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PARESH N. RAMANI

B.com., LL.B., ADVOCATE

Off. : A-11, Third Floor, Sardar Patel Mall, Nr. Daiomand Mill, Nikol Gam Road, Nikol, Ahmedabad

Ref. No.

Date : 04/04/2019

To,

- (1) Deven Iswarbhai Patel,
(2) Laxmanbhai Popatbhai Patel,
(3) Hardik Vinubhai Gajera
Bapunagar, Ahmedabad



TITLE CLEARANCE CERTIFICATE

Ref.: Investigation of title to the Non Agricultural Land for Industrial Purpose Bearing **Revenue Survey No. 16** admeasuring Hectare Are Sq.Mtrs. **3-01-49** As per **T.P.S. No. 125 (Saijpur - Gopalpur - Shahwadi), F. P. No. 158** admeasuring **18089 Sq.Mtrs.**, Situated, lying and being in the village limit of Mouje : Saijpur- Gopalpur, Taluka Ahmedabad City (E), Registration District : Ahmedabad and Sub District of Ahmedabad-5 (Narol) is belonging to (1) Deven Iswarbhai Patel (2) Laxmanbhai Popatbhai Patel (3) Hardik Vinubhai Gajera.

THIS IS TO CERTIFY THAT, I have investigated the title to the Non Agricultural land which is more particularly described in the Schedule hereunder written and also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub - Registrar of Ahmedabad for the



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last more then 30 years viz. 1988 to 2018 (the registration record of some years of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search is not available through my search clerk and hence it can not be inspected and its search is not available, while computerized search of the last 8 years (2007 to 2014) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also on perusal and verification of relevant revenue records, deeds, documents, agreements, papers and plan etc., produced before me and believing same are true and correct and from the information given to me by the aforesaid owner and relying on Declaration-Cum-Indemnity made on oath by said owner, I hereby opinine that the title of said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manner of my title certificate is subject to

- i. Fulfillment of the Provision of the Land Revenue Code, Town Planning act, Stamp act, Registration act or any other act, rule/ notification, gazette etc, which may apply.
- ii. Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.





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THIS SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non Agricultural Land Bearing Revenue Survey No. 16 admeasuring Hectare Are Sq.Mtrs. 3-01-49 As per T.P.S. No. 125 (Saijpur - Gopalpur - Shahwadi), F. P. No. 158 admeasuring 18089 Sq.Mtrs., Situated, lying and being in the village limit of Mouje : Saijpur- Gopalpur, Taluka Ahmedabad City (E), Registration District : Ahmedabad and Sub District of Ahmedabad-5 (Narol).

I hereby declare that :

- (1) I have no direct or indirect interest in the property mentioned in this Title Clearance Certificate.

PLACE : AHMEDABAD

DATE : 04/04/2019




Pares N. Ramani
Advocate

- Note:** (1) I had issue a more particularly described in the Schedule hereunder written and also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub - Registrar of Ahmedabad for the issuing my Title Clearance Certificate.
- (2) I had issue this title clearance certificate to only my client (1) Deven Iswarbhai Patel (2) Laxmanbhai Popatbhai Patel (3) Hardik Vinubhai Gajera



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Ref. No.

Date : 04/04/2019

To,

- (1) Deven Ishearbhai Patel
(2) Laxmanbhai Popatbhai Patel
(3) Hardik Vinubhai Gajera
Add. Bapunagar Ahmedabad



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing **Survey No.16** containing by admeasurments **30149 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 125 (Saijpur-Gopalpur-Shahwadi ,Final Plot No. 158** admeasurments **18089 Sq. Mtrs** Situate, lying and being at Mouje Saijpur-Gopalpur, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) is belonging to (1) Deven Ishearbhai Patel (2) Laxmanbhai Popatbhai Patel (3) Hardik Vinubhai Gajera

As per the instructions given by my Client to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar Ahmedabad and Sub - Registrar of Ahmedabad for the last more then 30 years viz.1988 to 2018 (the registration record of some year of Sub-Registrar's Office is destroyed/torn out/



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Not present and hence it can not be inspected and its search is not available, while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... Name of Yakubkha Abdulkha Vagai has been appeared as occupier of the said land bearing survey no.16.

2.... Thereafter said land loards i.e. Yakubkha Abdulkah Vagai has soldout the land bearing Survey No. 16 to **Nathi Bhogilal Chhaganlal** by executing a Reg. Sale deed on 20/05/1939 and entry to that effects was mutated in the mutation register vide entry No. 333, Dtd. 03/06/1939.

