

KAUSHIKBHAI S. PATEL
B.A., LL.B., ADVOCATE
F-35/36, Rajvi Plazza, Kadi-
Karannagar, Road, KADI (N.G.)
(M.) 98981 77085

કૌશિકભાઈ એસ. પટેલ,
બી.એ., એલ.એલ.બી. એડવોકેટ,
એફ-૩૫/૩૬, રાજવી પ્લાઝા, કડી-
કરણનગર રોડ, મુ.તા. કડી,
જી. મહેસાણા (ઉ. ગુ.)
(મો.) ૯૮૯૮૧ ૭૭૦૮૫

Ref. No. C/

TITLE CLEARANCE CERTIFICATE

To,
 Veer Infra a Partnership Firm,
 C/o. Mr.Tarak Rajeshbhai Shukla,
 Parmanand Plaza, Thol Road,
 At. Kadi, Ta. Kadi.

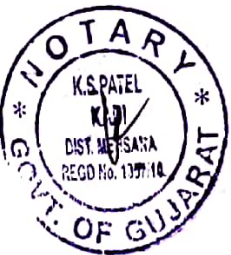
(1) Name and Address of the title holder.

"Veer Infra" a Partnership firm through its Partners (1) Mr.Tarak Rajeshbhai Shukla (Undevided 20% Share) (2) Mr. Sanket Rajeshbhai Shukla (Undevided 20% Share) (3) Mrs. Anjanaben Rajeshbhai Shukla (Undevided 15% Share) (4) Mr. Satishkumar Gandabhai Patel (Undevided 15% Share) (5) Mr. Ankitkumar Dineshbhai Patel (Undevided 15% Share) (6) Mr. Natvarbhai Harjivanbhai Patel (Undevided 05% Share) (7) Mr. Nimeshkumar Mahendrabhai Patel (Undevided 05% Share) and (8) Mr. Rameshbhai Natvarlal Patel (Undevided 05% Share).

(2) Description of immovable property.

Non agricultural land for Multipurpose/Bahuhetuk NA Land Revenue Consolidated Survey no. **1389** (Re-Survey no. 1389+1390+1392+1393 & 1426) (Old Survey no. 617/3+617/2+617/1+618 & 634 P 1) total admeasuring **18093** sq.mtrs land is run in the name of **"Veer Infra"** a Partnership firm through its Partners (1) Mr.Tarak Rajeshbhai Shukla (Undevided

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20% Share) (2) Mr. Sanket Rajeshbhai Shukla (Undevided 20% Share) (3) Mrs. Anjanaben Rajeshbhai Shukla (Undevided 15% Share) (4) Mr. Satishkumar Gandabhai Patel (Undevided 15% Share) (5) Mr. Ankitkumar Dineshbhai Patel (Undevided 15% Share) (6) Mr. Natvarbhai Harjivanbhai Patel (Undevided 05% Share) (7) Mr. Nimeshkumar Mahendrabhai Patel (Undevided 05% Share) and (8) Mr. Rameshbhai Natvarlal Patel (Undevided 05% Share).

(3) History of property.

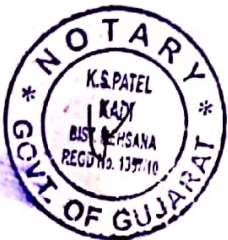
History of Survey no. 1389 & 1392 (Old Survey no. 617/3 & 617/1)

The old revenue survey no. 617/3 and 617/1 Originally belonged to Patel Keshabhai Lalubhai and this was effected in record of rights vide entry no. 191 there after Partition and family arrangement between family members Patel Mohanbhai Dayaljibhai become owner of said land and this was effected in record of rights vide entry no. 198.

There after the Death of Patel Mohanbhai Dayaljibhai (1) Patel Bhagabhai (2) Rukhiben and (3) Gangaben become a Co-owner of said land and this was effected in record of rights vide entry No. 5475.

There after Rukhiben and Gangaben waived her Share and therefore Patel Bhagabhai Mohanbhai become a sole owner of said land and this was effected in record of rights vide entry no. 7660.

There after the old Survey no. 617/3 was converted in to New Survey



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no. **1389** admeasuring 2230 sq.mtrs land & The old Survey no. 617/1 was converted in to New Survey no. 1392 admeasuring 2349 sq.mtrs land and this Pramolgation entry was effected in record of rights vide entry no. **33675**.

There after the land of Survey no. **1389**, admeasuring **2230** sq.mtrs was converted in to Multipurpose/Bahuhetuk purpose vide order no. **489/04/09/120/2020** Dated **31-08-2020** by District Collector Saheb mehsana and this was effected in record of rights vide entry no. **35559**.

