



# RAJNIKANT N. RAVAL

## ADVOCATE

201, Second Floor, Pancham Shopping Mall, Nr. Jivanwadi Cross Raod,  
Nikol Gam Road, Ahmedabad-382350.

Date 24-04-2023

### REPORT ON TITLE



Re:- Non-Agricultural land bearing Final Plot No.67 of draft Town Planning Scheme No.106 containing by admeasurements 728 sq.mtrs. Land(land given in liue of Survey No.932 admeasuring 1214 sq.mtrs.) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12(Nikol) belonging to Nilkanth Buildcon, A Partnership firm.

Dear sir,

Persuant to the instruction given by (1) Mansukhbhai Lallubhai, (2) Kailashben mansukhbhai, (3) Rajeshriben Dineshbhai Patel, (4) Nachiket Dineshbhai Patel, (5) Samir Dineshbhai Patel, (6) MInal Nachiket Patel & Nilkanth Buildcon a partnership firm necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 202300700011236 Application no. 5440 date:18-04-2023, Receipt no. 202331300003063 Application no. 1365 date:18-04-2023, Receipt no. 2022312000016239 Application no. 448 date:18-04-2023 and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-



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(1) **As per Entry No. 94**

Naishadhrai Rajendrarai was actual owner of land bearing survey No. 929 since 1951-52.

(2) **As per Entry No. 215,**

No records available.

(3) **As per Entry No. 263,**

No records available.

(4) **As per Entry No. 312,**

No records available.

(5) **As per Entry No. 504, Dt. 05/08/1965**

Prahladbhai Lallubhai, Mansukhbhai Lallubhai was Purchase the land from land Owner Naishadhrai Rajendrarai from Rs.982.08 so as per Order no. Tri.Case.no. 460/ Vastral, Dt.26-07-1965 & given Certificate of occupier to Prahladbhai Lallubhai, Mansukhbhai Lallubhai and so that land transfer to Prahladbhai Lallubhai, Mansukhbhai Lallubhai.

(6) **As per Entry No. 889, Dt. 07/05/1967**

Said Land declared as piece as per law.

(7) **As per Entry No. 1493, Dt. 13/08/1975**

Prahladbhai Lallubhai and Mansukhbhai Lallubhai had partition with mutual understanding and said land comes in Mansukhbhai Lallubhai.





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**(8) As per Entry No. 1843, Dt. 26/07/1983**

Mansukhbhai Lallubhai had raised loan Rs. 50000/- from Indian Overseas Bank by Creating charge upon the land of Survey no.932 and other In The Record as to Charge of the said bank, Which was Certified by the Authority.

**(9) As per Entry No. 2751, Dt. 31/01/2000**

Mansukhbhai Lallubhai had paid up the loan which was obtained from Indian Overseas Bank by Creating charge upon the land of Survey no. 39 and other, So upon sending by the bank to delete the charge so the bank charge was deleted.

**(10) As per Entry No. 5657, Dt. 25/11/2010**

Whereas said Mansukhbhai Lallubhai had entered his legal heirs viz (1) Dineshbhai Mansukhbhai, (2) Kailashben Mansukhbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners.

**(11) As per Entry No. 5657, Dt. 25/11/2010**

Whereas said Mansukhbhai Lallubhai had entered his legal heirs viz (1) Dineshbhai Mansukhbhai, (2) Kailashben Mansukhbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners.

**(12) As per Entry No. 6540, Dt. 03/05/2012**

The limits of Talukas has been reforms and said Vastral village has been includes within the limits of ahmedabad city east, as per resolution of revenue department, Gujarat





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state, The Said entry had been entered into the revenue records.

**(13) As per Entry No. 8370, Dt. 05/07/2016**

Whereas said Dineshbhai Mansukhbhai had entered his legal heirs viz (1) Rajeshriben Dineshbhai, (2) Nachiket Dineshbhai, (3) Samir Dineshbhai in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners.

**(14) As per Entry No. 8735, Dt. 22/05/2017**

Dineshbhai Mansukhbhai expired on date 01-08-2016 and her legal heirs already entered into revenue records so that her name was removed from the 7/12 extract of the subject land.

**(14) As per Entry No. 8879, Dt. 16/09/2017**

Whereas said Nachiket Dineshbhai had entered his legal heirs viz Minal Nachiket Patel in/from said land. Hence His name was entered in the revenue record of said land as its' co-owners.

