

Ref. No. 7554

To,

(1) Babubhai Jamnadas Patel and

(2) Ketan Babubhai Patel,

Resi.: Jamnadas House, Opp. ISRO Flats,

Ambli-Bopal Road, Ahmedabad-380058.

TITLE CERTIFICATE

Reg :- Non-agricultural land bearing **Final Plot No. 166/1**, containing by admeasurements 3976 Sq. Mtrs. (allotted in lieu of Survey No. 441/1, containing by admeasurements 6627 Sq. Mtrs.) of T.P. Scheme No. 56 (Sola-Gota-Ognaj) and **Final Plot No. 166/2**, containing by admeasurements 3976 Sq. Mtrs. (allotted in lieu of Survey No. 441/2, containing by admeasurements 6626 Sq. Mtrs.) of T.P. Scheme No. 56 (Sola-Gota-Ognaj), situate, lying and being at Moje Gota, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to **Babubhai Jamnadas Patel & Ketanbhai Babubhai Patel** (owners of Final Plot No. 166/1) and **Pranavbhai Surendrabhai Patel & Kalp Pranavbhai Patel** (owners of Final Plot No. 166/2) with development rights of a partnership firm "Satyamev Vista Two".



THIS IS TO STATE THAT, I have examined titles to said land belonging to **Babubhai Jamnadas Patel & Ketanbhai Babubhai Patel** (owners of Final Plot No. 166/1) and **Pranavbhai Surendrabhai Patel & Kalp Pranavbhai Patel** (owners of Final Plot No. 166/2) with development rights of a partnership firm "Satyamev Vista Two" and have caused to be taken searches of **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Final Plot No. 166/1**, containing by admeasurements 3976 Sq. Mtrs. (allotted in lieu of Survey No. 441/1, containing by admeasurements 6627 Sq. Mtrs.) of T.P. Scheme No. 56 (Sola-Gota-Ognaj) and **Final Plot No. 166/2**, containing by admeasurements 3976 Sq. Mtrs. (allotted in lieu of Survey No. 441/2, containing by admeasurements 6626 Sq. Mtrs.) of T.P. Scheme No. 56 (Sola-Gota-Ognaj), situate, lying and being at Moje Gota, Taluka Ghatlodia in the Registration District Ahmedabad and Sub District Ahmedabad-8 (Sola) and from that and from the Declaration-Cum-Indemnity Bond filed before

(P.T.O.)

me and believing the same to be true, correct and trustworthy and also believing the documents/ papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by the owner that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective. I hereby opine that the same shall clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A. Order and approved plans.
- [3] Final outcome of the Principal Senior Civil Judge, Ahmedabad (Rural) in the matter of S.C.S. No. 345/2021.
- [4] Development Agreement (Serial No.16344, dated 15-7-2022) in favour of a partnership firm "**Satyamev Vista Two**".
- [5] 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.
- [6] Verification of all original documents.

DATED THIS 4TH DAY OF AUGUST, 2022.



(Sharad N. Darji)

Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it can not 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.

