik Hasmukhbhai Patel,
2. Dhaval Dashrathbhai Patel,
3. Mehul Rameshbhai Patel,
Having address of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT:-Title Clearance Certificate in respect of the non agriculture land of 720 sq. mtrs. of multipurpose usage of Final Plot No. 64/4/2 allotted to the non agriculture land of Hec. Are. Sq. Mtrs. 0-12-00 and Akar of Rs.0.85Ps. of Block / Survey No. 95/4/2 on implementation of T.P. Scheme No. 117 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and possession of Anant Infracon, a partnership firm's administrative partners (1) Bhaumik



Hasmukhbhai Patel (2) Dhaval Dashrathbhai Patel (3) Mehul Rameshbhai Patel, having address of Ahmedabad who has purchased the said land from Satyam Infra, a partnership firm's administrative partner Alpeshkumar Virabhai Patel, having address of Ahmedabad.

Respected Sir,

As per the instruction given by Anant Infracon, a partnership firm's administrative partners (1) Bhaumik Hasamukhbhai Patel (2) Dhaval Dashrathbhai Patel (3) Mehul Rameshbhai Patel, having address of Ahmedabad who has purchased the said land from Satyam Infra, a partnership firm's administrative partner Alpeshkumar Virabhai Patel, having address of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land, I have inspected and investigated the title to the above referred land by taking search in the office of the S.R.O. Ahmedabad - 7 (Odhav), and S.R.O. Ahmedabad - 12 (Nikol) 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

(VASTRAL-95/4/2)

The non agriculture land of 720 sq. mtrs. of multipurpose usage of Final Plot No. 64/4/2 allotted to the non agriculture land of Hec. Are. Sq. Mtrs. 0-12-00 and Akar of Rs.0.85Ps. of Block / Survey No. 95/4/2 on implementation of T.P. Scheme No. 117 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and possession of Anant Infracon, a partnership firm's administrative partners (1) Bhaumik Hasmukhbhai Patel (2) Dhaval Dashrathbhai Patel (3) Mehul Rameshbhai Patel, having address of Ahmedabad who has purchased the said land from Satyam Infra, a partnership firm's administrative partner Alpeshkumar Virabhai Patel, having address of Ahmedabad.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA



BHASKAR" on 25/07/2021, 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. Search report issued by the Sub Registrar, Ahmedabad - 7 (Odhav) and Ahmedabad - 12 (Nikol).

4. SEARCH REPORT

That search at the office of the S.R.O. Ahmedabad - 7 (Odhav) (Application No.8022021077219, E-payment Transaction ID No.20210731791607952 dated 31/7/2021) for the period from the year 1994 to 2011 and search at the office of the S.R.O. Ahmedabad - 13 (City) (Application No. 8022021077220, E-payment Transaction ID No. 20210731932247934 dated 31/7/2021) for the period from the year 2011 to 2020 and search at the office of the S.R.O. Ahmedabad - 12 (Nikol) (Application No.8022021077223, E-payment Transaction ID No.20210731162883257 dated



31/7/2021) for the period from the year 2018 to 2021 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 Tenancy and Agricultural Lands Act - 1948 (2) In case of alienation of the said land, the same will have to be made either for legal necessity or for the benefit of estate as provided under the Hindu Law and / or interest of the said minors are being duly safeguarded (3) Provision of the Gujarat Town Planning and Urban Development Act and (4) any other laws, Acts, rules and regulations as may be applicable at the time being in force to the said land and (5) 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 non agriculture land of 720 sq. mtrs. of multipurpose usage of Final Plot No. 64/4/2 allotted to the non agriculture land of Hec. Are. Sq. Mtrs. 0-12-00 and Akar of Rs.0.85Ps. of Block / Survey No. 95/4/2 on implementation of T.P. Scheme No. 117 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and situated in the sole absolute ownership, occupation and possession of Anant Infracon, a partnership firm's administrative partners (1) Bhaumik Hasmukhbhai Patel (2) Dhaval Dashrathbhai Patel (3) Mehul Rameshbhai Patel, having address of Ahmedabad who has purchased the said land from Satyam Infra, a partnership firm's



administrative partner Alpeshkumar Virabhai Patel, having address of Ahmedabad.

Dated this 27th day of August, 2021 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

ADVOCATE

NOTE :

Please note that the registration record of the year 1994 to 2021 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 2020) 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 27th day of August, 2021 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES



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.**

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