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TITLE CLEARANCE CERTIFICATE

Date : 08/02/2021

Re.: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 540/001 (Old Survey No. 216) and as per Town Planning Scheme No. 118 (Singarva) the land bears Final Plot No. 100 admeasuring 1157 sq.mtrs. of Mouje Singarva Taluka Dascroi in the District of Ahmedabad and Registration Sub-District of Ahmedabad-12 (Nikol) belonging to Sanjay Ramchandrabhai Patel residing at A/7, Nirantpark Co. Op. Housing Society, Near Sun & Step Club, Thaltej, Ahmedabad.

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THIS IS TO CERTIFY THAT we have caused necessary searches to be taken with the available Revenue records and Sub-Registry records for a period of last about more than thirty years and perusal and verification of documents of title deeds produced to us by the aforesaid party, as also we have published a public notice in a daily Gujarati News Paper "GUJARAT SAMACHAR", dated- 05/01/2021 and we have not received any kind of objections thereof and on the basis of Declaration executed by Sanjay Ramchandrabhai Patel before notary public at Ahmedabad, dated- 08/02/2021, we have investigated the title to the said land belonging to aforesaid party and we have found that the said land is clear, marketable & free from all encumbrance subject to Deed of Confirmations are being executed by all members-coparceners of (i) Amraji Dahyaji (ii) Kalidas Amarshi (iii) Thakor Savdhanji Ranaji (iv) Lakhaji Dahyaji and (v) Thakor Nanjibhai Ranaji, (vi) Maheshji



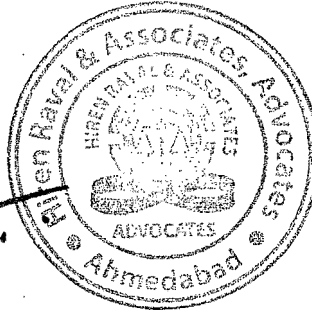
Mansangji (vii) Chhotaji Dahyaji (viii) Harshadbhai Amarshi (ix) Dilipbhai Vajesangji (x) Thakor Budhaji Ranaji in favour of Sanjay Ramchandrabhai Patel.

THE SCHEDULE ABOVE REFERRED TO

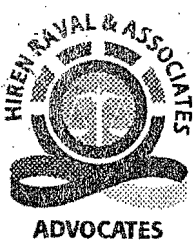
ALL THAT piece and parcel of Non-Agricultural land bearing Block/Survey No. 540/001 (Old Survey No. 216) and as per Town Planning Scheme No. 118 (Singarva) the land bears Final Plot No. 100 admeasuring 1157 sq.mtrs. of Mouje Singarva Taluka Dascroi in the District of Ahmedabad and Registration Sub-District of Ahmedabad-12 (Nikol) and the same is bounded as follows;

On or towards the East : Final Plot No. 102
On or towards the West : Final Plot No. 103
On or towards the North : Final Plot No. 237
On or towards the South : 30 Mtr. T. P. Road

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REPORT ON TITLE

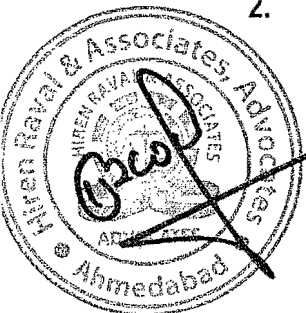
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Re. : IN THE MATTER OF INVESTIGATION OF TITLE to the Non-Agricultural land bearing Block/Survey No. 540/001 (Old Survey No. 216) and as per Town Planning Scheme No. 118 (Singarva) the land bears Final Plot No. 100 admeasuring 1157 sq.mtrs. of Mouje Singarva Taluka Dascroi in the District of Ahmedabad and Registration Sub-District of Ahmedabad-12 (Nikol) belonging to Sanjay Ramchandrabhai Patel residing at A/7, Nirantpark Co. Op. Housing Society, Near Sun & Step Club, Thaltej, Ahmedabad.

