

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

Office:- 324 to 326, 3rd Floor, "SHUKAN MALL", Nr. Visat Petrol Pump, Sabarmati, Ahmedabad - 380005.
Ph. : 079-27500560, Email :- nkpatel1953@gmail.com

Date : 29/05/ 2019

TITLE CLEARANCE CERTIFICATE

TO,

"PSY ORGANIZER"

Through its Partner..

SHRI NILAY CHHOTUBHAI DESAI

704, Seventh Floor, Pratik Mall,

Near Swaminarayan Dham,

Gandhinagar- Koba Highway,

Kudasan Village, Ta. Dist- Gandhinagar.



Ref:- Non Agricultural land bearing F.P. No. 107 admeasuring about 8352 sq. mtrs of Draft T.P. Scheme No.09 (Vasana Hadmatiya- Vavol-Uvarsad – Tarapur – Sargasan) allotted in lieu of Re-Survey No. 2814 (Old Survey No. 651/1) admeasuring about 12849 Sq.mtrs. (A/c No. 1499) land thereabouts situate, lying & being at Mouje UVARSAID Village in the Registration District GANDHINAGAR and Sub-District GANDHINAGAR. and belonging to **"PSY ORGANIZER"** Through its Partner.. **SHRI NILAY CHHOTUBHAI DESAI**

THIS IS TO CERTIFY THAT, Instruction from previous land holders Shri Jivanbhai Jorabhai Desai and others, I issued a Public Notice in "Divya Bhaskar" News Paper dated 18/09/2018 and " Sandesh" and "Gujarat Samachar" News Paper dated- 19/09/2018 inviting any right, claim or interest if any in the said land and then I have received objection from Kailasben Daughter of Manibhai Shankarbhai Patel and Wife of Shri Ashokbhai Bhulabhai Patel dated- 19/09/2018 by R.P.A.D. Through her advocate Dashrathbhai A. Patel. Then after Kailasben Daughter of Manibhai Shankarbhai Patel and Wife of Shri Ashokbhai Bhulabhai Patel withdraw her objection dated- 08/10/2018. Except this I have not received any claim or objection in response of above Public Notice. After I have taken the necessary searches for more than last 30 years from the Record of Talati and Sub-Registrar GANDHINAGAR by receipt no. 2018048047066 dated 24/09/2018.

Thereafter "PSY ORGANIZER" Through its Partner.. .. SHRI NILAY CHHOTUBHAI DESAI had purchased the said Non Agricultural land bearing F.P. No. 107 admeasuring about 8352 sq. mtrs of Draft T.P. Scheme No.09 (Vasana Hadmatiya- Vavol-Uvarsad – Tarapur – Sargasan) allotted in lieu of Re-Survey No. 2814 (Old Survey No. 651/1) admeasuring about 12849

Sq.mtrs. (A/c No. 1499) land from the land holders Shri Jivanbhai Jorabhai Desai and others by legal Sale Deed dated 30/04/2019. The Said Sale Deed duly registered in the Office of Hon. Sub Registrar of Gandhinagar on dated 03/05/2019 under Serial No. 9939. And by virtue of the sale deed, name of the "PSY ORGANIZER" Throught its Partner.. SHRI NILAY CHHOTUBHAI DESAI entered in the Record of Right by Entry No. 16595 dated 07/05/2019. But The said entry is not certify still today.

Then After I have taken the declaration from dated 29/05/2019 from land holder "PSY ORGANIZER" Throught its Partner..SHRI KSHITIJ DILIPKUMAR PATEL. Then after gone through relevant papers and have Investigated the title to the Non Agricultural property belonging to "PSY ORGANIZER" Throught its Partner.. SHRI NILAY CHHOTUBHAI DESAI Who is owner of above Non Agricultural land bearing F.P. No. 107 admeasuring about 8352 sq. mtrs of Draft T.P. Scheme No.09 (Vasana Hadmatiya- Vavol-Uvarsad – Tarapur – Sargasan) allotted in lieu of Re-Survey No. 2814 (Old Survey No. 651/1) admeasuring about 12849 Sq.mtrs. (A/c No. 1499) land thereabouts situate, lying & being at Mouje UVARSAID Village in the Registration District GANDHINAGAR and Sub-District GANDHINAGAR which is more particularly described in the Schedule here under written and have found the same to be clear and marketable and free from reasonable doubts and encumbrances subject to the...

[1]... To maintain and fulfillment the terms and conditions stipulated in the permission of Non- Agricultural dated 17/08/2011.

[2]... Entry No. 16595 to be certify.

[3]... Any other Law, Rules, Acts, Applicable in force.

NOTE :-

Please note that the registration record of the year 1986 to 2006 of sub registrar's office is destroyed / torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared / maintained by state government agency and hence may be erroneous

THE SCHEDULE ABOVE REFERRED TO

All the piece of parcel of Non Agricultural land bearing F.P. No. 107 admeasuring about 8352 sq. mtrs of Draft T.P. Scheme No.09 (Vasana Hadmatiya- Vavol-Uvarsad – Tarapur – Sargasan) allotted in lieu of Re-Survey No. 2814 (Old Survey No. 651/1) admeasuring about 12849 Sq.mtrs. (A/c No. 1499) land thereabouts situate, lying & being at Mouje UVARSAID Village in the Registration District GANDHINAGAR and Sub-District GANDHINAGAR.

DATED THIS 29th DAY OF MAY, 2019



[N. K. PATEL Advocate]