

Date :

TITLE CLEARANCE CERTIFICATE

To,

Shri Shanti Buildcon a partnership firm through its partner **Sharma Dharmesh Radheshyambhai**
Office at, 33 FF, Umiya Estate, Nr. Shah Chambers
Baroda Express Highway, NH.8, C.T.M., Ahmedabad.

Subject :- In the matter of title of Non-Agricultural land bearing Block/Survey No-**16/2/2**, admeasuring **2500** Sq.Mtrs. of Draft Town Planning Scheme No-**115**, of having Final Plot No-**10/1/2**, admeasuring **1500** Sq.mtrs. Non-Agricultural land situated at Mouje village Ramol, of Taluka Vatva in Registration District Ahmedabad-**11 (Aslali)** is belonging to **Shri Shanti Buildcon** a partnership firm through its partner **Sharma Dharmesh Radheshyambhai**



Date :

After taken necessary search of the last 30 years of sub-registrar offices Records at District Ahmedabad-11 (**Aslali**) in the above subject Non-Agricultural land bearing Block/Survey No-**16/2/2**, admeasuring **2500** Sq.Mtrs. of Draft Town Planning Scheme No-**115**, of having Final Plot No-**10/1/2**, admeasuring **1500** Sq.mtrs. Non-Agricultural land situated at Mouje village Ramol, of Taluka Vatva in Registration District Ahmedabad-11 (**Aslali**). I give the search report and title certificate as under.

SEARCH REPORT

Date :

(1) Originally the land of Survey No-**16/2**, of Mouje Village Ramol was independently owned, occupied and possessed by Akabarmiya Imammiya.

(2) That thereafter, the owner of the Survey No-16/2 sold conveyed to the said land to Lalmiya Badumiya vide Oral Agreement. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**1325 on 27/01/1947.**

(3) That thereafter, the owner borrow a loan from Ramol Seva Sarkari Mandali and came to be Mutated in the Revenue Record vide Mutation Entry No-**3024** on 18/09/1976.

(4) That thereafter, Lalmiya Badumiya expired on Dated-**24/12/1977** without making any will and No leaving behind the legal heirs **So (1) BarkataAli Mahemadmiya (2) HussainMiya Lalmiya (3) Aalammiya**



Date :

Lalmiya (4) Madinabibi Lalmiya's names were entered in the Survey No-**16/2** Revenue Record and the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**4024** on **05/09/1978**.

(5) That thereafter, Lalmiya Badumiya expired on Dated-**24/12/1977** without making any will but his legal heirs Madinabibi D/o. Lalmiya Badumiya's name were deleted in the revenue record. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**4025** on **05/09/1978**.

(6) That thereafter, as per the Gujarat Government Resolution dt. 05/02/1986. Increase the Boundary of the Ahmedabad Mahanagar Palika, and All Survey No Mouje Ramol, Ta. Daskori, to pay the Conversation Tax on 05/02/1986. And the Entry in the Revenue Record



Date :

Village form No-6 was made vide Mutation entry No-
4612 on **25/11/1988**.

(7) That thereafter, Aalammiya Lalmiya expired on
Dated-**25/05/1989** without making any will and leaving
behind the legal heirs **So (1)** Saiyad Sameerbibi Wd/o.
Aalammiya Lalmiya **(2)** Kherunisa D/o. Aalammiya
Lalmiya's names were entered in the Survey No-**16/2**
Revenue Record and the Entry in the Revenue Record
Village form No-6 was made vide Mutation entry No-
4661 on **17/10/1989**.

(8) That thereafter, the owner borrow a loan from
Ramol Seva Sarkari Mandali and came to be Mutated in
the Revenue Record vide Mutation Entry No-**5277** on
19/06/2002.

(9) That thereafter, the owner of the said land paid the
loan from Ramol Seva Sarkari Mandali vide No-Due



Date :

Certificate. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**5388** on **04/02/2004**.

