



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

TITLE CLEARANCE CERTIFICATE
WITH REPORT

KASHIMA DEVELOPERS, A Partnership Firm

“ THE CREST GLORY ”



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

To,

KASHIMA DEVELOPERS,

A Partnership Firm through its Authorized Partner

(1) Prafulbhai Gopalbhai Boghani

(2) Ghanshyambhai Kanjibhai Jetani

Add. Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being non-agriculture land bearing **Survey/Block No. : 664 (Old Survey/Block No. : 517)** containing by admeasuments **0-28-11 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. : 415, F.P. No. : 62** admeasuring **1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial)** Situate, lying and being at Kathwada, Taluka : Daskroi in the Registration Dist. and Sub- . Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to **KASHIMA DEVELOPERS**, A Partnership Firm through its Authorized Partner (1) Prafulbhai Gopalbhai Boghani (2) Ghanshyambhai Kanjibhai Jetani.



.....

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Divya Bhaskar" on 27th day of August 2023, inviting claims, if any, in



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the aforesaid property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts subject to:

- a) Usual Declaration cum Indemnity on Title being made while transferring or sale said land to any other person.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable property being non-agriculture land bearing **Survey/Block No. : 664 (Old Survey/Block No. : 517)** containing by admeasurments **0-28-11 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. : 415, F.P. No. : 62** admeasuring **1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial)** Situate, lying and being at Kathwada, Taluka : Daskroi in the Registration Dist. and Sub- . Dist. of Ahmedabad

DATED THIS 04 day of September 2023 at Ahmedabad.



Jayesh C. Patel

Advocate

Page No. 2 of 10



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

To,

KASHIMA DEVELOPERS,

A Partnership Firm through its Partner

(1) Prafulbhai Gopalbhai Boghani

(2) Ghanshyambhai Kanjibhai Jetani

Add. Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being non-agriculture land bearing **Survey/Block No. : 664 (Old Survey/Block No. : 517)** containing by admeasurments **0-28-11 Sq. Mtrs.** or thereabouts, As per **T.P.S. No. : 415, F.P. No. : 62** admeasuring **1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial)** Situate, lying and being at Kathwada, Taluka : Daskroi in the Registration Dist. and Sub- . Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to **KASHIMA DEVELOPERS**, A Partnership Firm through its Partner (1) Prafulbhai Gopalbhai Boghani (2) Ghanshyambhai Kanjibhai Jetani and its partners.

.....
I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1993, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below;



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

1.... Land of Survey No.1069, Block No.517admeasuring 0-27-35 Hect.Are.Sq.Mtrs. is an old tenure agriculture land.

2.... Land of Survey No. I 069 was under the ownership of Bai Jadi widow oflcchabhai Somabhai and Dahyabhai Somabhai in the year 1953.

3.... Name ofDahyabhai Somabhai was entered in the revenue record as ganotiya by Mutation Entry No.592 dtd.20-4-55.

4.... Owner of the said land was .widow, hence Mamlatdar and Krushipanch has postponed the sale proceeding in Ganot Case No.129 on dtd.12-5-60 and necessary entry was made in revenue record by Mutation Entry No.2361 dtd.27-9-66.

5.... Thereafter land of Survey No. I 069 has allotted Block No.517 under amalgamation scheme. Mutation Entry No.3045 dtd.3-10-75 was made in revenue record.

6.... Mamlatdar and ALT has ordered to drop the proceedings in Ganot Case No.1950/75, 1971/75 and made observation that Dahyabhai Somabhai was not a ganotiya but Dahyabhai Somabhai was the co-owner of the said land and close the proceeding. Mutation Entry No. 3121 was made in revenue record on dtd.26-11-76.

7.... As per above discussion, Bai Jadi widow of lcchabhai Somabhai and Dahyabhai Somabhai became the co-owners of the said land.



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

8.... Dahyabhai Somabhai died on dtd.26-8-96 and therefore by Mutation Entry No.4429 dtd.27-8-96, names of Dhirubhai Dahyabhai, Jiviben Dahyabhai and Maniben widow of Dahyabhai Somabhai were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on dtd. 30-9-96.

9.... Jiviben Dahyabhai waived her. rights from the said land in favour of other co-owners and therefore her name was deleted from revenue record by Mutation Entry No.4430. dtd.27-8-96.

10.... Land of Block No.517 was acquired by GIDC for industrial use and accordingly GIDC has published in Government Gazette and Mutation Entry No.6217 dtd.30-3-09 was made on the basis of said acquisition order, but said acquisition order has been cancelled by GIDC, hence Mutation Entry No.6609 was made in revenue record on dtd.20-8-10.

