

TITLE CERTIFICATE

MOUJE : VATVA

Revenue Survey No. : 482

T. P. Scheme No. 58,

Final Plot No. 17,

Sub Plot No. 1

DINESH B. PATEL, ADVOCATE

**OFFICE : 404, 4th FLOOR, C - WING, REVATI PLAZA,
NEAR BHAKTI CIRCLE, OFF. S. P. RING ROAD,
NEW NIKOL, AHMEDABAD - 382350.
E-mail : dbpatel.adv@gmail.com
MOBILE : 98790 57290**

DINESH B. PATEL

ADVOCATE

Office : 404, 4th Floor, Revati Plaza, Wing-C, Nr. Bhakti Circle, off. Sardar Patel
Ring Road, Nikol, Ahmedabad - 382350. (Mobile) + 91 98790 57290
e - mail : dbpatel.adv@gmail.com and din_adv333@yahoo.co.in

TITLE CERTIFICATE

To,

RASRAJ BUILDCON,

A Partnership Firm

Office at : L/10, Manavmandir Flat,
Taxshila Colony, B/h, Ramannagar,
Maninagar, Ahmedabad.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non Agricultural Residential Use Land
bearing Revenue Survey No. 482 admeasuring
17907 square meters, which was included in
Town Planning Scheme No. 58 and allotted
Final Plot No. 17 admeasuring 8214.57 square
meters, out of which Sub Plot No.1 admeasuring
3956 square meters (as per plan approved
by the AMC) situate, lying and being at
Mouje Vatva of Taluka Vatva in the Registration
District of Ahmedabad and Sub District of
Ahmedabad - 11 (Aslali).



DINESH B. PATEL

ADVOCATE

Office : 404, 4th Floor, Revati Plaza, Wing-C, Nr. Bhakti Circle, off. Sardar Patel Ring Road, Nikol, Ahmedabad - 382350. (Mobile) + 91 98790 57290
e - mail : dbpatel.adv@gmail.com and din_adv333@yahoo.co.in

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Non Agricultural Residential Use Land which is more particularly described in the Schedule hereunder written is belonging to **RASRAJ BUILDCON, A PARTNERSHIP FIRM**, As a part of investigation of title of the aforesaid subject land, I have given a Public Notice duly published in the daily News Paper "Divya Bhaskar" dated on 14th September, 2019 declaring that, if any person have any kind of objection, interruption, have any kind of rights, titles, interest, charges, claim-suit, and lien, about the aforesaid land, thereafter title clearance certificate will be issued with the remarks that the said land is free from all kind of encumbrances without doubt and its title is cleared and marketable. I have not received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice. I have caused necessary searches of the records being maintained by the Revenue Authorities concerned and office the District Registrar Ahmedabad and Sub Registrar Ahmedabad. I have gone into the roots of title commencing for the last more then 25 years from now viz. 1994 to 25.09.2019 for the said purpose as also on perusal and verification before me and believing same is true and correct and from the information given to me by the owners and relying on Declaration-Cum-Indemnity made on oath by aforesaid owners duly attested by Notary Public of Ahmedabad,



DINESH B. PATEL

ADVOCATE

Office : 404, 4th Floor, Revati Plaza, Wing-C, Nr. Bhakti Circle, off. Sardar Patel Ring Road, Nikol, Ahmedabad - 382350. (Mobile) + 91 98790 57290
e - mail : dbpatel.adv@gmail.com and din_adv333@yahoo.co.in

I hereby opinion that the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;

1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.
3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders issued by the revenue authorities and all other competent authorities have passed order regarding the aforesaid subject land.
4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
5. Provision of The Gujarat Land Revenue Rules – 1972.
6. Provision of The Gujarat Land Revenue Code – 1879.
7. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
8. Laws, act, rules and regulation as may be applicable at the time being in force to affect legally and properly sale, transfer and waive/relinquish rights or any other transaction with respect to the aforesaid subject land.



DINESH B. PATEL

ADVOCATE

Office : 404, 4th Floor, Revati Plaza, Wing-C, Nr. Bhakti Circle, off. Sardar Patel Ring Road, Nikol, Ahmedabad - 382350. (Mobile) + 91 98790 57290
e - mail : dbpatel.adv@gmail.com and din_adv333@yahoo.co.in

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non Agricultural Residential Use Land bearing Revenue Survey No. 482 admeasuring 17907 square meters, which was included in Town Planning Scheme No. 58 and allotted Final Plot No. 17 admeasuring 8214.57 square meters, out of which Sub Plot No. 1 admeasuring 3956 square meters, (as per plan approved by the AMC) situate, lying and being at Mouje Vatva of Taluka Vatva in the Registration District of Ahmedabad and Sub District of Ahmedabad - 11 (Aslali) and bounded as per the Revenue Records.

DATED THIS 27TH SEPTEMBER OF 2019, AHMEDABAD.



A handwritten signature of Dinesh B. Patel in blue ink.

DINESH B. PATEL

ADVOCATE

REMARKS AND DISCLAIMER:

1. The records are not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority. These entries covering transfer, inheritance, and other diverse, interest created on the land.
2. The registration records of the some years of Sub Registrar's office is destroyed/torn out/Not present and hence it cannot be inspected and it's search is not available through my search clerk, while computerized search of so many years is not well maintained / prepared by the State Government and hence may be some error therein.
3. I do not find any other charge or encumbrances subsisting as on date in the revenue records or the records of the Sub Registrar save and except the variation in the entries or records right and any other law, Rules applicable from time to time and further I am not verified original documents. I make every efforts to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This Title Certificate does not certify against any potential but unrecorded liens, charge or any state of facts.