



N. J. GOHIL & ASSOCIATES

Maninagar Branch : 3, Shivnandan, Opp. Radhavallabh Mandir, Nr. Jawahar Chow, Maninagar, Ahmedabad-8.

Paldi Branch : 34, Shalin Complex, Opp. Jashmin Hotel, Nr. Fatehpura Post Office, Paldi, Ahmedabad-7.

Ref. No. :

Date : 7 - 5 -2023

TITLE CLEARANCE CERTIFICATE WITH REPORT

Re: Investigation of title in respect of non-agricultural land bearing Final Plot No.43/S/1, He.Are.sq.mts. 0-34-00 i.e. 3400 sq.mts., Account No.118, Assessment Rs.8.50, T.P. Scheme No.37 (old survey No.2/1/1 to 2/1/9) in the sim of Mouje village Danilimda, Taluka Maninagar, Registration District Sub-District Ahmedabad-5 (Narol) belonging to Rajendra Housing Corporation, a partnership firm



The partnership firm namely Rajendra Housing Corporation through its executive and administrative partner Mr. Sakir Ahmed Abdul Shaikh represent before me that the said partnership firm is owner, occupier and possessor of a non-agricultural land bearing

Final Plot No.43/S/1, He.Are.sq.mts. 0-34-00 i.e. 3400 sq.mts., Account No.118, Assessment Rs.8.50, T.P. Scheme No.37 in the sim of Mouje village Danilimda, Taluka Maninagar, Registration District Sub-District Ahmedabad-5 (Narol) and produced before me various documents related to the sale land including undertaking and affidavit partner of the partnership firm and requested me to issue certificate on titles of the said property. Thereupon I have perused all the documents qua the said property and after perusal and study of same, I am giving my report on their titles to the said land as under.

1) That, I have personally gone through and verified all the documents related to titles of the said land belonged to said partnership firm M/s. Rajendra Housing Corporation including all the abstracts of revenue record, village form No.7/12, mutation entries of village form No.6-Record of Rights from the year 1964 and the following have come to my notice.



1) That in or about year 1964 when the said property was included in the T.P. Scheme it was known as survey No.2/1 and pursuant to family partition of said property along with other

properties dated 04/08/1964 came to the share of Babarbhair Shamlbhair, Hariben Babarbhair, Natvarbhair Babarbhair and Narendrabhair Babarbhair and their names were entered in the revenue record. An entry whereof was entered in the revenue record vide mutation entry No.555 dated 04/08/1964. Pursuant to the said entry aforesaid Babarbhair and others became owner and occupier of the said land.

2) That, thereafter out of joint owners of said land Natwarbhair was died on 31/03/1970 and names of his legal heirs Bai Gitaben widow of Natvarbhair, Minor Minakshi Natvarbhair, Minor Sonal Natvarbhair, Minor Setal Natvarbhair and Minor Bindu Natvarbhair through their guardian and uncle Narendrabhair Babarbhair were came to be entered into the revenue record. An entry to that effect was came to be entered in the revenue record vide mutation entry No.2623 dated 19/07/1970 and since then they had become owner and occupier of the said property.

3) That thereafter, name of said Narendrabhair Babarbhair entered in the revenue record of said land as guardian of all the minors Minakshi Natvarbhair, Minor Sonal Natvarbhair, Minor Setal Natvarbhair and Minor Bindu Natvarbhair was came



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to be deleted and the name of Gitaben Natwarbhai was came to be entered as guardian of aforesaid minors in revenue record of said land on 12/06/1972. An entry to that effect was came to be entered in revenue record vide mutation entry No.2854 dated 22/06/1972.

4) That thereafter said Babarbhai Shamalbhai whose name was running in record of the said land, during his lifetime executed family partition of the said property and then her daughter Shardaben Babarbhai asked to enter her name with equal share in the property. Hence her name was entered in the revenue record vide mutation entry No.4048 dated 17/09/1975.

5) That, thereafter Narendrabhai Babarbhai one of the joint owner of the said property given statement in person on 17/10/1975 caused to enter name of his minor son Umeshbhai Narendrabhai and Minor Alpa and Kokilaben Narendrabhai as well as Narendrabhai Babarbhai as guardian of minors and gave statement in person. An entry to that effect was came to be entered in revenue record vide mutation entry No.4075 dated 30/10/1975.



