

PRAKASH. C. SHAH & CO.
ADVOCATE

File No. 2110

102, Diwan Chamber,
1st floor, B/H, High Court,
Opp. Lohabhavan, IncomeTax,
Ahmedabad.

☎ (O) 27541235, 27542842.

TITLE CLEARANCE CERTIFICATE

Reg :- Investigation and Title Clearance Certificate
of Agricultural Land bearing Final Plot No.
39/1 & 39/2 of T.P Scheme No.33 Gota (Lieu
of Survey No.216) Totally admeasuring 9796
sq. mtrs. lying and being at mouje Gota,
Taluka-Dascroi in the Registration District
and Sub District Ahmedabad and belonging
to.



- (1) MANOJ RAVJIBHAI PATEL
- (2) GANGARAMBHAI VALJIBHAI PATEL
- (3) CHANDRAKANTBHAI Alias CHANDUBHAI
GANGARAMBHAI PATEL H.U.F
- (4) BHAVANBHAI GANGARAMBHAI PATEL
- (5) ASHOKBHAI DEVJIBHAI PATEL
- (6) CHANDRAKANTBHAI Alias CHANDUBHAI
GANGARAMBHAI PATEL
- (7) DHIRENKUMAR RAMANLAL PATEL
- (8) VASUDEVBHAI VIRJIBHAI PATEL
- (9) BRIJESH M. PATEL

.....
Under the instruction of my client I have investigated the title of
abovemantioned land and my office clerk has taken last 30 years search
of revenue records and sub-registrar records index II register of
Ahmedabad, some of sub-registrar record damages or not availabe due
to destroyed and I have published public notice in Sandesh on dt. 01/
01/2011 and I have not received any claim or objection against public
notice.



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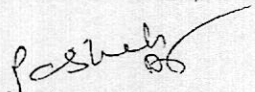
102, Diwan Chamber,
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(2)

I have investigated the title of Agricultural Land bearing Final Plot No. 39/1 & 39/2 of T.P Scheme No.33 Gota (Lieu of Survey No.216) Totally admeasuring 9796 sq. mtrs. lying and being at mouje Gota, Taluka-Dascroi in the Registration District and Sub District Ahmedabad and belonging to. (1) MANOJ RAVJIBHAI PATEL (2) GANGARAMBHAI VALJIBHAI PATEL (3) CHANDRAKANTBHAI Alias CHANDUBHAI GANGARAMBHAI PATEL H.U.F (4) BHAVANBHAI GANGARAMBHAI PATEL (5) ASHOKBHAI DEVJIBHAI PATEL (6) CHANDRAKANTBHAI Alias CHANDUBHAI GANGARAMBHAI PATEL (7) DHIRENKUMAR RAMANLAL PATEL (8) VASUDEVBHAI VIRJIBHAI PATEL (9) BRIJESH M. PATEL and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts.

Ahmedabad
Dt. 17/03/2011


For, Prakash. C. Shah & Co.



Sharad N. Darji

M.Com., LL.B., Advocate

Office : 425, Fourth Floor, Akshar Arcade, Opp. Memnagar Fire Station,
Nr. Vijay Char Rasta, Navrangpura, Ahmedabad-9. Phone : 23469000

Ref. No. 3344

To,

Aaryan Infrabuild, a partnership
firm through its Admn. Partner,
Bhavanbhai Gangarambhai Patel,

Resi.: 502, Ratnam Tower,

Bodakdev, Ahmedabad.

TITLE REPORT WITH CERTIFICATE

Re. :- Non-Agricultural land bearing Final Plot No. 43 containing
by admeasurements 9714 Sq.Mtrs. (land of Survey No. 218
containing by admeasurements 16190 Sq. Mtrs.) of T.P. Scheme
No. 33 (Gota), situate, lying and being at Moje Gota, Taluka
Daskroi in the Registration District of Ahmedabad and Sub
District of Ahmedabad-8 (Sola) belonging to Aaryan Infrabuild,
a partnership firm.