The land of Survey no. **1392**, admeasuring **2349** sq.mtrs was converted in to Multipurpose/Bahuhetuk purpose vide order no. **454/04/09/120/2020** Dated **27-08-2020** by District Collector Saheb mehsana and this was effected in record of rights vide entry no. **35553**.

There after Patel Bhagabhai Mohanbhai Sold said land of survey no. **1389** to "Veer Infra" a partner ship firm by registered Sale deed which was registered in sub registrar office Kadi vide registrar no. 4842 Dated 31-8-2020 and Registration no. 4842 Dated 31-8-2020 and this was effected in record of rights vide entry no. **35564**.

There after Patel Bhagabhai Mohanbhai Sold said land of survey no. **1392** to "Veer Infra" a partner ship firm by registered Sale deed which was registered in sub registrar office Kadi vide registrar no. 4842 Dated 31-8-2020 and Registration no. 4844 Dated 31-8-2020 and this was effected in record of rights vide entry no. **35566**.



History of Survey no. 1390 & 1426 (Old Survey no. 617/2 & 634 Paiki 1)

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The old revenue survey no. 617/2 and 634 Paiki 1 Originally belonged to Mohan Dayalji and this was effected in record of rights vide entry no. 191 and there after partition and family arrangement between family members Keshabhai Lallubhai become a owner of said land and this was effected in record of rights vide entry no. 198.

There after partition and family arrangement between family members Patel Ishwarbhai Keshavlal become a owner of said Land and this was effected in record of rights vide entry no. 6098.

There after the Death of Patel Ishwarbhai Keshavlal (1) Jāsiben (2) Bharatbhai (3) Girishbhai and (4) Gitaben become a co-owner of said Land and this was effected in record of rights vide entry no. 29608.

There after the old Survey no. 617/2 was converted in to New Survey no. **1390** admeasuring 2215 sq.mtrs land & The old Survey no. 634 Paiki 1 was converted in to New Survey no. **1426** admeasuring 2394 sq.mtrs land and this Pramoigation entry was effected in record of rights vide entry no. **33675**.

The land of Survey no. **1390**, admeasuring **2215** sq.mtrs was converted in to Multipurpose/Bahuhetuk purpose vide order no. **453/04/09/120/2020** Dated **27-08-2020** by District Collector Saheb mehsana and this was effected in record of rights vide entry no. **35552**.

The land of Survey no. **1426**, admeasuring **2394** sq.mtrs was converted in to Multipurpose/Bahuhetuk purpose vide order no. **488/04/09/**



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120/2020 Dated 31-08-2020 by District Collector Saheb mehsana and this was effected in record of rights vide entry no. **35558**.

There after (1) Patel Jasiben Ishwarbhai (2) Patel Bharatbhai Ishwarbhai (3) Patel Girishbhai Ishwarbhai and (4) Patel Gitaben Ishwarbhai Sold said land of survey no. **1390** to "Veer Infra" a partner ship firm by registered Sale deed which was registered in sub registrar office Kadi vide registrar no. 4845 Dated 31-08-2020 and this was effected in record of rights vide entry no. **35598**.

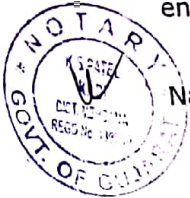
There after (1) Patel Jasiben Ishwarbhai (2) Patel Bharatbhai Ishwarbhai (3) Patel Girishbhai Ishwarbhai and (4) Patel Gitaben Ishwarbhai Sold said land of survey no. **1426** to "Veer Infra" a partner ship firm by registered Sale deed which was registered in sub registrar office Kadi vide registrar no. 4839 Dated 31-08-2020 and this was effected in record of rights vide entry no. **35597**.

History of Survey no. 1393 (Old Survey no. 618)

The old revenue survey no. 618 Originally belonged to Patel Tarbhovan Bechar Ganesh and this was effected in record of rights vide entry no. 513.

There after The death of Tarbhovandas (1) Patel Joitaram Tarbhovandas become a owner of said Land and this was effected in record of rights vide entry no. 3121.

There after Patel Joitaram Tarbhovandas Sold said land to Patel Natvarbhai Harjivandas by registered sale Deed which was registered in



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sub registrar office kadi and this was effected in record of rights vide entry no. **5146**.

Thereafter Patel Natvarbhai Harjivandas obtained loan of Rs. 2,80,000/- from Oriental Bank of Commerce, Kadi Branch and said charge was entered said land of survey no. 618 and this was effected in record of rights vide entry no. **32347**.