3..... Thereafter, as per order of Taluka Vide order No. LND.1760, Dtd. 14/05/1948 the name of Viram Bhula has been entered as a Tenant of said land and entry to that effects was mutated in the mutation register vide entry No. 478, Dtd. 21/07/1948.

4..... Thereafter as per order of Taluka Vide order no. TNC, Dtd. 12/03/1953 the name of Nathi Bhogilal Chhaganlal has been appeared as occupier and

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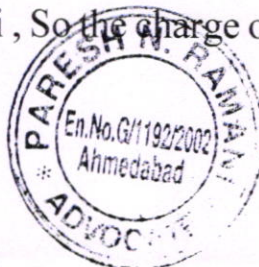
name of Dhula Laxman has been Shown as a Tenant of said land and entry to that effects was mutated in the mutation register vide entry No. 539, Dtd. 25/02/1954.

5.... Thereafter said land loards i.e. Bai Nathi Wiodw of Nathi Bhogilal Chhaganlal has been executing a Reg. Gift deed on 05/03/1956 in favour of Bai Dahi Widow of Chimanlal Motilal as legal guardian of (1) Minor Chandarkant Chimanlal (2) Minor Rameshchandra Chimanlal and entry to that effects was mutated in the mutation register vide entry No. 716, Dtd. 12/10/1956.

6..... Thereafter, the name of Bhaga Bhula has been entered as a Tenant of said land and entry to that effects was mutated in the mutation register vide entry No. 719, Dtd. 13/10/1956.

7..... Thereafter the Co-owner and Co-occupier of the said land i.e. Dhulabhai Laxmanbhai died on 20/02/1961 intestate leaving behind him his heirs (1) Bhikhabhai Dhulabhai (2) Amrabhai Dhulabhai (3) Vasi as legal gaurdian of Minor Gafurbhai Dhulabhai (4) Vasi Widow of Dhulabhai Laxmanbhai, Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 827, dated 30/03/1961.

8..... Therafter, owners and occupiers of said land has been taken loan from Navi Shahvadi Sahkari Mandli , So the charge of Mandli has been entered





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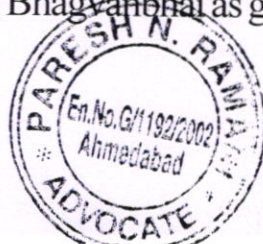
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in other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1096 , dated 22/08/1972.

9..... According to section 32 [g] of The Bombay Tenancy and Agriculture Land Act 1948, That the above survey number was cultivating by Bhagabhai Bhulabhai, Bhikhabhai Dhulabhai , Minor Amrabhai Dhulabhai, Minor Gafurbhai Dhulabhai through their guardian Vasi, Bai Vasi widow of Dhulabhai Laxmanbhai as Tenant and Bai Dahi widow of Chinamlal Motilal guardian of Minor Chandrakant Chimanlal and Minor Rameshchandra Chimanlal was an administrator of the land, But by order in tribunal case no. 11/32 the land had been purchased by tenants from the land loards in Rs.3809-25 paisa with condition to pay the amount in twelve installment. The order had been passed by the City Additional mamltar in tribunal case no. 11/32 dated 28/06/1972. So the effects of this mutation has been given in the village form no. 6 by mutation entry no. 1099 dated 24/08/1972

10..... Thereafter the co-owner and co-occupier of the said land i.e. Bhagvanbhai Bhulabhai died on 15/10/1972 intestate leaving behind him his heirs (1) Viraben Wiodw of Bhgavanbhai Bhulabhai (2) Amrabhai Bhagvanbhai (3) Jaksibhai Bhagvanbhai (4) Vasrambhai Bhagvanbhai (5) Baluben Daughter of Bhagvnbhai (6) Takhuben Daughter of Bhagvnbhai (7) Jakuben Daughter of Bhagvnbhai (8) Amrabhai Bhagvanbhai as gurdian of minor Shantiben Bhagvanbhai





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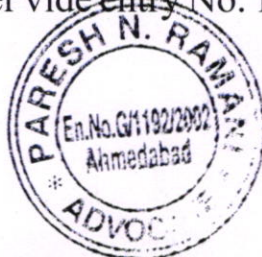
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, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1102, dated 22/03/1973.

11..... Therafter, owners and occupiers of said Land has been Taken Loan From Shahvadi Sahkari Mandli ,So the charge of Mandli has been entered in Other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1136 , dated 15/04/1975.

12..... Therafter, Owners and Occupiers of said Land has been Taken Loan From Shahvadi Sahkari Mandli ,So the charge of Mandli has been entered in Other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1202 , dated 03/05/1977.

