

Binal Jignesh Pithava

(B.Com, L.L.B., L.L.M)

84014 75212

79844 94223

PITHAVA

ASSOCIATE

8, Jay Ambe Estate, Nita Park Society, Jogeshwari Road, Amraiwadi, Ahmedabad-38002

email : binalpithava86@gmail.com

Date : 24/11/2022

TITLE CLEARANCE CERTIFICATE

To,

Gokul Corporation a Partnership firm

Through its working Partners

(1) Dalpatbhai Aambabhai Vora

Residing at 24, Satyagrah Bunglows,
Nr. Megh Malhar Residency, Nikol,
Ahmedabad-382350.

(2) Harshit Chaturbhai Patel

Residing at 1, Saptvilla Bunglows,
B/h. Sindhu Bhavan, Thaltej, Ahmedabad-380054

Subject :- In the matter of title of Non-Agricultural land bearing (1) Block/Survey No-**1047+1054 to 1111/8 paiki 1/2**, admeasuring **2907** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/1/2**, admeasuring **1744** Sq.mtrs. Non-Agricultural land (2) Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. Non-Agricultural land paiki 741 Sq.mtrs land of Total admeasuring 2485 Sq.mtrs Non-Agricultural land, situated at Mouje village Vastral, of Taluka Vatva in Registration District Ahmedabad-**12 (Nikol)** belonging to Gokul Corporation a Partnership firm.



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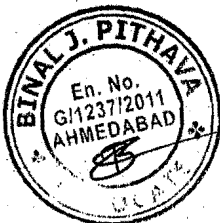
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Date : 24/11/2022

After taken necessary search of the last 30 years of sub-registrar offices Records at District Ahmedabad-12 (Nikol) in the above subject Non-Agricultural land bearing (1) Block/Survey No-1047+1054 to 1111/8 paiki 1/2, admeasuring 2907 Sq.Mtrs. of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-20/1/2, admeasuring 1744 Sq.mtrs. Non-Agricultural land (2) Block/Survey No-1047+1054 to 1111/8 paiki 4, admeasuring 2437 Sq.Mtrs. of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-20/4, admeasuring 1462 Sq.mtrs. Non-Agricultural land paiki 741 Sq.mtrs land of Total admeasuring 2485 Sq.mtrs Non-Agricultural land, situated at Mouje village Vastral, of Taluka Vatva in Registration District Ahmedabad-12 (Nikol). I give the search report and title certificate as under.



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SEARCH REPORT

(1) That the search of the records being maintained by the Circle Inspector /Talati Mouje Village Vastral Taluka Dascroi District Ahmedabad as also from the search of the records being maintained by the District Registrar and Sub-Registrar Ahmedabad for more than 18 years also certain deeds, documents, permissions papers, etc. relating to and produced before us, we have found that prior to 1970 the agricultural land bearing Revenue Survey No-1047+1054 to 1111/8 originally belonged to Narendrasing Devising.

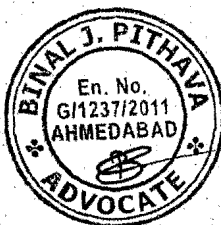
(2) Thereafter, Maheshkumar Rajendrasinh Power of Attorney Holder of Devising sold and conveyed of Survey No-1047+1054 to 1111/8 paiki 1 to (1)



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Madhuben daughter of Amrutlal Shankarlal and wife of Keshvala Thakkar **(2)** Shantaben Shankarlal Jain by a Sale Deed dated 30/11/2004 and Register the same with the Sub-Registrar of assurance of Ahmedabad on the same day under No-4352. Entry to the effect is entered in the mutation register under Entry No-3599, dated 08/08/2005.

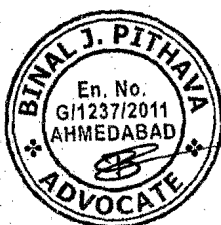
(3) That thereafter, the owner of the said Block/Survey No-**1047+1054 to 1111/8 paiki 1/2**, admeasuring **2907** Sq.Mtrs land **(1)** Madhuben daughter of Amrutlal Shankarlal and wife of Keshvala Thakkar **(2)** Shantaben Shankarlal Jain sold and conveyed to the said land **(1)** Ashokkumar Kantilal **(2)** Laljibhai Kantibhai Patel vide Registered Sale Deed No-334 on 13/01/2006. And the entry in the Revenue Record



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Village form No-6 was made vide Mutation entry No-
3812, Dt. 21/03/2006.

