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Dt. 19/08/2023

TITLE CLEARANCE CERTIFICATE & REPORT

To,

Shreeji Realty, a Partnership Firm

Ahmedabad.

Ref:- Investigation of title to Non Agricultural Land
bearing Final Plot No. 122/2 adm about 3136 sq.
mtrs. of T. P. Scheme No. 57, Block No. 61/B
paiki 2 adm about 3136 sq. mtrs. situate lying
and being at Mouje Chharodi of Taluka –
Ghatlodiya in the Registration District of
Ahmedabad and Sub District of Ahmedabad-8
(Sola).

Pursuant to the instructions to investigate the title to the immovable property more particularly described in the Schedule hereunder written. I have caused necessary searches to be taken of Sub-Registry records (Index-II) available since last thirty years and have also perused the revenue records, photocopy of papers/documents produced before me more particularly described in the Second Schedule hereunder written. On the basis of the said searches and on the basis of Encumbrance Statement issued by Sub-Registrar of Ahmedabad-8 (Sola) dated 18/8/2023 on the basis of the papers/documents/information produced/furnished to me, I have to state as under :-



1. Originally the said land bearing Block No. 61 was belonged to and registered in the revenue record in the name of Ramaji Pathaji, Prior to 1982.
2. Thereafter said Ramaji Pathaji died intestate on 22/11/1993 leaving behind him his legal heirs namely (1) Ataji Ramaji, (2) Chandaji Ramaji, (3) Shardaben d/o Ramaji and (4) Manguben d/o Ramaji and their names were entered in the revenue record by Mutation Entry No. 870 dated 22/1/1994.
3. Thereafter said (1) Ataji Ramaji himself and as a Karta and Manager of his HUF, (2) Chandaji Ramaji himself and as a Karta and Manager of his HUF, (3) Shardaben d/o Ramaji and (4) Manguben d/o Ramaji sold and conveyed the said land bearing Block No. 61 paiki adm about 5226 sq. mtrs. to Dipakbhai Ramjibhai Patel by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad-2 (Vadaj) under Sr. No. 860 dated 2/2/1996. The entry to that effect was entered in the revenue record by Mutation Entry No. 1006 dated 4/9/1996.
4. Thereafter said Dipakbhai Ramjibhai Patel sold and conveyed the said Block No. 61 paiki adm about 5226 sq. mtrs. to Vasudev Kedarmal & Manubhai Kedarmal by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad-2 (Vadaj) under Sr. No. 930 dated 27/2/1997. The entry to that effect was entered in the revenue record by Mutation Entry No. 1030 dated 11/2/1997.



5. Thereafter Deputy Collector of Ahmedabad granted permission of Block Vibhajan by Order bearing No. ADM/CHHARODI/BLOCK VIBHAJAN/S.R. No. 229/10 dated 25/9/2010. The entry to that effect was entered in the revenue record by Mutation Entry No. 2162 dated 3/11/2010.
6. That as per Order bearing No. D.R.K./DURASTI PATRAK/10 dated 18/11/2010 of D. I. L. R. of Ahmedabad divided said land bearing Block No. 61 into two parts i. e. Block No. 61/A adm about 32511 sq. mtrs. & Block No. 61/B adm about 5226 sq. mtrs. and the entry to that effect was entered in the revenue record by Mutation Entry No. 2167 dated 23/11/2010.
7. That Pratapji Rataji & others filed one Special Civil Suit No. 179/2005 before the Court of 5th Additional Senior Civil Judge Ahmedabad (Rural) against Ataji Ramaji & Others and the entry to that effect was entered in the revenue record by Mutation Entry No. 2299 dated 22/2/2012. Said suit was dismissed by Order dated 25/4/2017 and the entry to that effect was entered in the revenue record by Mutation Entry No. 2846 dated 5/5/2017.
8. Thereafter said Vasudev Kedarmal & Manubhai Kedarmal sold and conveyed the said land bearing Final Plot No. 122/2 adm about 3136 sq. mtrs. of T. P. Scheme No. 57, Block No. 61/B adm about 5226 sq. mtrs. to (1) Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal and (2) Hiteshbhai Ambalal Patel by a Sale Deed duly



registered in the office of Sub-Registrar of Ahmedabad-13 (City) under Sr. No. 756 dated 28/3/2018. The entry to that effect was entered in the revenue record by Mutation Entry No. 2984 dated 17/4/2018.

9. Thereafter said Hiteshbhai Ambalal Patel released his rights, title and interest from the said land in favour of Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal by a Release Deed duly registered in the office of Sub-Registrar of Ahmedabad-8 (Sola) under Sr. No. 2700 dated 27/11/2018. The entry to that effect was entered in the revenue record by Mutation Entry No. 3069 dated 14/12/2018.