As per instructions I have got necessary searches made for more than last 30
years from the available Revenue Records and Registration Records (partly manual
and partly computerized) and have gone through relevant documents/papers and have
investigated the title to the land in question and report on title as under :-

- 1... Prior to the year 1943, Mistri Sirin Kharsedji was the owner, occupier and
possessor of the land of Survey No. 218.
- 2... Thereafter, the owner and occupier of the land, Mistri Sirin Kharsedji has sold
and conveyed the land bearing Survey No. 218 to Somnath Motilal by sale deed,
registered in the office of the Sub-Registrar of Ahmedabad on dated 23-6-1943
and entry to that effect was entered in the Mutation Register by Entry No. 552
dated 13-7-1943.
- 3... Thereafter, the owner and occupier of the land, Somnath Motilal has sold and
conveyed the land bearing Survey No. 218 to Bai Mahalaxmi d/o Harishankar
Vishwanath by sale deed, registered in the office of the Sub-Registrar of
Ahmedabad on dated 24-4-1944 and entry to that effect was entered in the
Mutation Register by Entry No. 574 dated 27-5-1944.
- 4... Thereafter, the owner and occupier of the land Bai Mahalaxmi d/o Harishankar
Vishwanath Shukla died intestate on dated 30-10-1947 without leaving any heir,
but prior to her death, she has adopted Jatinbabu Manilal represented through his
guardian Bai Narmada Keshavlal and hence his name has been entered in the
revenue records upon hereditary rights and entry to that effect was mutated in
the Mutation Register vide Entry No. 669 dated 14-4-1948.
- 5... Thereafter, the name of Govabhai Lalabhai Rabari entered in second rights of
revenue records as a tenant of the land for 1956-1957 as per Taluka Order No.



T.N.C. 28/7/52 under order of the Mumbai Government vide Order No. 2255/49, dated 27-2-1950 and entry to that effect was entered in the Mutation Register by Entry No. 951 dated 2-5-1957.

- 6... Thereafter, tenant of the land, Govabhai Lalabhai Rabari has to pay purchase prize of the land, Rs. 7500/- to the landlord, Jatin Babu Manilal within six instalments from 14-1-1971 to 14-1-1976 as per Order No. Gota/67/69, dated 18-2-1970 issued U/s. 70-B and 32-G of The Tenancy Act, and entry to that effect was entered in the Mutation Register by Entry No. 1266 dated 1-9-1970.
- 7... Thereafter, tenant of the land, Govabhai Lalabhai Rabari has paid purchase prize of the land to the landlord and also Purchase Certificate No. 9 issued as per order of the Mamlatdar and Krushipunch, Taluka Daskroi, Ahmedabad vide Order No. Ganotdhara Case Number-67/69-Gota-23/75-100-78 and by virtue of that, name of Govabhai Lalabhai Rabari entered in revenue records as an owner and occupier of the land and entry to that effect was entered in the Mutation Register by Entry No. 1469 dated 19-4-1978.
- 8... Thereafter, the owner and occupier of the land Govabhai Lalabhai Rabari died intestate on dated 11-9-2003 leaving behind him his legal heirs Baldevbhai Govabhai Rabari and Javerbhai Govabhai Rabari and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was mutated in the Mutation Register vide Entry No. 3040 dated 21-11-2003.
- 9... Thereafter, Town Planning Scheme No. 33 (Gota) was effected to the land of Mouje Gota and hence land of Survey No. 218, containing by admeasurements 16190 Sq. Mtrs. has been allotted Final Plot No. 43, containing by admeasurements 9714 Sq. Mtrs.
- 10... Thereafter, the amount of premium for non-agricultural use purpose of the land bearing Survey No. 218 containing by admeasurements 16190 Sq. Mtrs. allotted Final Plot No. 43 containing by admeasurements 9714 Sq. Mtrs. of Town Planning Scheme No. 33 (Gota) has been paid before the government authority hence the land has been released from restrictions of Pratibandhit Satta Prakar as per order of the Deputy Collector, Viramgam Prant vide Order No. Land/P.S.P./Gota/S.R./135/10, dated 30-11-2010 and converted the land into old tenure for non-agricultural use purpose and entry to that effect was mutated in the Mutation Register vide Entry No. 4776 dated 6-12-2010.
- 11... Thereafter, the Hon. Deputy Collector, L.A., Ahmedabad has granted non-agricultural permission for the said land bearing Final Plot No. 43, containing by admeasurements 9714 Sq. Mtrs. (allotted in lieu of Survey No. 218, containing by admeasurements 16190 Sq. Mtrs.) of T.P. Scheme No. 33 (Gota) for residential purpose by their Order No. N.A./L.A./S.R. Number-821/10/Serial Number-400588/10, dated 8-4-2011.
- 12... Thereafter, the owners and occupiers of the said land, Baldevbhai Govabhai Rabari and Javerbhai Govabhai Rabari have sold and conveyed the land bearing Final