11.... Jadiben widow of Icchabhai Somabhai and Maniben widow of Dahyabhai Somabhai were died and therefore their names were deleted from revenue record by Mutation Entry No.6522 dtd.28-5-10.

12.... Dhirubhai Dahyabhai sold and transferred the said land of Block No.517 to Vijaybhai Ravjibhai Patel on dtd.9-6-10 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.7971. Name of said purchaser Vijaybhai Ravjibhai Patel was entered in revenue record by Mutation Entry No.6654 dtd.21-9-10. Said entry was certified by revenue authority on dtd.29-11-10.



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.



13.... Vijaybhai Ravjibhai Patel sold and transferred the said land of Block No.517 to Vinodbhai Mohanbhai Patel on dtd.15-1-14 by registered sale deed, duly registered with the Sub-Registrar, Ahmedabad at Sr. No.1856. Name of said purchaser Vinodbhai Mohanbhai Patel was entered in revenue record by Mutation Entry No.8298 dtd.15-10-14. Said entry was certified by revenue authority on dtd.3-1-15. In view of the registered sale deed and certified mutation entry, said purchaser became the owner and occupier of the said land.

14.... Thereafter, New Block/Survey No. 664 has been given to old Block/Survey No. 517 after re-survey of said land and entry to that effect was mutated in the mutation register vide entry No.8864, dated 12/09/2016.

15.... Thereafter, Said land loard i.e.Vinodbhai Mohanbhai Patel had applied befor the Collector Ahmedabad, to convert the agricultural land of Block/Survey No. : 664, T.P.Scheme No. : 415, Final Plot No. : 55 admeasuring 1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial) for Multi-purpose. The Collector had allowed the application vide its order No. CB/CTS-1/N.A./Kathwada/Block No. : 517/ S.R.No.1752/2016, Dtd. 26/12/2016 and entry to that effect was mutated in the mutation register vide entry No. 9215 dated 16/01/2017.

16.... Thereafter as per Rectification order of DILR Ahmedabad Sudhara Durasti Ptrak No. 2 vide order No. D.S.O./D.R.K./K.J.P./S.R.No. 215/16-17, Dated : 04/03/2017 the rectification has been done and entry to that effects was mutated in the mutation register vide entry No.9280, Dtd. 07/03/2017.



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

17.... Thereafter said land loads i.e. Vinodbhai Mohanbhai Patel has soldout the land bearing Survey/Block No. : 664 (Old Survey/Block No. : 517) containing by admeasuments 0-28-11 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 415, F.P. No. : 62 admeasuring 1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial) or thereabouts, Non agricultural land to (1) Niketan Kishorchandra Patel (40 %) (2) Viren Maheshbhai Kanani (17.50 %) (3) Jayendra Dineshbhai Patel (17.50 %) (4) Nareshbhai Balubhai Patel (10.00 %) (5) Dhaval Dilipbhai Shingala (15.00 %) by executing a Reg. Sale deed No. 6536, Dtd. 12/05/2017 and entry to that effects was mutated in the mutation register vide entry No. 9437, Dtd. 06/06/2017.

18.... Thereafter said land loads i.e. (1) Niketan Kishorchandra Patel (40 %) (2) Viren Maheshbhai Kanani (17.50 %) (3) Jayendra Dineshbhai Patel (17.50 %) (4) Nareshbhai Balubhai Patel (10.00 %) (5) Dhaval Dilipbhai Shingala (15.00 %) has soldout the land bearing Survey/Block No. : 664 (Old Survey/Block No. : 517) containing by admeasuments 0-28-11 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 415, F.P. No. : 62 admeasuring 1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial) or thereabouts, Non agricultural land to (1) Shree Ram Corporation through its Owner Prakashbhai Karshanbhai Satasiya (90 %) (2) Vipulbhai Madhubhai Vekariya (05.00 %) (3) Vijaybhai Dhanjibhai Pipaliya (05.00 %) by executing a Reg. Sale deed No. 9883, Dtd. 01/09/2020 and entry to that effects was mutated in the mutation register vide entry No. 11175, Dtd. 21/09/2020.