10. Thereafter District Collector, Ahmedabad released the land bearing Block No. 61/B adm about 5226 sq. mtrs. paiki adm about 3136 sq. mtrs. from restriction of New Tenure Land by Order bearing no. 2157/07/17/049/2022 dated 20/4/2022. The entry to that effect was entered in the revenue records by Mutation Entry No. 3487 dated 20/4/2022.

11. Thereafter District Collector of Ahmedabad granted non agriculture use permission to the said land bearing Block No. 61/B adm about 5226 sq. mtrs. paiki adm about 3136 sq. mtrs. for multipurpose use by Order bearing No. 2221/07/17/049/2022 dated 22/4/2022. The entry to that effect was entered in the revenue record by Mutation Entry No. 3489 dated 22/4/2022.



12. Thereafter said Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal sold and conveyed the said land bearing Final Plot No. 122/2 adm about 3136 sq. mtrs. of T. P. Scheme No. 57, Block No. 61/B paiki 2 to M/s Shreeji Realty, a Partnership Firm by a Sale Deed duly registered in the office of Sub-Registrar of Ahmedabad-8 (Sola) under Sr. No. 6893 dated 20/3/2023. The entry to that effect was entered in the revenue record by Mutation Entry No. 3627 dated 31/3/2023.
13. That Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal executed an Indemnity Bond duly registered in the office of Sub-Registrar of Ahmedabad-8 (Sola) under Sr. No. 6896 dated 20/3/2023 in favour of M/s Shreeji Realty, a Partnership Firm.
14. That Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal executed a Power of Attorney duly registered in the office of Sub-Registrar of Ahmedabad-8 (Sola) under Sr. No. 6898 dated 20/3/2023 in favour of M/s Shreeji Realty, a Partnership Firm.
15. Thereafter Ahmedabad Municipal Corporation sanctioned plan and specification for construction of residential units on the said land issued Rajachitthi No. 07617/080223/A6921/RO/M1 for Block A & 07616/080223/A6922/RO/M1 for Block B all dated 20/3/2023.
16. Thereafter said M/s Shreeji Realty, a Partnership Firm organized scheme known as "Sweven by Signature" on the said land.



17. As informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title.

18. This Search Report on Title is based on the search taken with available revenue records, manually and computerized records of Sub-Registrar of Ahmedabad and the photo copy of papers/documents/information produced/furnished before me. As per the new method of search, physical search of Register of Index-II are not permitted but the sub-registrar office itself makes the search and issued encumbrance certificate and I have to depend on such computerized search report the computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous. And according to the report of the computerized search, I have issued this search report. Please verify the original documents and come to any conclusion. It is pertinent to note that Offices of Sub-Registrar has/have given the information regarding the land only not any type of construction i.e. Units/Sellers and hence, this report is also shown the details of land only not any type of construction.

19. This report is relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.



In view of the forgoing and in view of the photo copy of documents produced before me and revenue records and on the basis of the Encumbrance Statement issued by Sub-Registrar of Ahmedabad-8 (Sola) dated 18/8/2023, I am of the opinion that the title of Shreeji Realty, a Partnership Firm to the immovable property more particularly described in the Schedule-I hereunder written clear, marketable and free from any encumbrances and reasonable doubts.

THE SCHEDULE-I ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Non Agricultural Land bearing Final Plot No. 122/2 adm about 3136 sq. mtrs. of T. P. Scheme No. 57, Block No. 61/B paiki 2 adm about 3136 sq. mtrs. situate lying and being at Mouje Chharodi of Taluka – Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola).

THE SCHEDULE-II ABOVE REFERRED TO

1. Photo Copy of Sale Deed, Index-II & RR bearing Reg. No. 6893 dated 20/3/2023 in favour of M/s Shreeji Realty, a Partnership Firm.
2. Photo Copy of Authority Letter of 17/12/2022 of M/s Shreeji Realty, a Partnership Firm.
3. Photo Copy of Amendment in Deed of Partnership dated 14/12/2022 of M/s Shreeji Realty, a Partnership Firm.
4. Photo Copy of Partnership Deed dated 28/4/2022 of M/s Shreeji Realty, a Partnership Firm.



5. Photo Copy of N.A. Permission dated 22/4/2022.
6. Photo Copy of AMC Rajachitthi dated 20/3/2023.
7. Photo Copy of Sale Deed & RR bearing Reg. No. 756 dated 28/3/2018 in favour of (1) Kumudben @ Komalben d/o Natwarbhai Ambalal w/o Hiteshbhai Ambalal and (2) Hiteshbhai Ambalal Patel.
8. Photo Copy of Village Form No. 6.
9. Photo Copy of Latest Village Form No. 7 dated 22/5/2023.
10. Original Search Receipts No. 5547 dated 18/8/2023.
11. Original Encumbrance Statement of Sub-Registrar of Ahmedabad-8 (Sola) dated 18/8/2023.

Ahmedabad dated this 19th day of August, 2023.


Nayan C. Kansara
(Advocate)