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That we have caused necessary searches to be taken with the available Revenue records and Sub-Registry Records for a period of last more than Thirty Years and on perusal and verification of documents of title deeds produced to us by the aforesaid party, we give our report on title in respect of said land as under:

1. That the then New tenure Agricultural land bearing Old Survey No. 216 admeasuring 6273 sq. mtrs. of Mouje Singarva was belonging to Diwaliben D/o Viraji Babaji.
2. That thereafter, said Diwaliben D/o Viraji Babaji died intestate before 15 years and hence according to Hindu Law, names of her legal heirs namely (i) Ranaji Motiji and (ii) Dahyaji Motiji were entered in the revenue records.



The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1271, dated-29/07/1977, which was duly certified by the revenue authority concerned.

3. That thereafter, said Dahyaji Motiji died intestate before 4 years and hence according to Hindu Law, names of his legal heirs namely (i) Ichhaben D/o. Dahyaji (ii) Lakhaji Dahyaji (iii) Shakriben D/o. Dahyaji (iv) Shantaben D/o. Dahyaji, (v) Amraji Dhayaji (vi) Vajaji Dhayaji (vii) Chhotaji Dhayaji and (viii) Jadiben Wd/o. Dahyaji Motiji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1711, dated-13/02/1989, which was duly certified by the revenue authority concerned.
4. That thereafter, said Ranaji Motiji died intestate on dated-11/08/1996 and hence according to Hindu Law names of his legal heirs namely (i) Nanjibhai Ranaji (ii) Mansangji Ranaji (iii) Savdhanji Ranaji (iv) Budhaji Ranaji (v) Manguben Ranaji (vi) Punjiben Ranaji and (vii) Keshiben Ranaji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 1999 dated-13/06/1998 which was duly certified by the revenue authority concerned. However Manekben widow of Ranaji motiji was died before Ranaji Motiji and hence her name was not entered in the Revenue Records.
5. That thereafter, said Vajesingh Dahyaji died intestate on dated-28/03/1999 and hence according to Hindu Law names of his legal heirs namely (i) Takhiben Wd/o Vajesingh (ii) Dilipbhai Vajesingh (iii) Geetaben Vajesingh and (iv) Sangitaben Vajesingh were entered in the revenue records. The

entry to that effect was also entered in the revenue records vide Mutation Entry No. 3364 dated-10/03/2015 which was duly certified by the revenue authority concerned.

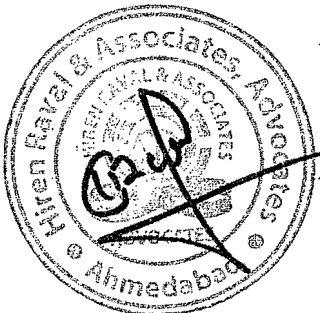
6. In meantime, said Mansangji Ranaji died intestate on dated-24/11/2009 and hence according to Hindu Law names of his legal heirs (i) Kashiben Wd/o. Mansangji (ii) Madhuben Mansangji (iii) Mahendrabhai Mansangji (iv) Gordhanbhai Mansangji (v) Rajeshkumar Mansangji (vi) Maheshji Mansangji (vii) Sarojben Mansangji and (viii) Bharatbhai Mansangji were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3378 dated-18/04/2015 which was duly certified by the revenue authority concerned.
7. That thereafter said (i) Punjiben D/o. Ranaji W/o. Laxmanji and (ii) Keshiben D/o. Ranaji W/o. Prabhatsinh waived their undivided proportionate shares in the said land in favour of Budhaji Ranaji and hence their names were deleted from the revenue records. Moreover, said (i) Punjiben D/o. Ranaji W/o. Laxmanji and (ii) Keshiben D/o. Ranaji W/o. Prabhatsinh have executed a Deed of Release which was duly registered with the Sub-Registrar Ahmedabad- 14 (Dascroi) under Sr. No. 894 dated-04/05/2015. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3394 dated-13/05/2015 which was duly certified by the revenue authority concerned.

8. That thereafter, said (i) Kashiben Wd/o. Mansangji (ii) Madhuben Mansangji (iii) Mahendrabhai Mansangji (iv) Gordhanbhai Mansangji (v) Rajeshkumar Mansangji (vi) Maheshji Mansangji (vii) Sarojben Mansangji and (viii)

Bharatbhai Mansangji waived their undivided proportionate shares in the said land in favour of Maheshji Mansangji and hence their names were deleted from the revenue records. Moreover, said (i) Kashiben Wd/o. Mansangji (ii) Madhuben Mansangji (iii) Mahendrabhai Mansangji (iv) Gordhanbhai Mansangji (v) Rajeshkumar Mansangji (vi) Maheshji Mansangji (vii) Sarojben Mansangji and (viii) Bharatbhai Mansangji executed a Deed of Release which was duly registered with the Sub-Registrar, Ahmedabad - 14 (Dascroi) under Sr. No. 1533 dated-27/07/2015. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3448, dated-29/07/2015 which was duly certified by the revenue authority concerned.