13..... Thereafter the Co-owner and Co-occupier of the said land i.e. Bhikhabhai Dhulabhai died intestate leaving behind him his heirs (1) Bijalbhai Bhikhabhai Bharvad (2) Rameshbhai Bhikhabhai Bharvad (3) Surabhai Bhikhabhai Bharvad (4) Ramiben Bhikhabhai Bharvad (5) Bhanuben Bhikhabhai Bharvad (6) Rajiben Bhikhabhai Bharvad, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1474, dated 20/06/1988.





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14.... Thereafter, Amrabhai Dhulabhai, Bhalabhai Bhulabhai, Bhikhabhai Dhulabhai and others has deposited the above amount with the department and the land of above survey no 16 allotted according to the provision of section 32-g of the Bombay tenancy and agriculture land ct, 1948, thereafter it was issued the certificate under section 43 in form no. 9 of the act by the order of Mamlatdar and Krushipanch District city order no.ganot case no.11-72 dated 10-01-1985. The effects of this mutation has been given in village form no. 6 by entry no. 1626 dated 12-01-1994.

15.... Thereafter the Said land lords i.e (1) Baluben Daughter of Bhagvanbhai (2) Takhiben Daughter of Bhagvanbhai (3) Jahuben Daughter of Bhagvanbhai (4) Shantaben Daughter of Bhagvanbhai has been relesed theier rights from the said land in favour of (1) Viraben Widow of Bhagvanbhai Bhulabhai (2) Amrabhai Bhagvanbhai (3) jaksibhai Bhagvanbhai (4) Vashrambhai Bhagvanbhai and entry to that effects was mutated in the mutation register vide entry No.1982, dated 19/07/2006.

16..... Therafter, Owners and Occupiers of said Land has been Taken Loan From Saijpur-Gopalpur Vikas Seva Sahkari Mandli.Ltd ,So the charge of Mandli has been entered in Other right coloum of 7/12 extract of this land and entry to that effect was mutated in the mutation register vide entry No. 1984 , dated 22/08/2006.





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17..... Therafter, As per order issued by City Mamlatdar vider his order no. RTS/SUDHARA HUKAM/SHATIYADI/S.R.NO.651/08 Rectification has been done in the revenue record o said land and entry to that effect was mutated in the mutation register vide entry No. 2109 , dated 28/08/2008.

18..... Thereafter the Co-owner and Co-occupier of the said land i.e. Bhikhabhai Bhulabhai died, on dtd : 07/01/1987 intestate leaving behind him his heirs (1) Bijalbhai Bhikhabhai (2) Rameshbhai Bhikhabhai (3) Sureshbhai Bhikhabhai , Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2392, dated 01/12/2011.

19..... Thereafter the Co-owner and Co-occupier of the said land i.e. Amrabhai Dhulabhai died, on dtd : 17/02/2010 intestate leaving behind him his heirs (1) Vaniben Amrabahi (2) Jayantibhai Amrabhai , Hence their names have been entered in the 7/12 extract of the subject land on heridatory rights and entry to that effects was mutated in the mutation register vide entry No. 2393, dated 01/12/2011.

20..... Thereafter, the loan of the Saijpur-Gopalpur Vikas Seva Sahkari Mandli.Ltd has been repaid by the land lord so that Satisfaction of charge has been recorded in the other right column of the subject land and entry to that effect was mutated in the mutation register vide entry No. 2413 , dated 29/02/2012.





21... Thereafter the Co-owner and Co-occupier of the said land i.e. Viraben Bhagvanbhai Bharvad died, on dtd : 16/08/2018 Hence her name has been deleted from the revenue record subject land and entry to that effects was mutated in the mutation register vide entry No. 2415, dated 20/03/2012.

22... Thereafter the Co-owner and Co-occupier of the said land i.e. Vasiben Dhulabahi Bharvad died, on dtd : 23/02/2002 Hence her name has been deleted from the revenue record subject land and entry to that effects was mutated in the mutation register vide entry No. 2416, dated 20/03/2012.

23.... Thereafter, the government of gujrat had re-organazied two taluka's named city and dascroi of District Ahmedabad, and reformed it in to two taluka's named ahmedabad city East and ahmedabad city west, by its resolution passed dated 17/03/2012 vide no. PKR/102011/275 / L / 1. The effect was mutated in the mutation register vide entry No. 2429, dated 03/05/2012. so the land of entire village Vastral gone in the new taluka ahmedabad city east.

24.... Thereafter, Bhagvanbhai Bhulabhai And others has deposited the above amount with the department and the land of above survey no 16 allotted Tenanat according to the provision of section 32-m of the Bombay tenancy and agriculture land ct, 1948, thereafter it was issued the certificate under section 43 in form no. 9 of the act by the order of city additional mamlatdar dated 18-01-





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1985 and duplicate form no.9 has been issued on.30/01/2012. The effects of this mutation has been given in village form no. 6 by entry no. 2461 dated 10-09-1912.