**(15) As per Entry No. 10211, Dt. 20/03/2020**

Premium for non agriculture purpose was paid for the Land bearing F.P. No.67 of T.P.S. No 106, admeasuring 728 Sq.Mtrs. Land (land given in lieu of Block No.932 as per order issued by District Collector, Ahmedabad vide his office order No. 782/07/16/027/2020, Dtd. 20/03/2020.

**(16) As per Entry No. 10221, Dt.23/03/2020**

N.A. use Permission granted for the Land Final Plot No.67 of draft Town Plan-





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ning Scheme No.106 containing by admeasuring 728 sq.mtrs. Land (land given in liue of Survey No.932 admeasuring 1214 sq.mtrs.) for Multi-purpose as per order issued by Collector, Ahmedabad vide his office order No. 820/07/16/027/2020, Dtd. 23/03/2020.

**(17) As per Entry No. 12081, Dt. 24/02/2023**

Sale deed has been executed by (1) Mansukhbhai Lallubhai, (2) Kailashben mansukhbhai, (3) Rajeshriben Dineshbhai Patel, (4) Nachiket Dineshbhai Patel, (5) Samir Dineshbhai Patel, (6) MInal Nachiket Patel in favour of Nilkanth Buildcon, a partnership Firm conveying Final Plot No.67 admeasurements 728 sq.mtrs. of draft Town Planning Scheme No.106 (land given in liue of Survey No. 932 admeasuring 1214 sq. mtrs) Land for a consideration of Rs.72,00,000/- vide Reg. Sale Deed No. 4341, Dtd.23/02/2023.

According to the said sale deed the name of Transferror has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing survey No. 932.

As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "DIVYA BHASKAR" on date 21-10-2022 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received any objection/claim in response thereto. So, the said Land is clear and marketable and free from all encumbrances.

In view of what is stated above, as per my opinion and hereby state that the title to Nilkanth Buildcon, A Partnership firm over Non-Agricultural land bearing Final Plot No.67 admeasurements 728 sq.mtrs. of draft Town Planning Scheme No.106 (land given in liue of Survey No.932 admeasuring 1214 sq. mtrs) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12 (Nikol) is clear and marketable and free from any charge or encum-





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brances and also free from reasonable doubt.

I hereby declare that :-

- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

I have issued this certificate on the proof of the following xerox documents.

- (i) Copy of Village form No.7/12 and village form No. 6 Haqqpatrak.
- (ii) Copy of Premium + N.A. Permission.
- (iii) Copy of Public Notice in Divya Bhaskar News Paper.
- (iv) Copy of Sale deeds and Release deeds.

Place : Ahmedabad.

Date : -04-2023



**Rajnikant N. Raval**

**Advocate**



**RAJNIKANT N. RAVAL**  
**ADVOCATE**

201, Second Floor, Pancham Shopping Mall, Nr. Jivanwadi Cross Raod,  
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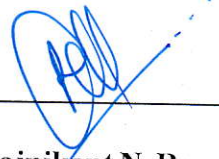
Date 24-04-2023

**TITLE CERTIFICATE**

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.67 of draft Town Planning Scheme No.106 containing by admeasurements 728 sq.mtrs. Land(land given in liue of Survey No.932 admeasuring 1214 sq.mtrs.) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12(Nikol) belonging to Nilkanth Buildcon, A Partnership firm is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad



  
Rajnikant N. Raval

Advocate



**RAJNIKANT N. RAVAL**  
**ADVOCATE**

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Date 24/04-2023

**ENCUMBRANCE CERTIFICATE**

This is to certify that there is no encumbrance of any type including Title right or Financial on the land as described bellow mentioned "**NILKANTH VIHAR**" to be constructed by M/s. NILKANTH BUILDCON situated at. Nilkanth Vihar, Vastral, Ta. Vatva, Dist. Ahmedabad.

Survey No. : 932  
Village : Vastral  
Taluka : Vatva  
District : Ahmedabad  
Final Plot No. : 67  
T.P. Scheme No. : 106  
Area of F.P. : 728 sq. mtrs.  
Area of S.no. : 1214 sq.mtrs.



**Rajnikant N. Raval**

**Advocate**



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Date : 24-04-2023

### REPORT ON TITLE

Re:- Non-Agricultural land bearing Final Plot No.64 of draft Town Planning Scheme No.106 containing by admeasurements 971 sq.mtrs. Land(land given in lieu of Survey No.929 admeasuring 1619 sq.mtrs.) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12(Nikol) belonging to Nilkanth Buildcon, A Partnership firm.



