

TITLE CERTIFICATE

MOUJE : ODHAV

Revenue Survey No. : 156

T. P. Scheme No. 112, F. P. No. 7/2

DINESH B. PATEL
ADVOCATE

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TITLE CERTIFICATE

To,

SHREE HARI BUILDCON

A PARTNERSHIP FIRM

Address - 15, Shreedhar Bag,
Opp. Shivpujan Tenament,
Near Manohar Villa Cross Road,
New Naroda, Ahmedabad-380024.

SUBJECT : IN THE MATTER OF INVESTIGATION OF TITLE

to the Non Agricultural Use Land bearing
Revenue Survey/Block No. 156 admeasuring
15176 square meters, which was included in
Town Planning Scheme No. 112 and allotted
Final Plot No. 7/2 land admeasuring 9105 square
meters situate, lying and being at Mouje Odhav
of Vatva Taluka in the Registration District of
Ahmedabad and Sub District of Ahmedabad - 07
(Odhav).



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THIS IS TO CERTIFY AND OPINION THAT, I have

investigated title to the Non Agricultural Use Land bearing Revenue
Survey/Block No. 156 admeasuring 15176 square meters, which
was included in Town Planning Scheme No. 112 and allotted
Final Plot No. 7/2 land admeasuring 9105 square meters situate,
lying and being at Mouje Odhav of Vatva Taluka in the Registration
District of Ahmedabad and Sub District of Ahmedabad - 07
(Odhav) (Herein after referred as the said land or aforesaid
subject land) is belonging to the **SHREE HARI BUILDCON,**
A PARTNERSHIP FIRM.

As a part of investigation of title of the aforesaid
subject land, I have given a Public Notice duly published in
daily Newspaper "GUJARAT SAMACHAR" on 16th December,
2020, declaring that, if any person have any kind of objection,
interruption, rights, titles, interest, charges, lien about the above
said land, thereafter title clearance certificate will be issued with the
remarks that the said land is free from all kind of encumbrances
without doubt and its title is cleared and marketable. I have not



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received any objections from anybody regarding the title of the above referred subject land during the time period of the said public notice.

The said Title Certificate opinion is prepared on the basis of available revenue records being maintained by the Revenue Authorities concerned and offices the District Registrar Ahmedabad and Sub Registrar Ahmedabad. I have gone into the roots of title commencing for the last more than 25 years from now viz. 1994 to 16.12.2020. and the said sub registry records relevant for the purpose to study of title and to ascertain any charge or encumbrance over said land and it does not contain entire revenue or sub registry records. Also on verification and perusal of documents, papers and relevant deeds etc., produced before me and believing same are true and correct and from the information given to me by the owners, occupiers and possession holder of the said subject land and also relying on Declaration-Cum-Indemnity made on oath by aforesaid land owners duly attested by Notary Public of Ahmedabad., I hereby opinion that the same is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to ;



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1. Usual Declaration-cum-Indemnity is being made on oath by the aforesaid owners at the time of dealing with the said land in any manner whatsoever nature.
2. To Fulfillment of all terms and conditions laid down in the Non Agriculture Permission Order.
3. Compliance and Fulfillment of all the terms and conditions mentioned in the orders passed by the revenue authorities as well as all other competent authorities regarding the aforesaid subject land.
4. Provision of The Gujarat Tenancy and Agricultural Land Act, 1948.
5. Provision of The Gujarat Land Revenue Rules – 1972.
6. Provision of The Gujarat Land Revenue Code – 1879.
7. Provision of The Gujarat Town Planning and Urban Development Act with Rules.
8. Laws, act, rules and regulation as may be applicable at the time being in force to affect legally and properly sale, transfer and waive/relinquish rights or any other transaction with respect to the aforesaid subject land.



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THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non Agricultural Use Land bearing Revenue Survey/Block No. 156 admeasuring 15176 square meters, which was included in Town Planning Scheme No. 112 and allotted Final Plot No. 7/2 land admeasuring 9105 square meters situate, lying and being at Mouje Odhav of Vatva Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad - 07 (Odhav) and bounded as per the Revenue Records.

DATED THIS 21st JANUARY OF 2021, AHMEDABAD.



DINESH B. PATEL
ADVOCATE

REMARKS AND DISCLAIMER:

1. The records are not maintained properly or damaged or not otherwise available or miss some particulars and all the entries are not up-to-date maintain in the revenue authority. These entries covering transfer, inheritance, and other diverse, interest created on the land.
2. The registration records of the some years of Sub Registrar's office is destroyed/torn out/Not present and hence it cannot be inspected and also it's search is not available through my search clerk, while computerized search of so many years is not well maintained / prepared by the State Government and hence may be some error therein. Further it is clarify that the registration records of the some year of the Sub Registrar's office torn or destroyed out hence it an not be inspected and its search is not available.
3. I do not find any other charge or encumbrances subsisting as on date in the revenue records or the records of the Sub Registrar save and except the variation in the entries or records right and any other law, Rules applicable from time to time and further I am not verified original documents. I make every efforts to ensure that I accurately represent about title of the said land and this is my genuine opinion for your satisfaction only. This Title Certificate does not certify against any potential but unrecorded liens, charge or any state of facts.