



# Vijay Patel & Associates

Vijay P. Patel • Jayesh P. Patel • Shobha V. Patel • Jayraj Patel  
(Advocates & Notary)

Ref.No.:- E/SNE/TITLE/ANANTA/LAND

## TITLE CLEARANCE CERTIFICATE

To,  
**Ananta Apartments Co Op Housing Society,**  
Ambawadi, Ahmedabad.,

**Sub :** Investigation of title of their non agriculture land bearing **Final Plot No. 520** admeasuring 1729 Sq. Yards equivalent to 1445 Sq. Mts. of **Town Planning Scheme No. 21** allotted in lieu of land bearing revenue Survey No.266/1 of Mouje **Paldi** of (old city/ Ahmedabad city west) Sabarmati Taluka in the Registration Sub-District Ahmedabad - 4 Paldi and Registration District Ahmedabad belonging to **Ananta Apartments Co - Op Housing Society.**

1. Pursuant to your request to investigate the title of the captioned land more particularly described in the Schedule hereunder written, we have caused the searches of the available records of the Sub-Registrar of Assurances, Ahmedabad – 1 (City) from year 1985 to 1993 and from the years 1994 to 30<sup>th</sup> November, 2015 Sub-Registrar of Assurances, Ahmedabad – 4 (Paldi) who has issued search certificates and have perused and scrutinized the revenue records, documents as are made available to us by you and the information/ clarifications given by you and relying upon the same to be true, we submit our title report as under:

2. We have published a Public Notice in the daily news paper “**Sandesh**” and “**Divya Bhaskar**” on 11/10/2015 inviting claim or objection, if any with regard to the titles of said land admeasuring 1445 Sq. Mts. with constructed Property. But during the notice period, we have not received any claim and/or objection with regard to the titles of said land or any part thereof.

3. There is residential construction on this land namely Ananta Apartments Co Op Housing Society having Flat Nos. A – 1, A – 2, A – 3, A – 4, A – 5,

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A - 6, A - 7, A - 8, A - 9, A - 10, A - 11, A - 12, B - 1, B - 2, B - 3, B - 4, B - 5 and B - 6, Flats We have also issued title reports in respects of all Flats.

4. Nothing objectionable is found against subject land under investigation and the same is found to be free from any encumbrances or chargers:

- (a) In the revenue records and the society's record and
- (b) In the concerned sub-registry records of the sub-registrar-1 (city) and Sub-Registrar-Ahmedabad-4 (Paldi) save & except a subsisting mortgage dated 23-04-1973, which was registered under serial no. 4473. The same was reconvey by executing deed of Reconveyance dated 05-01-1994 was registered under serial no. 238, due to amount is below Rs. 5,00,000/-. It was not effected under the Provisions of ITC 230A. Now it is redundant in nature but as per letter dated 04-06-2001, it would be effected.

5. As per the search taken by us with relevant authorities and documents, papers and information given by you, we have of the opinion that titles of the above referred land is clear, marketable and free from all encumbrances and reasonable doubts SUBJECT TO :

- 1) Usual Declaration on title being made;
- 2) Any other law, act, rules in force from time to time;
- 3) Byelaws of Ananta Apartments co-op Housing society Limited being fulfilled;

## SCHEDULE REFERRED TO ABOVE

**ALL THAT** non agriculture land bearing **Final Plot No. 520** admeasuring 1729 Sq. Yards equivalent to 1445 Sq.Mtrs of Town Planning Scheme No.21 allotted in lieu of land bearing revenue Survey No.266/1 of Mouje Paldi of (old city/ Ahmedabad city west) Sabarmati Taluka in the Registration sub-District Ahmedabad - 4 Paldi and Registration District Ahmedabad

Place: Ahmedabad.

Date : 02/12/2015.

Jayesh Patel  
Advocate