

NOTARY

Kaushik G. Patel
ADVOCATE & NOTARY

12, Second Floor, JBR Arcade, Near R K Royal Hall,
Science City Road, Sola, Ahmedabad
M : 98246 78769, E-mail : kaushikgpatel1977@gmail.com

To,

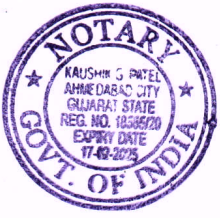
Akshay Dhirajlal Teraiya,

A/203, Sagar Samrat, Near Jalaram

Temple, Paldi, Ahmedabad-380007.

TITLE CLEARANCE CERTIFICATE WITH REPORT

Sub: Non-agricultural Land bearing Final Plot No.5, containing by admeasurements 10259 Sq. Mtrs. (allotted in lieu of Block No.37, containing by admeasurements 17099 Sq. Mtrs.) of T.P. Scheme No.71 (Muthiya) situate, lying and being at Mouje Muthiya, Taluka Asarwa in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) belonging to Akshay Dhirajlal Teraiya.



As per instructions I have got necessary searches made for more than last 30 years from the available Revenue Records and Registration Records through my Search Clerk and also I have gone through relevant documents/papers and I have investigated titles to the said land in question and report on title as under :-

1. That, the amalgamation scheme applied to MUTHIYA Village and by virtue of that the land bearing Survey No.25 Paiki, 30/1, 31/1, 31/2 and 32 have given Block No.37, containing by admeasurements 17099 Sq. Mtrs. and Somaji Chunthaji was owner and occupier of the land, and entry to that effect was entered in the mutation register by Entry No.1140 on 25/11/1963.
2. Thereafter, owner and occupier of the land, Somaji Chunthaji died intestate on 06/08/1977 leaving behind him his legal heirs Manaji Somaji, Maganji Somaji, Chhaganji Somaji and Kanaji Somaji and their names have been entered in the revenue record upon hereditary rights, and entry to that effect was entered in the mutation register by Entry No.1412 on 18/08/1977.
3. Thereafter, owners and occupiers of the said land, (1) Manaji Somaji Thakor, (2) Maganji Somaji Thakor, (3) Chhaganji Somaji Thakor and (4) Kanaji Somaji Thakor as landowners and (5) Maniben Manaji Thakor, (6) Prahladi Manaji Thakor, (7) Kailasben Prahladi Thakor, (8) Ranaji Manaji Thakor, (9) Ranjanben Ranaji Thakor, (10) Pasiben Manaji Thakor, (11) Amrutben Manaji Thakor, (12) Sajanben Manaji Thakor, (13) Laluben Maganji Thakor, (14) Pratapji Maganji Thakor, (15) Amrutben Pratapji Thakor, (16) Jayantibhai Maganji Thakor, (17) Kamuben Jayantibhai Thakor, (18) Vishnubhai Maganji Thakor, (19) Lilaben Vishnuji Thakor, (20) Hansaben

Maganji Thakor, (21) Tejalben Maganji Thakor, (22) Manekben Chhaganji Thakor, (23) Laxmanji Chhaganji Thakor, (24) Amarsang Chhaganji Thakor, (25) Ranjanben Amarsang Thakor, (26) Natwarsinh Chhaganji Thakor, (27) Punamben Natwarsinh Thakor, (28) Chandrikaben Chhaganji Thakor, (29) Lasiben Kanaji Thakor, (30) Babubhai Kanaji Thakor, (31) Dipikaben Babubhai Thakor, (32) Ramilaben Kanaji Thakor, (33) Menaben Kanaji Thakor, (34) Vijayaben Kanaji Thakor, (35) Alpaben Kanaji Thakor, (36) Chandaben Somaji Thakor, (37) Shakriben Somaji Thakor, (38) Chanchiben Somaji Thakor and (39) Ranjanben Laxmanji Thakor as family members of landowners, above (5) to (39) through their Power of Attorney Jatinbhai Rameshchandra Patel, have sold and conveyed the agricultural land bearing Block No.37, containing by admeasurements 17099 Sq. Mtrs. to (1) Minaben Maganbhai Prajapati (owner of undivided 40% land share in total land), (2) Rameshbhai Devjibhai Prajapati (owner of undivided 20% land share in total land), (3) Bhaveshbhai Nathabhai Patel (owner of undivided 20% land share in total land) and (4) Shaileshbhai Gopalbhai Prajapati (owner of undivided 20% land share in total land) by sale deed, registered in the Sub-Registrar Office of Ahmedabad-6 (Naroda) on 25/01/2008 under Serial No.474, and entry to that effect was entered in the mutation register by Entry No.2028 on 13/02/2008, duly certified by the competent authority on 11/04/2008.

4. Thereafter, owners and occupiers of the said land, (1) Minaben Maganbhai Prajapati (owner of undivided 40% land share in total land), (2) Rameshbhai Devjibhai Prajapati (owner of undivided 20% land share in total land), (3) Bhaveshbhai Nathabhai Patel (owner of undivided 20% land share in total land) and (4) Shaileshbhai Gopalbhai Prajapati (owner of undivided 20% land share in total land) have sold and conveyed the agricultural land bearing Block No.37, containing by admeasurements 17099 Sq. Mtrs. to **Akshaybhai Dhirajlal Teraiya** by sale deed, dated 03/03/2011, registered in the Sub-Registrar Office of Ahmedabad-6 (Naroda) on 17/03/2011 under Serial No.2581, and entry to that effect was entered in the mutation register by Entry No.2316 on 04/05/2011, duly certified by the competent authority on 22/07/2011.
5. Thereafter, land bearing Block No.37, containing by admeasurements 17099 Sq. Mtrs. merged into Town Planning Scheme No.71 (Muthiya) and it has



given Final Plot No.5, containing by admeasurements 10259 Sq. Mtrs. or thereabouts.