25... Thereafter the Co-owner and Co-occupier of the said land i.e. Vaniben Amrabhai died, on dtd : 01/02/2013 Hence her name has been deleted from the revenue record subject land and entry to that effects was mutated in the mutation register vide entry No. 2591, dated 13/02/2014.

26... Thereafter As per order issued by District Collector (Ganot Branch) vide his office bearing order no. ACB/TNC/PRIMIUM/S.R.251/2012 the restriction of restricted tenure has been removed and said land converted into old tenure land and entry to that effects was mutated in the mutation register vide entry No. 2625, dated 03/06/2014.

27.... Thereafter said land loards i.e. (1) Jaksi Bhagvanbhai (2) Sureshbhai Bhikhabhai (3) Vasrambhai Bhagvanbhai (4) Amrabhai Bhagvanbhai (5) Bijalbhai Bhikhabhai (6) Rameshbhai Bhikhabhai (7) Gafurbhai Dhulabhai (8) Jayantibhai Amrabhai has soldout the land bearing Survey No. 16 admeasuring 30149 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 125 (Saijpur-Gopalpur-Shahvadi)**, **Final Plot No. 158** admeasuments **18089 Sq. Mtrs.** to (1) **Deven Ishwarbhai Patel** (2) **Laxmanbhai Popatbhai Patel** (3) **Hardik Vinubhai Gajera** by ex





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ecuting a Reg. Sale deed No. 1063, Dtd. 09/06/2014 and entry to that effects was mutated in the mutation register vide entry No. 2632, Dtd. 09/06/2014.

This entry has been uncertified by Competent authority

28.... Thereafter, Said land loards i.e. Amrabhai Bhagvanbhai Bharvadh had applied befor the Collector Ahmedabad, to convert the agricultural land of Survey No.16, admeasuring 18089 Sq.Mtrs. into Industrial Purpose. The Collector had allowed the application vide its order No. EST/N.A/T.B.KHE/TATKAL/SEC-65/S.R.134/2014, Dtd. 31/07/2014 and entry to that effect was mutated in the mutation register vide entry No. 2646, dated 31/07/2014.

29.... Thereafter said land loards i.e. (1) Jaksi Bhagvanbhai (2) Sureshbhai Bhikhabhai (3) Vasrambhai Bhagvanbhai (4) Amrabhai Bhagvanbhai (5) Bijalbhai Bhikhabhai (6) Rameshbhai Bhikhabhai (7) Gafurbhai Dhulabhai (8) Jayantibhai Amrabhai has soldout the land bearing Survey No. 16 admeasuring 30149 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 125 (Saijpur-Gopalpur-Shahvadi)**, **Final Plot No. 158** admeasurments **18089 Sq. Mtrs.** to **(1) Deven Ishwarbhai Patel (2) Laxmanbhai Popatbhai Patel (3) Hardik Vinubhai Gajera** by executing a Reg. Sale deed No. 1063, Dtd. 09/06/2014 and entry to that effects was mutated in the mutation register vide entry No. 2655, Dtd. 23/09/2014.

This entry has been uncertified by Competent authority.





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30..... Thereafter As per order issued by Deputy collector Ahmedabad (east) vide order no. RTS/APPEAL/CASE NO. 289/2014, dtd.03/09/2015 the entry no. 2632 priviously uncertified by City Mamlatdar (East) wich is certified by above order and entry to that effects was mutated in the mutation register vide entry No. 2745, dated 21/09/2015.

31... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years (computerised search from 1994 to 2018) to the non agricultural land for Industrial purpose bearing **Survey No.16** containing by admeasurments **30149 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 125 (Saijpur-Gopalpur-Shahwadi ,Final Plot No.158** admeasurments **18089 Sq. Mtrs** Situate, lying and being at Mouje Saijpur-Gopalpur, Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) and from that and also believing the documents/papers/ copies etc. furnished in the case file shown to me be true and genuine.

I hereby opine that the same is clear and marketable and free from reasonable douts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.





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- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (4) Entry No. 87 and Entry No. 233 not available in revnue record.

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing **Survey No.16** containing by admeasurments **30149 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 125 (Saijpur-Gopalpur-Shahwadi ,Final Plot No.158** admeasurments **18089 Sq. Mtrs** Situate, lying and being at Mouje Saijpur-Gopalpur,Taluka : Vatva in the Registration District Ahmedabad and Sub District of Ahmedabad-5 (Narol) Date :




Pares N Ramani
Advocate

Note of caution and disclaimer:-

- (1) In case....

If any deed(s) / writing etc. executed though power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.