19.... Thereafter said land loads i.e. Vipulbhai Madhubhai Vekariya (05.00 %) has soldout the land bearing Survey/Block No. : 664 (Old Survey/Block No. : 517)



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

containing by admeasurments 0-28-11 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 415, F.P. No. : 62 admeasuring 1641 Sq.Mtrs. Paiki 82.05 Sq.Mtrs. or thereabouts, Non agricultural land to Shree Ram Corporation through its Owner Prakashbhai Karshanbhai Satasiya (05 %) and Confirming Party Vijaybhai Dhanjibhai Pipaliya (05.00 %) by executing a Reg. Sale deed No. 28660, Dtd. 28/12/2021 and entry to that effects was mutated in the mutation register vide entry No. 12184, Dtd. 05/03/2022.

20.... Thereafter said land loards i.e. (1) Shree Ram Corporation through its Owner Prakashbhai Karshanbhai Satasiya (95 %) Vijaybhai Dhanjibhai Pipaliya (05.00 %) has soldout the land bearing Survey/Block No. : 664 (Old Survey/Block No. : 517) containing by admeasurments 0-28-11 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 415, F.P. No. : 62 admeasuring 1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial) or thereabouts, Non agricultural land to **KASHIMA DEVELOPERS**, A Partnership Firm through its Authorized Partner (1) Prafulbhai Gopalbhai Boghani (2) Ghanshyambhai Kanjibhai Jetani by executing a Reg. Sale deed No. 8638, Dtd. 01/04/2023 and entry to that effects was mutated in the mutation register vide entry No. 13144, Dtd. 21/04/2023.

Thereafter the owner of the said land had planned a Residential Project over the said land namely "**THE CREST GLORY**" comprising on the said Land and prepared planned and details drawing for the same and applied before the AMC for construction of residential Projects and plans for the same was approved by AMC and Issued Commencement Letter (Rajachitthi).



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.

That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued in the daily newspaper "Divya Bhaskar" on 27th day of August 2023 Ahmedabad, inviting claims, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection has been received till this date.

Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records is not maintained properly or damaged or found in tom condition in the office of Sub Registrar. Hence search may lack some particulars.

I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority Is in commission against the said property adversely affecting the title, nor any portion thereof Is under acquisition or requisition under any law In force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.



Mo. +91 97140 40036

JAYESH C. PATEL

B.A., LL.B., ADVOCATE

SANAD No. G/2765/2005

Office : 204, Sankalp Icon, Opp. Parikh Hospital, Near Nikol Police Station, Nikol,
Ahmedabad, Gujarat - 382350.



Accordingly, I hereby opine that said non-agriculture land bearing Survey/Block No. : 664 (Old Survey/Block No. : 517) containing by admeasuments 0-28-11 Sq. Mtrs. or thereabouts, As per T.P.S. No. : 415, F.P. No. : 62 admeasuring 1641 Sq.Mtrs. (1341 Sq.Mtrs. Residential + 300 Sq.Mtrs. Commercial). Situate, lying and being at Kathwada, Taluka : Daskroi in the Registration Dist. and Sub- . Dist. of Ahmedabad as on date solely belongs to Labh Corporation and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That said Shree Ganesh Builders the land owner of the said land; except them no any other person having any right, title or interest over the said land. That the said non-agriculture land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a) Usual Declaration cum Indemnity on Title being made while transferring or sale said land to any other person.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands.

DATED THIS 04 day of September 2023 at Ahmedabad.



Jayesh C. Patel

Advocate

ડુપ્લીકેટ રોડ સર્ટીફિકેટ નં. ૫૨ તા. ૦૩.૦૨.૧૯૯૩ થી ઇસ્તુ કરેલ છે. સદરહુ, મિલકત ઉપર અન્ય કોઈપણ વારસોનો કે કોઈપણ બેંક કે ફાઈનાન્સ કંપની, સરકારી કે અર્થસરકારી કે ખાનગી કંપની કે કોઈનો કોઈપણ વ્યક્તિનો કોઈપણ પ્રકારનો લાગભાગ, હક્ક, હિત,

હીનાકીશર અમ., હામા અમ., હામ., એડવોકેટસ જી-૮૧૨, ટાઈટનિયમ સિટી સેન્ટર, પ્રહલાદનગર મેઈન રોડ, સીમા હોલની સામે, અમદાવાદ. મો.નં. ૯૯૦૪૦૨૨૧૧૬