9. That thereafter, said Jadiben Wd/o. Dahyaji Motiji died intestate on dated-06/01/1997 and hence according to Hindu Law names of her legal heirs namely (i) Lakhaji Dahyaji (ii) Ichhaben Dahyaji (iii) Amraji Dahyaji (iv) Shantaben Dahyaji (v) Chhotaji Dahyaji (vi) Takhiben Wd/o. Vajesangji (vii) Sangitaben D/o. of Vajesangji (heirs of second wife namely Takhiben of Vajesangji) (viii) Dilipbhai Vajesangji (ix) Gitaben Vajesangji and (x) Sangitaben D/o. Vajesangji (heirs of First wife of Vajesangji) were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3487 dated-07/12/2015 which was duly certified by the revenue authority concerned.

10. That thereafter, as per resurvey of the land situated at Mouje Singarva according to Order No. Resurvey / D.S.O. / AKARBANDH / KAYAMKHORODO / SINGARVA / 2016 dated-12/04/2016 issued by Superintendent of Land Records, Ahmedabad, said land bearing Old Survey No. 216 given new Block/Survey No. 540 admeasuring 6273 sq. mtrs. The entry to that effect was



also entered in the revenue records vide Mutation Entry No. 3504 dated-27/04/2016 which was duly certified by the revenue authority concerned.

11. That, said Manguben D/o. Ranaji Wd/o. Amarshi died intestate on dated-01/01/2008 and her son namely Keshavlal Amarshi also died on 14/12/2015 hence according to Hindu Law names of their legal heirs namely (i) Sajanben Wd/o. Keshavlal (ii) Kalidas Amarshi (iii) Harshadbhai Amarshi and (iv) Jyotshnaben Keshavlal were entered in the revenue records. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3576 dated-07/06/2016 which was duly certified by the revenue authority concerned.
12. That thereafter said (i) Takhiben Wd/o. Vajesangji (ii) Gitaben D/o. Vajesangji and W/o. Shaileshbhai (iii) Sangitaben D/o. of Vajesangji (heirs of Second wife namely Takhiben of Vajesangji) and (iv) Sangitaben D/o. Vajesangji (heirs of first wife of Vajesangji) waived their undivided proportionate shares in the said land in favour of Dilipbhai Vajesangji and hence their names were deleted from the revenue records. Moreover, said (i) Takhiben Wd/o. Vajesangji (ii) Gitaben D/o. Vajesangji and W/o. Shaileshbhai (iii) Sangitaben D/o. of Vajesangji (heirs of Second wife namely Takhiben of Vajesangji) and (iv) Sangitaben D/o. Vajesangji (heirs of first wife of Vajesangji) executed a Deed of Release, which was duly registered with the Sub-Registrar Ahmedabad - 14 (Dascroi) under Sr. No. 2353 dated-27/09/2016. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3627 dated-03/10/2016 which was duly certified by the revenue authority concerned.

13. That said Ichhaben Dahyaji W/o. Punjaji waived her undivided proportionate share in the said land in favour of Chhotaji Dahyaji and hence her name was deleted from the revenue records. Moreover, said Ichhaben Dahyaji W/o. Punjaji executed a Deed of Release which was duly registered with the Sub-Registrar, Ahmedabad- 14 (Dascroi) under Sr. No. 2467 dated-10/10/2016. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3643 dated-29/10/2016 which was duly certified by the revenue authority concerned.
14. That thereafter said Shantaben D/o. Dahyaji and W/o. Jenaji waived her undivided proportionate share in the said land in favour of Chhotaji Dahyaji and hence her name was deleted from the revenue records. Moreover, said Shantaben D/o. Dahyaji and W/o. Jenaji executed a Deed of Release which was duly registered with the Sub-Registrar Ahmedabad - 14 (Dascroi) under Sr. No. 2468 dated-10/10/2016. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3644 dated-29/10/2016 which was duly certified by the revenue authority concerned.
15. That as per order bearing No.C.B./C.T.S-1/N.SH./KHETI PREMIUM/SINGVARA/BLOCK/SURVEY.NO/540/S.R.855/2016 dated-20/04/2018 the said land was converted into old tenure agricultural land on a payment of premium amount of Rs.12,54,600/- was paid to the Government by the aforesaid land owners on dated 05/04/2018. The entry to that effect was also entered in the revenue records vide mutation entry no. 3926 dated- 04/05/2018 which was duly certified by the concerned revenue authority.