Plot No. 43, containing by admeasurements 9714 Sq. Mtrs. (allotted in lieu of Survey No. 218, containing by admeasurements 16190 Sq. Mtrs.) of T.P. Scheme No. 33 (Gota) to **Aaryan Infrabuild**, a partnership firm by sale deed registered in the office of the Sub-Registrar of Ahmedabad-8 (Sola) on dated 23-1-2012 under Serial No. 501 and Simandhar Realities Private Limited joined this sale deed as a confirming party and confirmed the sale in favour of **Aaryan Infrabuild** and entry to that effect was entered in the Mutation Register by Entry No. 5223 dated 14-2-2012.

13... Thereafter, Ahmedabad Municipal Corporation has sanctioned the plans for the said land for residential and issued (1) Commencement Certificate under Case No. LTA/NWZ/250811/P/B1933/M1 and Rajachitthi No. 24370/270911/B2166/R0/M1 on dated 4-11-2011 and (2) Commencement Certificate under Case No. LTA/NWZ/250811/P/B1933/M1 and Rajachitthi No. 24370/270911/B2166/R0/M1 on dated 4-11-2011.

14... I have published a Public Notice in GUJARAT SAMACHAR NEWS PAPER on dated 7-2-2012 inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.



16... Thereafter, Ahmedabad Municipal Corporation has sanctioned revise plans for the said land for residential and issued (1) Commencement Certificate under Case No. BHNTI/NWZ/151211/P/B2757/R0/M1 and Rajachitthi No. 26231/151211/B2757/R0/M1 on dated 2-3-2012 for Block-A+B and (2) Commencement Certificate under Case No. BHNTI/NWZ/151211/P/B2758/R0/M1 and Rajachitthi No. 26232/151211/B2758/R0/M1 on dated 2-3-2012 for Block-C+D.

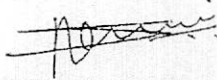
I have examined the titles of the land belonging to a partnership firm, **Aaryan Infrabuild** and have caused to be taken searches (partly manual and partly computerized) of the available revenue and registration record for last 30 years through our search clerk to the Non-agricultural Land bearing Final Plot No. 43 containing by admeasurements 9714 Sq. Mtrs. (land of Survey No. 218 containing by admeasurements 16190 Sq. Mtrs.) of T.P. Scheme No. 33 (Gota), situate, lying and being at Moje Gota, Taluka Daskroi in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola) and from that and from the affidavit filed before us 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 owners that no transfer/agreement was made in respect of the said land during the period for which the records is clear and available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances subject to :-



- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfillment of conditions laid down in the N.A. Order and approved plans.
- [3] Provisions being made to safeguard interest of minor family members of HUF of Baldevbhai Govabhai Rabari and Javerbhai Govabhai Rabari and major members confirming the sale transaction and sale being made as KARTA for the benefit of estate and/or legal necessity.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Town Planning Scheme.
- [5] All original documents/sale deeds are being produced.

DATED THIS 14TH DAY OF APRIL, 2012.




(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 1975, 1983 to 1986, 1989, 1990 and 1992 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 2012) 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.