Dear sir,

Persuant to the instruction given by Ganpatbhai Keshavlal & Nilkanth Buildcon a partnership firm necessary search made for 30 years from the available records of Talati, Mamlatdar, sub Registrar offices vide Receipt no. 202300700011235 Application no. 5439 date:18-04-2023, Receipt no. 202331300003064 Application no. 1366 date:18-04-2023, Receipt no. 2022312000016241 Application no. 4485 date:18-04-2023 and have gone through relevent papers/Documents and have investigated the title to the Land in question and report as under :-

**(1) As per Entry No. 94**

Naishadhrail Rajendrarail was actual owner of land bearing survey No. 929 since 1951-52.



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(2) **As per Entry No. 215,**

No records available.

(3) **As per Entry No. 358,**

No records available.

(4) **As per Entry No. 502, Dt. 21/10/1966**

Maganbhai Becharbhai, Motibhai Becharbhai, Keshavbhai Becharbhai was Purchase the land from land Owner Naishadhrari Rajendrarai from Rs.533 so as per Order no. Tri.Case.no. 471/Vastral, Dt.26-03-1966 & given Certificate of occupier to Maganbhai Becharbhai, Motibhai Becharbhai, Keshavbhai Becharbhai and so that land transfer to Maganbhai Becharbhai, Motibhai Becharbhai, Keshavbhai Becharbhai.

(5) **As per Entry No. 889, Dt. 07/05/1967**

Said Land declared as piece as per law.

(6) **As per Entry No. 1646, Dt. 25/12/1977**

Keshavlal Becharbhai was expired on dated 28-02-1977 and therefore name of his legal heirs viz. (1) Baldevbhai Keshavlal, (2) Ramlaben Keshavlal, (3) Jasiben Keshavlal, (4) Minor Ganpatbhai Keshavlal, (5) Menaben widow of Keshavlal Bechardas have been entered in the 7/12 extract of the Survey No. 929.

(7) **As per Entry No. 1743, Dt. 13/11/1980**

Baldevbhai Keshavlal was expired on dated 11-10-1979 without leaving any legal heirs so that his name was removed from the 7/12 extract of the subject land.





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**(8) As per Entry No. 1939, Dt. 19/08/1985**

Maganbhai Becharbhai was expired on dated 01-08-1985 and therefore name of his legal heirs viz. (1) Chanchalben widows of Maganbhai becharbhai, (2) Kantaben Maganbhai, (3) Vasantiben Maganbhai, (4) Shantaben Maganbhai have been entered in the 7/12 extract of the Survey No. 929.

**(9) As per Entry No. 3569, Dt. 15/06/2005**

Motibhai Becharbhai was expired on dated 20-06-1998 and therefore name of his legal heirs viz. (1) Ichachaben Motibhai (expired), (2) Khodabhai Motibhai, (3) Shamalbhai Motibhai, (4) Pravinbhai Motibhai, (5) Laxmanbhai Motibhai, (6) Lalitaben Motibhai have been entered in the 7/12 extract of the Survey No. 929.

**(10) As per Entry No. 3627, Dt. 25/07/2005**

Chanchalben widow of Maganbhai Becharbhai expired on date 05-11-1988 and her legal heirs already entered into revenue records so that her name was removed from the 7/12 extract of the subject land.

**(11) As per Entry No. 4033, Dt. 12/08/2006**

Whereas said Lalitaben Motibhai, Jashiben Keshavlal, Ramilaben Keshavlal, Vasantiben Maganbhai, Shantaben Maganlal released their co-owners rights, share & interest in/from said land in favour of co-owners. Hence their name were deleted/removed from the revenue record of subject land as its' co-owners.

**(12) As per Entry No. 4862, Dt. 28/08/2008**

Kantaben d/o Maganbhai Becharbhai & w/o Amrutlal Shamaldas was expired on





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dated 22-07-1999 and therefore name of her legal heirs viz. (1) Rajendrakumar Amaratlal Patel, (2) Dilipkumar Amrutlal Patel, (3) Dharmishthaben Amrutlal Patel, (4) Ushaben Amrutlal Patel, (5) Gitaben Amrutlal Patel, (6) Manishaben Amrutlal Patel have been entered in the 7/12 extract of the Survey No. 929.

**(12) As per Entry No. 5150, Dt. 24/07/2009 (Na-manjur)**

Whereas said (1) Rajendrakumar Amaratlal Patel, (2) Dilipkumar Amrutlal Patel, (3) Dharmishthaben Amrutlal Patel, (4) Ushaben Amrutlal Patel, (5) Gitaben Amrutlal Patel, (6) Manishaben Amrutlal Patel released their co-owners rights, share & interest in/ from said land in favour of co-owners. Hence their name were deleted/removed from the revenue record of subject land as its' co-owners.