6) That, thereafter the joint owner of the said property Hariben Babarbhai asked to enter

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name of Lalitaben Babarbhahi in the revenue record, hence her name was came to be entered in the said property. An entry to that effect was came to be entered in revenue record vide mutastion entry No.4049 dated 22/09/1975.

7) That thereafter as per the supplementary register/statement No.18 dated 02/07/1977 the hissa measurement of following survey numbers were rectified and accordingly the land of aforesaid survey No.2/1 admeasuring 3440 square meters, Assessment Rs.4.12 was divided into nine parts as under:

Sr. No.	Survey No.	Part/ Plot No.	Area	Aakar	Occupier's name
1)	2/1	1	0-2-87	0-38	Narendrabhai Babarbhahi
2)	2/1	2	0-2-87	0-37	Kokilaben Narendrabhai
3)	2/1	3	0-2-87	0-37	Umesh Narendrabhai
4)	2/1	4	0-4-30	0-50	Gitaben wd/o Natvarbhahi



					Babarbhai
5)	2/1	5	0-4-30	0-50	Minor Minakshi, Sonal, Setal and Bindu their guardian Gitaben Natvarbhai
6)	2/1	6	0-4-30	0-50	Hariben Babarbhai
7)	2/1	7	0-4-30	0-50	Babarbhai Shamalbhai
8)	2/1	8	0-4-30	0-50	Shardaben d/o Babar-bhai
9)	2/1	9	0-4-30	0-50	Lalitaben Babarbhai



An entry of aforesaid rectification of parts was came to be entered into revenue record vide mutation entry No.4164 dated 02/07/1976 and all the aforesaid persons became

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owners of their respective shares mentioned above.

8) That, thereafter, the aforesaid survey No.2/1 was included in the T.P. Scheme No.37, Sector No.1 whereby the survey No.2/1/1 to 2/1/9 were allotted the final plot No.43. An entry to that effect was came to be entered into revenue record vide mutation entry No.6999 dated 20/06/2005.

9) That thereafter name of Umesh Narendrabhai was running in record of said property and he had changed/corrected his name from Umesh Narendrabhai to Vishal Narendrabhai which was published in official gazette of Gujarat Government. An entry to that effect was came to be entered in revenue record of said property vide mutation entry No.8876 dated 09/04/2015.

10) That, thereafter on account of demise of Narendrabhai Babarbai on 22/11/2016 names of his lineage/heirs Vishal Narendrabhai, Alpaben Narendrabhai, Komal Narendrabhai were came to be entered in revenue record of said property. An entry whereof was entered into revenue record vide mutation entry No.9125 dated 19/01/2017.



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11) That, thereafter said Komalben Narendrabhai and Alpaben Narendrabhai waived their respective right, titles and share from the said property in favour of their brothers Vishal Narendrabhai, therefore, names of Komalben and Alpaben were came to be deleted from revenue record of said land. An entry to that effect was came to be entered in revenue record of said property vide mutation entry No.9130 dated 01/02/2017 whereby said Vishal Narendrabhai had became owner and occupier of said land of survey No.2/1/5 admeasuring about 430 sq.mts.

12) That, thereafter Shardaben daughter of Babarbai Shamalbai waived her right, and title, interest from the said property in favour of her family members in equal shares and her name was deleted from revenue record. An entry to that effect was came to be entered in revenue record vide mutation No.9304 dated 13/04/2018.



13) That, thereafter Nitaben widow of Natvarbai Babarbai was running in the said property as guardian of Minors Minaxiben Natvarbai, Sonalben Navrarbai, Shetal Natvarbai and Bindu Natvarbai. Said minors

attained majority. An entry to that effect was came to be entered in revenue record vide mutation entry No.9375.

14) That, thereafter on account of demise of Lalitaben d/o Babarbhahi Shamalbhai one of the owner of said property on 09/12/2016, names of her lineage/heirs Mukeshkumar Navinchandra, Hemangini Navinchandra, Jayshriben Navinchandra and Shilpaben Navinchandra were entered by virtue of rights of succession in the revenue record. An entry to that effect was came to be entered into revenue record of said property vide mutation entry No.9379.