There after the old Survey no. 618 was converted in to New Survey no. **1393** admeasuring 8905 sq.mtrs land and this Pramolgation entry was effected in record of rights vide entry no. **33675**.

The loan amount of Oriental Bank of Commerce, Kadi Branch was paid up and as per no due certificate of Mandli dated 18-03-2020 was deleted charge from revenue record of said land vide entry no. **35398**.

The land of Survey no. **1393**, admeasuring **8905** sq.mtrs was converted in to Multipurpose/Bahuhetuk purpose vide order no. **328/04/09/120/2020** Dated **29-06-2020** by District Collector Saheb mehsana and this was effected in record of rights vide entry no. **35433**.

There after Patel Natvarlal Harjivandas Sold said land of Survey no. **1393** to "Veer Infra" a partner ship firm by registered Sale deed which was registered in sub registrar office Kadi vide registrar no. 4843 Dated 31-08-2020 and this was effected in record of rights vide entry no. **35565**.

General History

There after (1) Survey no. 1389 (Old Survey no. 617/3) admeasuring 2230 sq.mtrs land (2) Survey no. 1392 (Old Survey no. 617/1) admea-



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asuring 2349 sq.mtrs land (3) Survey no. 1390 (Old Survey no. 617/2) admeasuring 2215 sq.mtrs land (4) Survey no. 1426 (Old Survey no. 634 Paiki 1) admeasuring 2394 sq.mtrs land (5) Survey no. 1393 (Old Survey no. 618) admeasuring 8905 sq.mtrs land were Consolidated in New Survey no. **1389** Total Hector **1-80-93** Akar Rs. 5400 by Vide Order of Mamaltdar Office, Kadi no. Jamin / Vasi / 1418 to 1421 / S.R. / 50 / 2020 Dated. 02-11-2020 and this was effected in record of rights vide entry no. **35651**.

Thereafter Online application was filed for Plan pass and Kadi Area Development Authority had approved the Plans vide their Developoment Per- mission no. 1031LD20210010, ODPS Application no. ODPS/2020/030994 Dated 23-12-2020.

There after obtained Permission for Construction on said land of Con- solidated survey no. **1389** from Kadi Nagarpalika vide Developoment Per- mission no. 1031LD21220015, ODPS Application no. ODPS/2021/063510 Dated 20-10-2021.

There after admeasuring 18093 sq.mtrs N.A. land of Consolidated Survey no. **1389** is known as "**Parmanand City**".

There after the said property was mortgaged in to **Shree Kadi Nagarik Sahakari Bank Ltd., Ganjbazar, Kadi** and said "**Veer Infra**" a Partner- ship firm had taken a loan of Rs. 4,00,00,000/- in words Four Crore Rupees and to be duly registered with the office of sub-registrar, Kadi vide Registra- tion no. **560** dated 16-01-2021.



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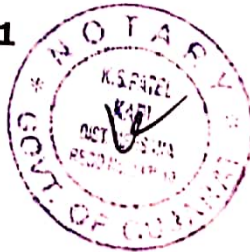
Thus Presently Non agricultural land for Multipurpose/Bahuhetuk NA Land Revenue Consolidated Survey no. **1389** (Re-Survey no. 1389+1390+1392+1393 & 1426) (Old Survey no. 617/3+617/2+617/1+618 & 634 P 1) total admeasuring **18093** sq.mtrs land is run in the name of **"Veer Infra"** a Partnership firm through its Partners (1) Mr. Tarak Rajeshbhai Shukla (Undevided 20% Share) (2) Mr. Sanket Rajeshbhai Shukla (Undevided 20% Share) (3) Mrs. Anjanaben Rajeshbhai Shukla (Undevided 15% Share) (4) Mr. Satishkumar Gandabhai Patel (Undevided 15% Share) (5) Mr. Ankitkumar Dineshbhai Patel (Undevided 15% Share) (6) Mr. Natvarbhai Harjivanbhai Patel (Undevided 05% Share) (7) Mr. Nimeshkumar Mahendrabhai Patel (Undevided 05% Share) and (8) Mr. Rameshbhai Natvarlal Patel (Undevided 05% Share).

Search was carried out of available Record from **1990** to **2021** dated. **22-10-2021.**

Thus I Found that the title of Said Property / Land are clear and Marketable and also free from resonable doubts and encumbrances.

This certificate issue only for RERA Purpose.

Date :- 22-10-2021



Kaushik S. Patel
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 Advocate & Notary
 24, Ashapuri Trade Centre
 Detroj Road, KADI
 To Kadi, Dist. Mehsana