- (4) We have found that prior to 1970 the agricultural land bearing Revenue Survey No-1047+1054 to 1111/8 originally belonged to Narendrasing Devising.
- (5) Thereafter, under Hissa Durasti Patrak No-16 Order No-DRA/PU Patrak/03, dated 02/01/2004 No-1047+1054 to 1111/8 paiki 4 He.Are Sq>mtrs 0-24-37 got Maganbhai Lallubhai. Entry to the effect is entered in the Mutation register under entry No-3320 dated 06/04/2004.
- (6) That thereafter, the owner of the said Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs land **Maganbhai Lallubhai** sold and conveyed to the said land (1) Ashokkumar Kantilal (2)



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Laljibhai Kantibhai Patel (3) Rasikbhai Kantibhai patel (4) Kaniyalal Kantibhai vide Registered Sale Deed No-3525 on 16/08/2005. And the entry in the Revenue Record Village form No-6 was made vide Mutation entry No-**3636, Dt. 18/10/2005.**

(7) That thereafter, (A) Block/Survey No-**1047+1054 to 1111/8 paiki 1/2**, admeasuring **2907** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/1/2**, admeasuring **1744** Sq.mtrs. land possess and occupied by (1) Ashokkumar Kantibhai Patel (2) Laljibhai Kantibhai Patel.

(B) Block/Survey No-**1047+1054 to 1111/8 paiki 5**, admeasuring **4633** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**22**, admeasuring **2781** Sq.mtrs. land possess and



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occupied by (1) Ashokkumar Kantibhai Patel (2) Laljibhai Kantibhai Patel.

(C) Block/Survey No-**1025+1032/3 paiki 2**, admeasuring **6363** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**24**, admeasuring **3818** Sq.mtrs. land possess and occupied by (1) Ashokkumar Kantibhai Patel (2) Laljibhai Kantibhai Patel.

(D) Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. land possess and occupied by (1) Ashokkumar Kantibhai Patel (2) Laljibhai Kantibhai Patel (3) Rasikbhai Kantibhai Patel (4) Kaniyalal Kantibhai Patel.



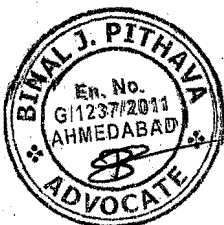
Date : 24/11/2022

- (6) That thereafter the said lands was converted into Non Agricultural as per Nayab Collector Shri Viramgam Prant Order No-Land/Vastral/NA/S.R./10/08, dated **12/03/2008** of the District Development Officer, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry look book under serial No-**5294** on 11/03/2010.
- (7) That thereafter, the owners of the (1) Ashokkumar Kantibhai Patel (2) Laljibhai Kantibhai Patel (3) Rasikbhai Kantibhai Patel (4) Kaniyalal Kantibhai Patel (A) Block/Survey No-**1047+1054 to 1111/8 paiki 1/2**, admeasuring **2907** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/1/2**, admeasuring **1744** Sq.mtrs. Non-Agricultural land land (B) Block/Survey No-**1047+1054 to 1111/8 paiki 5**, admeasuring **4633**



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Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**22**, admeasuring **2781** Sq.mtrs. Non-Agricultural land (C) Block/Survey No-**1025+1032/3 paiki 2**, admeasuring **6363** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**24**, admeasuring **3818** Sq.mtrs. Non-Agricultural land (D) Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. Non-Agricultural land sold and conveyed to Shri Yamuna Residency Co.op.Housing Society vide Registered Sale Deed No-3423 on 21/03/2008 in the office of Sub-Registrar, Registration District and Sub District Ahmedabad-**7 (Odhav)**. And the entry in the City Survey Record was



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made vide Mutation entry No-5295, Dt.
11/03/2010.

- (8) That thereafter, (A) Block/Survey No-1047+1054 to 1111/8 paiki 1/2, admeasuring 2907 Sq.Mtrs of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-20/1/2, admeasuring 1744 Sq.mtrs. Non-Agricultural land (B) Block/Survey No-1047+1054 to 1111/8 paiki 5, admeasuring 4633 Sq.Mtrs of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-22, admeasuring 2781 Sq.mtrs. Non-Agricultural land (C) Block/Survey No-1025+1032/3 paiki 2, admeasuring 6363 Sq.Mtrs of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-24, admeasuring 3818 Sq.mtrs. Non-Agricultural land (D) Block/Survey No-1047+1054 to 1111/8 paiki 4,



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admeasuring **2437** Sq.Mtrs of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. Non-Agricultural land paiki Final plot No-20/1/2 admeasuring 1744 sq.mtrs and Final Plot No-20/4 admesuring 1462 sq.mtrs land paiki 741 sq.mtrs land of total admeasuring 2485 sq.mtrs land wanted to develop that's why shri Yamuna Residency Co.Op.Housing Society registered a development agreement towards the Yamuna Corporation on vide Registered Development Agreement No-14218 on 30/06/2021 in the office of Sub-Registrar, Registration District and Sub District Ahmedabad-**12 (Nikol)**.