16. That thereafter said (i) Amraji Dahyaji (ii) Kalidas Amarshi (iii) Thakor Savdhanji Ranaji (iv) Lakhaji Dahyaji and (v) Thakor Nanjibhai Ranaji, (vi) Maheshji Mansangji (vii) Chhotaji Dahyaji (viii) Harshadbhai Amarshi (ix) Dilipbhai Vajesangji (x) Thakor Budhaji Ranaji (xi) Jyotshnaben Keshavlal and (xii) Sajanben Wd/o. Keshavlal sold and conveyed the said agricultural land bearing Block/Survey No. 540 admeasuring 6273 sq. mtrs. to Sanjaybhai Ramchandrabhai Patel by Sale Deed which was duly registered with the Sub-Registrar Ahmedabad-14 (Dascroi) under Sr. No. 2150 dated- 26/06/2018. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 3962 dated- 26/06/2018 which was duly certified by the revenue authority concerned.
17. That the said bearing Block/Survey No. 540 (Paiki) admeasuring 1928 sq.mtrs. covered under the Town Planning Scheme No. 118 (singarva) and allotted Final Plot No. 100 admeasuring 1757 sq.mtrs. in lieu thereof.
18. That thereafter, said land bearing Block/Survey No. 540 and Final Plot No. 100 admeasuring 1157 sq. mtrs. of T. P. Scheme No. 118 (Singarva) of Mouje Singarva converted into non-agricultural land for multipurpose as per Order No. C.B. / N.A. / Ahmedabad /Singarva / 540 / 995176/ 2018 dated- 02/11/2018 issued by Hon'ble District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4063 and dated-15/12/2018 which was duly certified by the revenue authority concerned.

19. That in the mean time said land is exempted from the restrictions of new tenure and converted for non-agriculture purpose as per Order bearing No.

CB / N.SHA. / Premium / Singarva / Survey No. / Block No. 540 paiki/ SR.853 / 2016, dated- 18/09/2018 issued by District Collector, Ahmedabad. However the entry to that effect was also entered off late in the revenue records vide Mutation Entry No. 4073 dated- 31/12/2018 which was duly certified by the revenue authority concerned.

20. That thereafter, as per Order No. D.S.O./D.R.K./K.J.P./S.R. No.182/2019 dated- 05/11/2019 issued by D.I.L.R. Ahmedabad as well as K.J.P. No.-21, said land bearing Block/Survey No. 540 (Old Block/Survey No. 216) admeasuring 6273 sq. mtrs. was bifurcated into two Block/Survey numbers (i) Block/Survey No. 540/001 admeasuring 1928 sq. mtrs. and (ii) Block/Survey No. 540/002 admeasuring 4345 sq. mtrs. land allotted to Sanjay Ramchandra Patel. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4231 dated- 06/11/2019 which was duly certified by the Revenue Authority concerned.
21. That thereafter, as per letter bearing no. Estate/Kapat/Jamin/No. 4590 dated 22/06/2020 of Ahmedabad Urban Development Authority, land admeasuring 771 sq.mtrs acquired in Block/Survey No. 540/001 under the Town Planning Scheme. The entry to that effect was also entered in the revenue records vide Mutation Entry No. 4340, dated- 31/07/2020, which was duly certified by the revenue authority concerned.
22. That thereafter, upon instructions of aforesaid party, we have published a Public Notice in respect of said Non-Agricultural land for clearance of title to the said land in the daily Gujarati Newspaper "Gujarat Samachar" on dated 05/01/2021 inter alia invited claims & objections from the public in general

and in response thereto, we have not received any kind of claims or objections in any manner till date.