(10) That thereafter, Lalmiya Badumiya expired before 15 years ago and (1) Surajbibi Lalmiya (Expired) (2) Mahmadiya Lalmiya (Expired) (3) Aalammiya Lalmiya (Expired) (4) Madinabibi Lalmiya (Expired) without making any will and leaving behind the legal heirs **So (1) Barkat Ali Mahmadiya {Amiribibi Aalammiya (Expired)} (2) Kherunisha Aalammiya (3) Madinabibi D/o. Lalmiya W/o. Hussainmiya Imammiya (4) Hajibibi Hussainmiya (5) SafiMamad Hussainmiya (6) Firdamiya Hussainmiya (7) Gulamanbi Hussainmiya (8) Jainapbib Hussainmiya (9) Hussainmiya Lalmiya's names were entered in the Survey No-16/2 Revenue Record and the**



Date :

Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**6595** on **31/08/2009**.

(11) That thereafter, the owner of the said land paid the loan from Ramol Seva Sarkari Mandali vide No-Due Certificate. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**6604** on **12/09/2009**.

(12) That thereafter, Barakatali Mahamdmiya expired on Dated-**25/12/2010** without making any will and leaving behind the legal heirs **So (1) Irshadbibi Wd/o. Barkatali (2) Akbarali D/o. Barkatali (3) Mumtazbibi D/o. Barkatali (4) JakirHussain Son of Barkatali (5) Merajbibi D/o. Barkatali (6) Kamrunisha D/o. Barkatali (7) Nurjahabanu D/o. Barkatali (8) Sarfarajbanu D/o. Barkatali (9) Aarifabanu D/o. Barkatali (10) Javedali Son of Barkatali's names were entered in the Survey No-**



Date :

16/2 Revenue Record and the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**6994** on **13/01/2011**.

(13) That thereafter, the owner of the said survey no **(1)** Irshadbibi Wd/o. Barkatali **(2)** Mumtazbibi D/o. Barkatali **(3)** Merajbibi D/o. Barkatali **(4)** Kamrunisha D/o. Barkatali **(5)** Nurjahabanu D/o. Barkatali **(6)** Sarfarajbanu D/o. Barkatali **(7)** Aarifabanu D/o. Barkatali waived their undivided rights towards her brothers **(1)** Akbarali Barkatali **(2)** Jakirhussain Barkatali **(3)** Javedali Barkatali. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**6995** on **13/01/2011**.

(14) That thereafter, Hussainmiya Lalmiya expired on Dated-**09/05/2010** (Chotunbibi wife of Hussainmiya-Expired) without making any will and leaving behind the



Date :

legal heirs **So (1)** Jinnatbibi Hussainmiya **(2)** Badrumiya Hussainmiya **(3)** Banubibi Hussainmiya **(4)** Bakarali Hussainmiya **(5)** Imamali Hussainmiya **(6)** Haidarali Hussainmiya **(7)** Jebunisha Hussainmiya **(8)** Hasanali Hussainmiya **(9)** Maksudabibi Hussainmiya and Aalammiya Lalmiya's lega heirs * Amirbibi wife of Aalammiya-Expired (1) Khrunisha Aalammiya (only For Survey No-726/1) 's names were entered in the Survey No-**16/2** Revenue Record and the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**7266** on **26/09/2011**.

(15) That thereafter, the Owner of the said Survey no-**16/2** **(1)** Jinnatbibi Hussainmiya **(2)** Banubibi Hussainmiya **(3)** Jebunisha Hussainmiya **(4)** Maksudabibi Hussainmiya waived their undivided rights towards Badrumiya Hussainmiya in the Survey No-16/2



Date :

Revenue Record. And the Entry in the Revenue Record Village form No-6 was made vide Mutation entry No- **7267** on **26/09/2011**.

(16) That thereafter, as per order of the Joint Secretary, Revenue department, Government of Gujarat by his Order No-Pafar/ 102011/275/L/1, dated 17/03/2012 Taluka of Ahmedabad District has been divided in the two separate parts viz (1) Ahmedabad City-East and (2) Ahmedabad City-West and the Mouje Ramol Village covered within the limit of Taluka Ahmedabad City-East. The entry in respect of again entered in the revenue record of mutation entry book of the Village Form No-6 under serial No-**7439** on dated **03/05/2012**.