6. Thereafter, the Deputy Collector (Ganot Shakha), J.Su. & Appeal, Ahmedabad has granted order of the Mamlatdar & Krushi Panch, Daskroi, Ahmedabad by their Order No.A.C.B./T.N.C.1/Ganot/Review/Case Number-20/2014, dated 19/11/2014, and entry to that effect was entered in the mutation register by Entry No.2675 on 24/11/2014, duly certified by the competent authority on 12/02/2015.
7. Thereafter, Hon. District Collector, Ahmedabad has granted non-agricultural use permission for the said land bearing Final Plot No.5, containing by admeasurements 10259 Sq. Mtrs. (allotted in lieu of Block No.37, containing by admeasurements 17099 Sq. Mtrs.) of T.P. Scheme No.71 for multipurpose by their Order No. CB/LAND-1/NA/SR-1597/2016/FMPS NO. 402635, dated 29/11/2018, and entry to that effect was entered in the mutation register by Entry No.3121 on 05/01/2019, duly certified by the competent authority on 22/02/2019.
8. Thereafter, the Ahmedabad Municipal Corporation has sanctioned layout and building plans for the said land bearing Final Plot No.5, containing by admeasurements 10259 Sq. Mtrs. (allotted in lieu of Block No.37, containing by admeasurements 17099 Sq. Mtrs.) of T.P. Scheme No.71 for residential purpose and also issued construction permission by commencement letter (rajachitthi) under (1) Case No. BHNTS/NZ/140319/ CGDCRV/A2068/R0/M1 and Rajachitthi No.04517/140319/A2068/R0/M1 for Block-A+B+C+D, (2) Case No. BHNTS/NZ/140319/CGDCRV/A2069/R0/M1 and Rajachitthi No.04518/140319/A2069/R0/M1 for Block-E and (3) Case No. BHNTS/NZ/140319/CGDCRV/A2070/R0/M1 and Rajachitthi No.04519/140319/A2070/R0/M1 for Block-F+G+H all dated 06/02/2021.
9. Thereafter, I have issued a Public Notice in daily newspaper **GUJARAT SAMACHAR** on **21/04/2021** inviting any type of rights, claims, objections or encumbrances from people if any BUT I have not received any right, claim, objection or obligation from anybody in response of the notice.
10. Thereafter, as per Notification dated 26/09/2016 of Urban Development and Urban Housing Department, land of Final Plot No.41, containing by admeasurements 2603 Sq.Mtrs. of T.P. Scheme No.71 has been acquired by Ahmedabad Municipal Corporation for residential sale purpose and entry to



that effect was entered in the mutation register by Entry No.3433 on 07/06/2021, duly certified by the competent authority on 23/08/2021.

11. Thereafter, the Ahmedabad Municipal Corporation has sanctioned revised layout and building plans for the said land bearing Final Plot No.5 (allotted in lieu of Block No.37, containing by admeasurements 17099 Sq. Mtrs.) of T.P. Scheme No.71 for residential purpose and also issued construction permission by commencement letter (rajachitthi) under (1) Case No. BHNTS/NZ/140319/CGDCRV/A2068/R1/M1 and Rajachitthi No.06041/140319/A2068/R1/M1 for Block No. A+B+C+D+E (2) Case No. BHNTS/NZ/140319/CGDCRV/A2069/R1/M1 and Rajachitthi No. 06042/140319/A2069/R1/M1 for Block No. F and (3) Case No. BHNTS/NZ/140319/CGDCRV/A2070/R1/M1 and Rajachitthi No.06043/140319/A2070/R1/M1 for Block No. G+H+I all dated 28/03/2022.

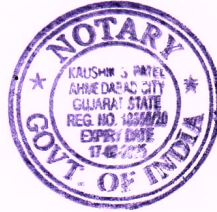


I have examined titles of the said land belonging to **Akshay Dhirajlal Teraiya** and have caused to be taken searches of the available revenue and registration record for last 30 years through our Search Clerk to the said Non-agricultural Land bearing Final Plot No.5, containing by admeasurements 10259 Sq. Mtrs. (allotted in lieu of Block No.37, containing by admeasurements 17099 Sq. Mtrs.) of T.P. Scheme No.71 (Muthiya) situate, lying and being at Mouje Muthiya, Taluka Asarwa in the Registration District Ahmedabad and Sub District Ahmedabad-6 (Naroda) and from that and from the declaration on title filed before me believing the same to be true, correct, trustworthy and reliable and also believing the documents/papers/copies etc furnished in the case file shown to me to be true and genuine, and also based upon the declaration filed before me and information given by the owner that no transfer/agreement was made in respect of the said land during the period for which the record is not clear and not available which would make the title defective. I hereby opine that the same are clear, marketable and free from reasonable doubts and without encumbrances subject to:-

- (1) Any other Laws Acts and Rules if applicable.
- (2) Fulfillment of terms and conditions laid-down in the letters/orders/resolutions/notifications/plans passed by the competent authority from time to time for the land and construction including N.A. Order & approved plans.

- (3) Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- (4) All original deeds/documents for the said land being verified.

DATED ON THIS 26th DAY OF APRIL, 2022



Kaushik G. Patel
(Advocate & Notary)
(Enrolment No.G-461/2005)

Note:

- (1) This is to inform that search of registration record of immediate past about 2-3 months is not available.
- (2) I have not found necessary documentary papers of any entry hence the same being verified.
- (3) Please note that the registration record of the year 1979 to 1993 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 (1994 to 2022) 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 title clearance certificate cum report.