(9) That thereafter, Shri Yamuna Residency Co.Op.Housing Society Ltd. the owner of the said (1) Block/Survey No-**1047+1054 to 1111/8 paiki 1/2**,



Date : 24/11/2022

admeasuring **2907** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/1/2**, admeasuring **1744** Sq.mtrs. Non-Agricultural land (2) Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. Non-Agricultural land paiki 741 Sq.mtrs land of Total admeasuring 2485 Sq.mtrs Non-Agricultural land sold and conveyed to Gokul Corporation a Partnership firm through its Working partner (1) Dalpatbhai Aambabhai Vora (2) Harshit Chaturbhai Patel vide Registered Sale Deed No-19628 on 08/08/2022 in the office of Sub-Registrar, Registration District and Sub District Ahmedabad-**12 (Nikol)**. And the entry in the revenue Record was



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made vide Mutation entry No-11692, Dt.
12/10/2022.

(10) Thus on today the subject of Non-Agricultural land bearing (1) Block/Survey No-1047+1054 to 1111/8 paiki 1/2, admeasuring 2907 Sq.Mtrs. of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-20/1/2, admeasuring 1744 Sq.mtrs. Non-Agricultural land (2) Block/Survey No-1047+1054 to 1111/8 paiki 4, admeasuring 2437 Sq.Mtrs. of Draft Town Planning Scheme No-105 (Vastral), of having Final Plot No-20/4, admeasuring 1462 Sq.mtrs. Non-Agricultural land paiki 741 Sq.mtrs land of Total admeasuring 2485 Sq.mtrs Non-Agricultural land, situated at Mouje village Vastral, of Taluka Vatva in Registration District Ahmedabad-12 (Nikol) belonging to Gokul



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Corporation a Partnership firm through its Working partner (1) Dalpatbhai Aambabhai Vora (2) Harshit Chaturbhai Patel.

REPORT ON THE RECORD OF S.R.O.-1 (City), S.R.O.-7 (Odhav) & S.R.O.-12 (Nikol) AHMEDABAD.

The search was carried out through the authorized representative in the office of S.R.O.-1 (City), S.R.O.-7 (Odhav), S.R.O.-12 (Nikol) Ahmedabad for the Non-Agricultural land under consideration.

It reveals that the records of 1991 to 1992 have been destroyed and therefore the same could not be verified.

For rest of the years, the records were verified. The payment have been acknowledged vide Receipt No- **202200200029865**, Dt. 11/11/2022, Receipt No-



Date : 24/11/2022

202200700037314 Dt. 11/11/2022 and Receipt No-
202231200044231 Dt. 09/11/2022 for the search for
the period commencing from 1990 to 2022.

I have given Public Notice in " **Gujarat Samachar**
", Dt. **09/11/2022**, inviting objection for the issuances
of Title Clear Certificate, however no objection/s have
been registered so far.

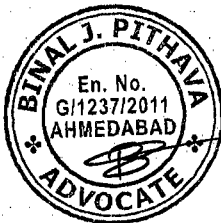
Thus the Record of Registrar of Assurances do not
reveal any transaction contrary to the title of the present
Owners.

Date :- 24/11/2022.

Place :- Ahmedabad

BINAL J. PITHAVA
B.Com., L.L.B., L.L.M.
ADVOCATE

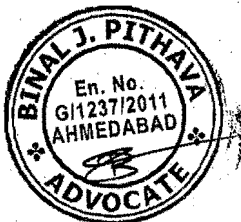
Binal J. Pithava
Binal J. Pithava
(Advocate)



Date : 24/11/2022

TITLE CLEARANCE CERTIFICATE

This is to certify that the above Non-Agricultural land Non-Agricultural land bearing (1) Block/Survey No- **1047+1054 to 1111/8 paiki 1/2**, admeasuring **2907** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/1/2**, admeasuring **1744** Sq.mtrs. Non-Agricultural land (2) Block/Survey No-**1047+1054 to 1111/8 paiki 4**, admeasuring **2437** Sq.Mtrs. of Draft Town Planning Scheme No-**105 (Vastral)**, of having Final Plot No-**20/4**, admeasuring **1462** Sq.mtrs. Non-Agricultural land paiki 741 Sq.mtrs land of Total admeasuring 2485 Sq.mtrs Non-Agricultural land, situated at Mouje village Vastral, of Taluka Vatva in Registration District Ahmedabad-**12 (Nikol)** belonging to Gokul Corporation a Partnership firm through its Working partner (1) Dalpatbhai Aambabhai Vora (2) Harshit Chaturbhai Patel and have entered in all Government & Semi Government, Revenue records as owner and occupier of the said land. It is also



Date : 24/11/2022

certify that the Title of above subject land is clear,
Marketable and absolute free from any encumbrances.

Note :

- (1) All original paper should be checked and verified.
- (2) All law applicable from time to time.
- (3) All the entries in second right column and of Burdens should be verified.
- (4) The search report is based upon the searches provides the respective Sub-Registrar Offices.
- (5) The Title Certificate is based upon the documents provided by the respective party and assurances given by the respective party.

Date :- 24/11/2022.

Place :- Ahmedabad

BINAL J. PITHAVA

B.Com., L.L.B., L.L.M.
ADVOCATE

.....*Binal J. Pithava*.....

Binal J. Pithava

(Advocate)