(17) After that, Survey No-**16/2** Of Total admeasuring He. are. sq. mtrs. 0-81-41 Sq. mtrs land divided into three Survey No-16/2/1, 16/2/2 and 16/2/3 vide Hon'ble



Date :

D.I.L.R, Ahmedabad order No-**DSO/DRK/Pu.P/ D.P.**
NO-70/13-14, on **13/12/2013** are as follow.

No	Surevy No	Aakar rs	Total Area He.Are.Sq.mtrs	Owners Name
1	16/2/1	3-57	0-48-41	Kherunish Aalamiya's daughter
2	16/2/2	1-84	0-25-00	Barkarali Mahamdmiya & Ors.
3	16/2/3	3-54	0-08-00	Badrimiya Hussainmiya & Ors.

And the K.J.P. Dursati Entry was made in the Revenue
Record in Village form No-6 vide Mutation entry No-
8047 on 16/12/2013 and Which entry was certified by
Competent Authority on Dted-**11/02/2014**.

(18) That thereafter, the said land owners paiki Barkat
Ali Mahmadiya died on 25/12/2010 and the Entry was
made in the Revenue Record in Village form No-6 vide
Mutation entry No-**6994** but due to some mistake his



Date :

name was also mentioned in the revenue record. So Barkat Ali Mahmadiya name was deleted by the Rectification order given by the Ms. City Mamlatdar, Maninagar vide Order No-Jamin/Rectification Order/S.R. No-25/2014, on 29/01/2015. And Entry was made in the Revenue Record in Village form No-6 vide Mutation entry No-**8437** on 18/03/2015.

(19) That thereafter in the meantime said land bearing Revenue Survey No-16/2/2 admeasuring 2500 Sq.mtrs covered within the limit of Draft Town Planning Scheme No-115 and Final Plot No-10/1/2 was given in lieu thereof and area thereof fixed to the extent of 1500 Sq.mts land.

(20) That thereafter the said land bearing Revenue Survey No-**16/2/2** admeasuring 2500 Sq.mtrs covered within the limit of Draft Town Planning Scheme No-**115**



Date :

and Final Plot No-**10/1/2**, admeasuring **1500** sq.mts. Commercial Land of Total admeasuring 2905 Sq.Mtrs land was converted into Non-Agricultural as per Order No- **C.B./Land-1/ N.A.-1/S.R.No-1932/2014**, dated **19/07/2015** of the District Development Officer, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry look book under serial No-**8597** on 30/07/2015 duly certified by concerned revenue authority on dated **01/10/2015**.

(21) That thereafter, (1) AkbarAli Barkat Ali (2) Jakir Hussain BarkatAli (3) JavedAli BarkatAli sold and conveyed to the said Survey No-16/2/2 land to (1) Arvindbhai Manubhai Sheldiya (15 % Partner) (2) Vipulbhai Manubhai Sheldiya (15 % Partner) (3) Pradipkumar Manubhai Kotadiya (5 % Partner) (4) Renishkumar Damajibhai Gajipara (10 % Partner) (5)



Date :

Sonikkumar Vallabhbbhai Patoliya (5 % Partner) (6)
Bharatbbhai Babubhai Lotadiya (5 % Partner) (7)
Bharatbbhai Kalubhai Gadhiya (18 % Partner) (8)
Alpeshbbhai Rasiklal Lakhani (20 % Partner) (9)
Hasmukhbhai Kalubhai Gadhiya (3 % Partner) (10)
Nikunj Jaysukhbhai Shiroya (4 % Partner) vide
Registered sale Deed No-1296 on 15/02/2016. And the
entry in the Revenue Record Village form No-6 was made
vide Mutation entry No-**8747, Dt. 21/04/2016.**

(22) That thereafter, (1) Arvindbbhai Manubhai Sheldiya
(15 % Partner) (2) Vipulbbhai Manubhai Sheldiya (15 %
Partner) (3) Pradipkumar Manubhai Kotadiya (5 %
Partner) (4) Renishkumar Damajibhai Gajipara (10 %
Partner) (5) Sonikkumar Vallabhbbhai Patoliya (5 %
Partner) (6) Bharatbbhai Babubhai Lotadiya (5 % Partner)
(7) Bharatbbhai Kalubhai Gadhiya (18 % Partner) (8)