**(13) As per Entry No. 6540, Dt. 03/05/2012**

The limits of Talukas has been reforms and said Vastral village has been includes within the limits of ahmedabad city east, as per resolution of revenue department, Gujarat state, The Said entry had been entered into the revenue records.

**(14) As per Entry No. 6543, Dt. 22/05/2012 (RAD)**

Shantaben d/o. Maganbhai Becharbhai had filled a civil suit no. 1043/95 in the court of H'ble Civil Judge, Ahmedabad (Rural) against Chanchalben widow of Maganbhai Becharbhai, Vasantiben d/o. Maganbhai Becharbhai, Legal heirs of Kantaben Amrutlal Patel. the said court had partly granted order and prayer of mentioned in pera no. 7(a) of said application was given in favour of Applicant and oppose to Opponent no. 3. when dismis the prayer of mentioned in pera no. B and K) of said application.



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**(15) As per Entry No. 6681, Dt. 10/09/2012**

Menaben Keshavlal expired on date 22-11-2008 and her legal heirs already entered into revenue records so that her name was removed from the 7/12 extract of the subject land.

**(16) As per Entry No. 6746, Dt. 01/11/2012 (RAD)**

Shantaben d/o. Maganbhai Becharbhai had filled a civil suit no. 1043/95 in the court of H'ble Civil Judge, Ahmedabad (Rural) against Chanchalben widow of Maganbhai Becharbhai, Vasantiben d/o. Maganbhai Becharbhai, Legal heirs of Kantaben Amrutlal Patel. the said court had partly granted order and prayer of mentioned in pera no. 7(a) of said application was given in favour of Applicant and oppose to Opponent no. 3. when dismiss the prayer of mentioned in pera no. B and K) of said application.

**(17) As per Entry No. 7219, Dt. 10/10/2013**

Shantaben d/o. Maganbhai Becharbhai had filled a civil suit no. 1043/95 in the court of H'ble Civil Judge, Ahmedabad (Rural) against Chanchalben widow of Maganbhai Becharbhai, Vasantiben d/o. Maganbhai Becharbhai, Legal heirs of Kantaben Amrutlal Patel. the said court had partly granted order and prayer of mentioned in pera no. 7(a) of said application was given in favour of Applicant and oppose to Opponent no. 3. when dismiss the prayer of mentioned in pera no. B and K) of said application.

**(18) As per Entry No. 8341, Dt. 03/06/2016**

Thereafter City Deputy Collector(east), Ahmedabad remanding the case in respect of entry no. 7219 to Mamlatdar vide order no. RTS/Appealcase no. 36/2014 dated



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25-04-2016, City Deputy Collector (East), Ahmedabad had ordered to dispose off.

(19) As per Entry No. 8884, Dt. 05/06/2018

The civil suit no. 759/2013 dated 16-01-2017 in the court of H'ble Principal Civil Judge, Ahmedabad (Rural) order

### ORDER BELOW



1. The application under Exh 5 of Temporary injunction filed by plaintiff is hereby partly allowed with respect to the Survey no 929 and 930. 2. No Order as to cost.

(20) As per Entry No. 9213, Dt. 05/06/2018

Thereafter Mamlatdar, Vatva vide order no. RTS/Takarari Nondh/City Mamlatdar Vatva/case no. 51/2016(Remand Case) dated 28-05-2018, ordered to reject Dispute Application and entry no. 7219 dated 10-10-2003 also ordered to reject.

(21) As per Entry No. 10654, Dt. 17/03/2021

The civil suit no. 32/2017 dated 28-11-2018 in the court of H'ble Additional District Civil Judge, Ahmedabad (Rural) order

### ORDER BELOW

The present appeal is hereby allowed. The impugned order dated 16-01-2017 passed below injunction application at Exh.5 in the Regular Civil Suit No.759 of 2013 of the plaintiff is hereby set aside. There shall be no order as to cost. The record and proceed-



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ings of the Regular Civil Suit No.759 of 2013 be sent to the concerned Ld. Trial Court along a copy of this order.

**(22) As per Entry No. 10872, Dt. 31/07/2021**

Whereas said Jashiben d/o. Keshavalal & w/o. Vishnubhai Patel had released their rights, share & interest in/from said land in favour of co-owners. Hence their name were deleted/removed from the revenue record of said land as its' co-owners.