23. That thereafter, Ahmedabad Urban Development Authority has sanctioned plan for construction of residential & commercial building/scheme known as "AASTHA UNNATI" on the said land on dated- 31/08/2019 for Block No. 'A' and Block No. 'B'.
24. That, (i) Amraji Dahyaji (ii) Kalidas Amarshi (iii) Thakor Savdhanji Ranaji (iv) Lakhaji Dahyaji and (v) Thakor Nanjibhai Ranaji, (vi) Maheshji Mansangji (vii) Chhotaji Dahyaji (viii) Harshadbhai Amarshi (ix) Dilipbhai Vajesangji (x) Thakor Budhaji Ranaji sold and conveyed the said land as a themselves and for their HUF. And coparceners-members of their HUF have agreed sale of the said land, however proper Deed of Confirmation to be executed by all coparceners-members of their HUF in favour of the Sanjay Ramchandrabhai Patel.

That thereafter, said Sanjay Ramchandrabhai Patel has executed a Declaration before Notary Public Ahmedabad on 08/02/2021 declaring inter alia therein that the said land is free from all encumbrances and he has not created any charge thereof and not transferred the said land in favour of any person, body or authority in any manner.

It will not be out of place to mention here that Punjiben D/o. Ranaji Motiji and Keshiben D/o. Ranaji Motiji through their power of attorney holder Sandip Ranjitsinh have executed Agreement to Sell on 18/10/2014 in favour of Desai Dharamshibhai Ratnabhai in respect of their undivided share, which was duly registered with the



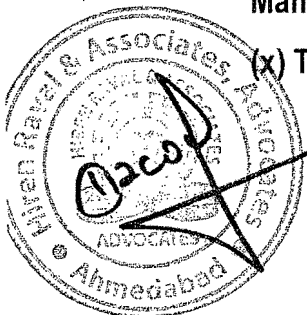
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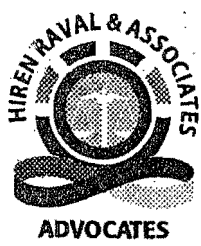
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Sub-Registrar Ahmedabad-14 (Dascroi) under Sr. No. 1904 on dated- 20/10/2014. That thereafter, said transaction was cancelled and hence Cancellation of Agreement to Sell was executed by Dharamshibhai Ratnabhai Desai in favour of Punjiben D/o. Ranaji Motiji and Keshiben D/o. Ranaji Motiji, which was duly registered with the Sub-Registrar Ahmedabad-14 (Dascroi) under Sr. No. 1242, dated- 19/10/2015.

We may further initially mention here that Punjiben D/o. Ranaji Motiji had filed RTS Appeal with the Deputy Collector, Ahmedabad against Entry No. 3394, dated- 13/10/2015 in respect of her share released in favour of her brother Budhaji Ranaji by Deed of Release, dated- 04/05/2015 bearing Registration No. 894, followed by Revision Application being No. 72/2017 with the District Collector, Ahmedabad. That thereafter, by mutual settlement between Punjiben D/o. Ranaji Motiji and Budhaji Ranaji, the Punjiben D/o. Ranaji Motiji has withdrawn the said Revision Application against the Entry No. 3394.

That we have taken search from the Talati and Sub-Registrar's records for the period of last about more than 30 years and we have not found any charge or encumbrances on the said Non-Agricultural land and we hereby certified that the said land belonging to Sanjay Ramchandrabhai Patel is clear and marketable and free from all encumbrances subject to Deed of Confirmations are being executed by all members-coparceners of (i) Amraji Dahyaji (ii) Kalidas Amarshi (iii) Thakor Savdhanji Ranaji (iv) Lakhaji Dahyaji and (v) Thakor Nanjibhai Ranaji, (vi) Maheshji Mansangji (vii) Chhotaji Dahyaji (viii) Harshadbhai Amarshi (ix) Dilipbhai Vajesangji (x) Thakor Budhaji Ranaji in favour of Sanjay Ramchandrabhai Patel.





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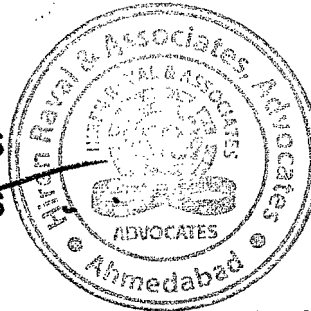
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