

TITLE CLEARANCE CERTIFICATE

MOUJE : **HATHIJAN**
TALUKA : **VATVA**
DISTRICT : **AHMEDABAD**
BLOCK/SURVEY NO. : **499 & 498**
SUB PLOT NO. : **1**
F.P. NO. : **18+19**
T.P. SCHEME NO. : **72**
Hec. Are. Sq. Mtrs. : **0-04-05 of B/S. No.**
499 & 1-85-13 of B/S.
No. 498, Total 18918
sq. mtrs.
Sq. mtrs. : **5675.50 sq. mtrs.**
(9459 sq. mtrs. as per
both survey Nos.)



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Advocate

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REF: TCC/HJN-498 & 499/36/T- 15/2020

Dated :26/9/2020

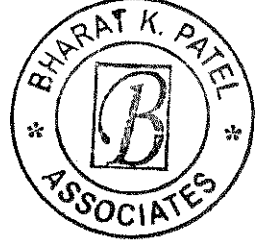
To,

Yasha Enterprise, a partnership firm,
having address at "Shri Rang Residency",
Opp. Anand Flat, Viva Party Plot,
Hathijan, Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT:-Title Clearance Certificate in respect of the non agricultural land of 5675.50 Sq. Mtrs. of (9459 sq. mtrs. as per both survey numbers) of Sub Plot No. 1 out of 11108 sq. mtrs. non agriculture land allotted after T.P. Deduction of Final Plot No. 18+19 allotted to the lands of (1) Hec. Are. Sq. Mtrs. 0-04-05 and Akar of Rs.145.80Ps. of Block / Survey No. 499 and (2) Hec. Are. sq. mtrs. 1-85-13 and Akar of Rs.6664.80Ps. of Block / Survey No. 498 aggregating in all 18918 sq. mtrs. of Account No. 999 being included in T.P. Scheme No. 72 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub



District Ahmedabad Zone – 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Yasha Enterprise, a partnership firm having address at "Shri Rang Residency", Opp. Anand Flat, Viva Party Plot, Hathijan, Ahmedabad.

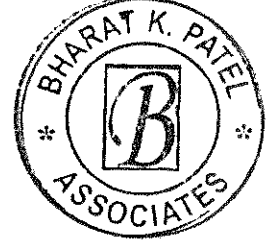
Respected Sir,

As per the instruction given by Yasha Enterprise, a partnership firm having address at "Shri Rang Residency", Opp. Anand Flat, Viva Party Plot, Hathijan, Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land, I have inspected and investigated the title to the above referred land by taking search in the office of the Sub Registrar, Ahmedabad-1 (City), Ahmedabad-5 (Narol), Ahmedabad-11 (Aslali) and other offices and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.



1. COPY OF VILLAGE FORM NO. 7X12

(HATHIJAN-Block/Survey No. 499 & 498)

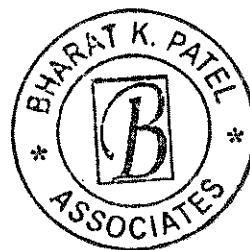


The non agricultural land of 5675.50 Sq. Mtrs. of (9459 sq. mtrs. as per both survey numbers) of Sub Plot No. 1 out of 11108 sq. mtrs. non agriculture land allotted after T.P. Deduction of Final Plot No. 18+19 allotted to the lands of (1) Hec. Are. Sq. Mtrs. 0-04-05 and Akar of Rs.145.80Ps. of Block / Survey No. 499 and (2) Hec. Are. sq. mtrs. 1-85-13 and Akar of Rs.6664.80Ps. of Block / Survey No. 498 aggregating in all 18918 sq. mtrs. of Account No. 999 being included in T.P. Scheme No. 72 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Yasha Enterprise, a partnership firm having address at "Shri Rang Residency", Opp. Anand Flat, Viva Party Plot, Hathijan, Ahmedabad.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on dated 11/09/2020, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.





3. I have verified following documents.

1. Copy of Village Form No. 7/12 of the above referred Survey Numbers.
2. Copy of Village Form No. 6.
3. Search report issued by the Sub Registrar, Ahmedabad-1 (City), Ahmedabad-5 (Narol) and Ahmedabad-11 (Aslali).

4. SEARCH REPORT

That search at the office of the Sub Registrar, Ahmedabad-5 (Narol) (Receipt No.2020005016108 dated 22/9/2020) for the period from the year 1994 to 2011 and search at the office of the Sub Registrar, Ahmedabad-13 (City) (Receipt No.8022020002439 dated 23/9/2020) for the period from the year 2011 to 2020 and search at the office of the Sub Registrar, Ahmedabad-11(Aslali) (Receipt No.8022020000800 dated 15/9/2020) for the period from the year 2011 to 2020 and search at the office of the Sub Registrar, Ahmedabad-5 (Narol) (Receipt No.2020005016109 dated 22/9/2020) for the period from the year 1994 to 2011 and search at the office of the Sub Registrar, Ahmedabad-13 (City) (Receipt No.8022020002456 dated 23/9/2020) for the period from the year 2011 to 2020 and other offices was taken out but any document is not being executed against the Title





Certificate and the competent Authority has also issued Search Report to that respect.

5. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Land Revenue Act (2) provisions of Bombay Tenancy Act (3) any other law, Act in force applicable to the said land and (4) usual declaration made at the time of transfer.
6. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance in respect of the above referred property nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly  described in the Schedule written hereunder is clear, marketable and free from any encumbrances beyond reasonable doubt.

All the papers so produced are returned herewith.

THE SCHEDULE OF ABOVE REFERRED PROPERTY.



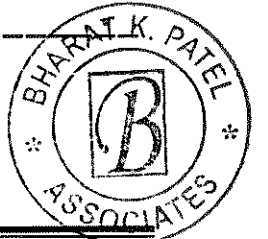
the non agricultural land of 5675.50 Sq. Mtrs. of (9459 sq. mtrs. as per both survey numbers) of Sub Plot No. 1 out of 11108 sq. mtrs. non agriculture land allotted after T.P. Deduction of Final Plot No. 18+19 allotted to the lands of (1) Hec. Are. Sq. Mtrs. 0-04-05 and Akar of Rs.145.80Ps. of Block / Survey No. 499 and (2) Hec. Are. sq. mtrs. 1-85-13 and Akar of Rs.6664.80Ps. of Block / Survey No. 498 aggregating in all 18918 sq. mtrs. of Account No. 999 being included in T.P. Scheme No. 72 of Mouje Village Hathijan SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Yasha Enterprise, a partnership firm having address at "Shri Rang Residency", Opp. Anand Flat, Viva Party Plot, Hathijan, Ahmedabad.

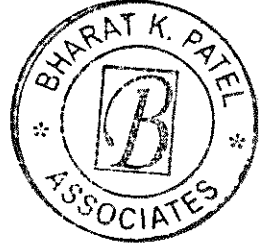
Dated this 26th day of September, 2020 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

mp Patel

ADVOCATE





NOTE :

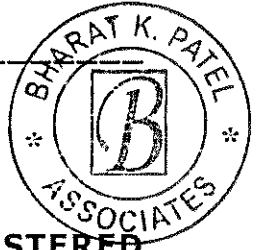
Please note that the registration record of the year 1994 to 2020 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not available. That the computerized record (1980 to 2020) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this Title Clearance Certificate cum Report.

Dated this 26th day of September, 2020 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

mpatel

ADVOCATE



NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BEFORE ANY COURT OF LAW.