Date :

Alpeshbhai Rasiklal Lakhani (20 % Partner) (9)
Hasmukhbhai Kalubhai Gadhiya (3 % Partner) (10)
Nikunj Jaysukhbhai Shiroya (4 % Partner) sold and
conveyed to the said Survey No-16/2/2 land to **Shri
Shanti Buildcon** a Partnership firm through its partner
Sharma Dharmesh Radheshyambhai vide Registered
sale Deed No-6936 on 31/03/2023. And the entry in the
Revenue Record Village form No-6 was made vide
Mutation entry No-10895, Dt. 25/05/2023.

(23) Thus on today the subject of Non-Agricultural land
Revenue Survey No-16/2/2 admeasuring 2500 Sq.mtrs
covered within the limit of Draft Town Planning Scheme
No-115 and Final Plot No-10/1/2, admeasuring 1500
sq.mts. Non-Agricultural land at situated at Mouje
village Ramol, of Taluka Vatva in Registration District
Ahmedabad-11 (Aslali) belonging to **Shri Shanti**

Date :

Buildcon a Partnership firm through its partner **Sharma Dharmesh Radheshyambhai**.

REPORT ON THE RECORD OF S.R.O.-5 (**Narol**) &
S.R.O.-11 (**Aslali**) AHMEDABAD.

The search was carried out through the authorized representative in the office of S.R.O.-5 (**Narol**), S.R.O.-11 (**Aslali**) Ahmedabad for the Non-Agricultural land under consideration.

For rest of the years, the records were verified. The payment have been acknowledged vide Receipt No- **202300500016424**, Dt. 29/08/2023, Receipt No- **20231100023997** Dt. 29/08/2023 for the search for the period commencing from 1993 to 2023.

I have given Public Notice in "**Gujarat Samachar**", Dt. **22/06/2022**, inviting objection for the issuances of Title



Date :

Clear Certificate. Thereafter Panchal Hitenkumar Mafatlal has given objection Application to me on dated 29/06/2022 and therefore as an Advocate I have Answer to said objection application dated on 25/07/2022 has remove his objection to the said land. But within period of 7 days not any Objection has been received from any person/s. Thereafter this certificate was been given. Thus the Record of Registrar of Assurances do not reveal any transaction contrary to the title of the present Owners.

Date :- 01/09/2023.

Place :- Ahmedabad

BINAL J. PITHAVA
B.Com., L.L.B., L.L.M.
ADVOCATE

Binal J. Pithava

Binal J. Pithava
(Advocate)



Date :

TITLE CLEARANCE CERTIFICATE

This is to certify that the above Non-Agricultural land Revenue Survey No-**16/2/2** admeasuring 2500 Sq.mtrs covered within the limit of Draft Town Planning Scheme No-**115** and Final Plot No-**10/1/2**, admeasuring **1500** sq.mts. Non-Agricultural land at situated at Mouje village Ramol, of Taluka Vatva in Registration District Ahmedabad-**11 (Aslali)** belonging to **Shri Shanti Buildcon** a Partnership firm through its partner **Sharma Dharmesh Radheshyambhai** and have entered in all Government & Semi Government, Revenue records as owner and occupier of the said land. It is also certify that the Title of above subject land is clear, Marketable and absolute free from any encumbrances.

Note :

- (1) All original paper should be checked and verified.
- (2) All law applicable from time to time.



Date :

- (3) All the entries in second right column and of Burdens should be verified.
- (4) The search report is based upon the searches provides the respective Sub-Registrar Offices.
- (5) The Title Certificate is based upon the documents provided by the respective party and assurances given by the respective party.

Date :- 01/09/2023.

Place :- Ahmedabad

BINAL J. PITHAVA
B.Com., L.L.B., L.L.M.
ADVOCATE

.....*Binal J. Pithava*.....

Binal J. Pithava
(Advocate)