જાહેર નોટિસ

ડિસ્ટ્રીક્ટ અમદાવાદ, તાલુકો: દશકોઈના મોજે ગામ: કઠવાડાની સીમના સર્વે નંબર: ૬૬૪ (રી સરવે પહેલાનો બ્લોક/સર્વે નંબર : ૫૧૭) ની હે.આરે.ચો.મી. ૦-૨૮-૧૧ વાળી જમીન જેનો સમાવેશ ટી.પી. સ્કીમ નંબર : ૪૧૫ માં થતાં ફાળવવામાં આવેલ ફાઈનલ પ્લોટ નંબર : ૫૫ ની ૧૩૪૧ ચો.મી. રહેણાંક હેતુ તથા ૩૦૦ ચો.મી. વાણિજ્ય હેતુની મળીને કુલ ૧૬૪૧ ચો.મી. બીનખેતીની જમીન KASHIMA DEVELOPERS, ના વતી અને તરફથી તેના વહીવટકર્તા ભાગીદારો (૧) પ્રફુલભાઈ ગોપાલભાઈ બોધાણી (૨) ઘનશ્યામભાઈ કાનજીભાઈ જેતાણીનામે સદર જમીન/મિલકત મજકુર પેટ્ટીની માલિકી, કબજા ભોગવટાની, બોજા રહીત અને માર્કેટેબલ હોવાનું જણાવી અમારી પાસેથી સદરહુ જમીન/મિલકતના ટાઈટલ ક્લીયર અને માર્કેટેબલ હોવા અંગેના અભિપ્રાય/

સર્ટીફિકેટની માંગણી કરેલ છે. તો સદરહુ જમીન/મિલકતમાં કોઈનો હક્ક, હિત, હિસ્સો, દાવો, બોજો, વાંધો આવેલ હોય તો દિન - ૭ (સાત) માં પ્રમાણીત પુરાવા સહિત લેખિતમાં રજૂ. એ.ડી.થી જાણ કરવી (પુરાવા વગરનાં વાંધા ધ્યાને લેવાશે નહીં) અને જો તેમ કરવામાં કસુર થશે તો કોઈના હક્ક, હિત, હિસ્સો, દાવો, બોજો, વાંધો ઈત્યાદી નથી અને જો હોય તો તે જતો (વેવ) કરેલ છે તેમ સમજી ટાઈટલ ક્લીયરન્સના અભિપ્રાય અંગેનું સર્ટીફિકેટ આપીશું ત્યારબાદ કોઈની કોઈ તકરાર ચાલશે નહીં તેની નોંધ લેવી.

ભક્તિ એસોસીએટ્સ,

જયેશ સી. પટેલ, એડવોકેટ

હાર્દિક બી. સુવાગીયા, એડવોકેટ

ઓફિસ: ૨૦૪, સંકલ્પ આઈકોન, પરીખ હોસ્પિટલની સામે, નિકોલ પોલીસ સ્ટેશનની પાસે, નિકોલ, અમદાવાદ, ગુજરાત-૩૮૨૩૫૦. મોબાઈલ: ૯૭૧૪૦૪૦૦૩૬

જાહેર નોટિસ

આથી જાહેર જનતાને જણાવવાનું કે, રજીસ્ટ્રેશન ડિસ્ટ્રીક્ટ અમદાવાદ સબ ડિસ્ટ્રીક્ટ અમદાવાદ-૮ (સોલા)ના ઘાટલોડીયા તાલુકાના મોજે ગામ ઓગણજની સીમના એકત્રીત સર્વે નં. ૧૩૬ ની બીનખેતી થયેલી જમીન ઉપર આવેલ "ઓગણજ પાર્ક પ્લોટ ઓનર્સ એસોસીએશન" કે જેને "ગાર્ડન સીટી (બીનવુડ) વિ-૧" ના નામથી

અમારી પાસે કરેલી છે. સદરહુ મિલકત અંગે કે પરત્વે કોઈનો કોઈપણ પ્રકારનો લાગભાગ, હક્ક, હિત, હિસ્સો, દાવો, અલાખો, બોજો, લિયન, ચાર્જ કે ભરણપોષણ યા અન્ય કોઈ હક્ક હોય તો તેમણે તે અંગેના દસ્તાવેજ પુરાવા સહિતની લેખિત જાણ નીચેના નામે અને સરનામે આ નોટિસ પ્રસિધ્ધ થયેથી દિન-૭ માં કરવી. જો તેમ કરવામાં કસુર થશે તો મુદત વીતે સદરહુ જમીન

ઈ-ટેન્ડર
ડિવિઝન
360000

અ. નં. 1 0

બેચ 1
કરીને
બોક્સ

2

પર એ
રોડ 5.50

3

3-4
પ્રદાન

4

પર એ
પ્રદાન

5

પર એ
પ્રદાન

અમલ

ઈ-પ્રા

ભારત

નિવિ

નિ

58

58

57

વિગ

06

અન

57