**(23) As per Entry No. 10873, Dt. 31/07/2021**

Whereas said Khodabhai Motibhai, Shamalbhai Motibhai, Pravinbhai Motibhai, Laxmanbhai MOTibhai had released their rights, share & interest in/from said land in favour of Ganpatbhai Keshavlal. Hence their name were deleted/removed from the revenue record of said land as its' co-owners.

**(24) As per Entry No. 11019, Dt. 12/10/2021**

Thereafter court of city deputy Collector (east), Ahmedabad and regarding said Application ordered to partly allowed vide order no. RTS/Da.su.no.4162/20, case no. 90/21, dated 20-09-2021 and cancel the order of Mamlatdar vide order no. RTS/Takarari/case no. 3/10 regarding entry no. 5150.

**(25) As per Entry No. 11336, Dt. 07/03/2022**

Premium for non agriculture purpose was paid for the Land bearing F.P. No.64 of T.P.S. No 106, admeasuring 971 Sq.Mtrs. Land (land given in liue of Block No.929 as per order issued by District Collector, Ahmedabad vide his office order No. 1235/07/16/027/2022, Dtd. 07/03/2022.





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**(26) As per Entry No. 11349, Dt. 11/03/2022**

N.A. use Permission granted for the Land Final Plot No.64 of draft Town Planning Scheme No.106 containing by admeasuring 971 sq.mtrs. Land (land given in lieu of Survey No.929 admeasuring 1619sq.mtrs.) for Multi-purpose as per order issued by Collector, Ahmedabad vide his office order No. 1330/07/16/027/2022, Dtd. 11/03/2022.

**(27) As per Entry No. 12082, Dt. 24/02/2023**

Sale deed has been executed by Ganpatbhai Keshavlal in favour of Nilkanth Buildcon, a partnership Firm conveying Final Plot No.64 admeasurements 971 sq.mtrs. of draft Town Planning Scheme No.106 (land given in lieu of Survey No.929 admeasuring 1619 sq. mtrs) Land for a consideration of Rs.90,00,000/- vide Reg. Sale Deed No. 4327, Dtd.23/02/2023.

According to the said sale deed the name of Transferrer has been deleted and the name of transferee has been entered in the 7/12 extract of land bearing survey No. 929.

As a part of investigation of Title, I gave Public Notice appeared in the daily newspaper "DIVYA BHASKAR" on date 21-10-2022 inviting claim, if any, in upon or to the said land any person whomsoever, I have not received any objection/claim in response thereto. So, the said Land is clear and marketable and free from all encumbrances.

In view of what is stated above, as per my opinion and hereby state that the title to Nilkanth Buildcon, A Partnership firm over Non-Agricultural land bearing Final Plot No.64 admeasurements 971 sq.mtrs. of draft Town Planning Scheme No.106 (land given in lieu of Survey No.929 admeasuring 1619 sq. mtrs) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District





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of Ahmedabad-12 (Nikol) is clear and marketable and free from any charge or encumbrances and also free from reasonable doubt.

I hereby declare that :-

- (i) The information furnished above are true and correct to the best of my knowledge and belief.
- (ii) I have not direct or indirect interest in the Land title clearance certificate and report on title.

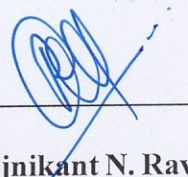
I have issued this certificate on the proof of the following xerox documents.

- (i) Copy of Village form No.7/12 and village form No. 6 Haqqpatrak.
- (ii) Copy of Premium + N.A. Permission.
- (iii) Copy of Public Notice-in Divya Bhaskar News Paper.
- (iv) Copy of Sale deeds and Release deeds.

Place : Ahmedabad.

Date : -04-2023



  
Rajnikant N. Raval

Advocate



# RAJNIKANT N. RAVAL

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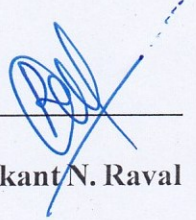
Date 14-04-2023

### TITLE CERTIFICATE

This is certify that, The title of the Non-Agricultural land bearing Final Plot No.64 of draft Town Planning Scheme No.106 containing by admeasurements 971 sq.mtrs. Land(land given in liue of Survey No.929 admeasuring 1619 sq.mtrs.) there about situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District of Ahmedabad & Sub-District of Ahmedabad-12(Nikol) belonging to Nilkanth Buildcon, A Partnership firm is clear and marketable and free from any charge or encumbrance and also free from reasonable doubt.

Place: Ahmedabad



  
Rajnikant N. Raval

Advocate