15) That thereafter said Hemanginiben wife of Rajendrabhai Patel, Jayshriben Navinchandra, Shilpaben Navinchandra wife of Raheshkumar Patel voluntarily and willingly waives their rights, titles and interest from said property in favour of their brother Mukeshbhai Navnchandra by registered deed of Relinquishment registered in office of the Sub-Registrar vide Sr.No.7782 dated 01/10/2018 and their names were deleted from the revenue record. An entry to that effect was came to be entered in revenue record vide mutation entry No.9393.



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16) Thereafter said Gitaben widow of Natvarbhai Babarbhai, Shetal Natvarbhai for self and as power of attorney holder of Minaxiben Natvarbhai Patel, Sonal Natvarbhai Patel, Bindu Natvarbhai Patel, Vishal Natvarbhai Patel, Mukeshkumar Navinchandra Patel as sellers and as confirming party the partnership firm namely Rajendra Housing Corporation (proposed) and heirs of Late Chimanlal Gopaldas namely Jitendra Chimanlal Patel, and Rajendra Chimanlal Patel for self and as power of attorney holder of Rina d/o Chimanlal Patel and wife of Nitinkumar sold and conveyed the said non-agricultural land of Final Plot No.43/S/1 admeasuring He.Are.Sq.mts. 0-34-00 i.e. 3400 sq.mts., Account No.118 by a registered sale deed No.680 dated 28/02/2019 to partnership firm of Rajendra Housing Corporation through its working-administrative partner Sakir Ahmed Abdulkabir Shaikh. An entry to that effect has been entered into revenue record of said land vide mutation entry No.9463 dated 06/03/2019 which was certified later on by the concerned competent authority.



17) That, thereafter said (1) Narendrabhai Babarbhai Patel, (2) Kokilaben Narendrabhai Patel, (3) Gitaben widow of Natvarbhai

Babarbhai Patel for self and as guardians of minor Binduben Natvarbhai (4) Minaxiben Natvarbhai Patel, (5) Sonalben Natvarbhai Patel, (6) Setalben Natvarbhai Patel, (7) Hariben Babarbhai Patel, (8) Shardaben Babarbhai Patel, (9) Lalitaben Babarbhai Patel through their power of attorney holder Chimanlal Gopaldas Patel on first part and partnership firm namely Rajendra Housing Corporation - its partners (1) Chimanlal Gopaldas Patel, (2) Jitendrakumar Chimanlal Patel on the second part borrowed loan against the property of survey No.2/1 admeasuring 3457.14 square meters (T.P.No.37, F.P.No.43/S/1 Account No.118) from The Kankariya Maninagar Nagrik Sahakari Bank Ltd. An entry to create encumbrance of said bank has been entered in the revenue record vide mutation No.9558 dated 23/12/2019 and said entry has been certified by the concerned authority.

18) That, the said partnership after getting construction plans approved from competent authority / Ahmedabad Municipal Corporation and after obtaining necessary permissions, sanctions from concerned department/authority constructed scheme of residential flats on the said land which is known as HAMMAS RESIDENCY.



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In view of the aforesaid fact, after verifying the revenue records of the said land as well as mutation entries from time to time, I had published a public notice in the Divy Bhasker daily dated 07-04-2023 to issue title clearance certificate in relation with the said property inviting any objection whatsoever, whosoever have against issuance of title certificate. But till today we have not received any such objection. Presently there is charge of encumbrance of The Kankariya Maninagar Nagrik Sahakari Bank Ltd. on the said property.

Moreover, I have caused to take search record of Sub-Registrar, Ahmedabad for the period of last thirty years vide Receipt No.4559 dated 17-04-2023. And I have not come across any objectionable document or entry in search report except the charge of encumbrance of aforesaid bank. In the circumstances, in view of the fact and search I have caused to be taken as well as in connection of public notice published by me, there is no charge/lien or encumbrance whatsoever upon the said land or there is no objectionable document or entry except charge of encumbrance of aforesaid bank on the said property. Therefore, in my opinion



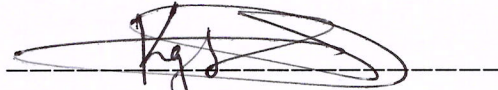
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and subject to the fact find from search report of record of office of the Sub-Registrar, Ahmedabad and subject to materials of revenue record of said land, the titles of the said land pertaining to partnership firm of Rajendra Housing Corporation are absolutely clear and marketable.

Ahmedabad

Date: 7/5/2023



Kashyap N. Gohil

Advocate

G/1040/2009.

