

TITLE CLEARANCE CERTIFICATE

WITH SEARCH REPORT

—: એડવોકેટ :—

હિતેષ બી. બરવાળીયા, (બી.એ. એલ.એલ.બી.)
બી/૩૧૦, ગેલેક્સી બીઝનેસ પાર્ક, ટોરેન્ટ સબ સ્ટેશન સામે,
એસ.પી. રીંગ રોડ, નીકોલ, અમદાવાદ.
મો.૯૮૭૯૧૫૬૧૫૯, મો.૯૪૨૬૪૨૨૪૧૭



Hitesh B. Barvaliya

[B.A.L.L.B] Advocate
Gujarat High Court
Mo. No. 9426422417

Address: 310 Gelexy Business park, Sardar Patel Ring Road Opp. Toronto Power House Nikol Ahmedabad

Ref.No.

Date: 12/12/2016

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

Sub. : Title Clearance Certificate and report of non agricultural use land of Final Plot No. 39/2/2/1 paiki allotted in lieu of T.P.Scheme No.110 (Nikol-Kathavada) to the non agricultural land admeasuring about 3271 sq.mtrs. { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 414/2/B/1 in the sim of Mouje Village Nikol of Asarva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol).

Applicants: Ramani Developer's At. Nikol, Ahmedabad

1. That the land admeasuring about **3271 sq.mtrs.** { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial



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Purpose} of Block / Survey No. 414/2/B/1 in the sim of Mouje

Village Nikol of Asarva Taluka in the registration Sub District & District of

Ahmedabad - 12 (Nikol) is owned and possessed by "Ramani Developer's

partnership Firms" a That above both land is purchased by registered sale

deed No.9482 respectively on 23/06/2016 and since then the said land is

in ownership and possession of "Ramani Developer's partnership Firms"

2. That the said both land is purchased by "Ramani Developer's" and his

partneres" from its initial owners 1, Maganbhai Nagajibhai Ramani.

2, Hareshbhai Nagajibhai Ramani 3, Dharmeshkumar

Maganbhai Ramani 4, Balwantji Manuji Dabhi 5, Shailesh

Laxmanbhai Kevadiya vide sale deed registered respectively on 9482

on on 23/06/2016 is registered in the Book No.1 of Hon'ble Sub Registrar

of Ahmedabad -12 (Nikol).



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3. In the said both land AMC had approved the plan of various Blocks of **A+B+C+D [D METER ROOM]** on **23.09.2016** and the rajachitthi for the obtained in the name of **Dharmeshbhai Maganbhai Ramani Partner of Ramani Developers as a Partnership Firm** In which **"SARITA RESIDENCY - 3 "** a had organised the scheme of flats for residential purpose. and shop ,commercial purpose
4. Thus the records of the land admeasuring about **land of Final Plot No. 39/2/2/1 paiki allotted in lieu of T.P.Scheme No.110 (Nikol-Kathavada) to the non agricultural land admeasuring about 3271 sq.mtrs. { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 414/2/B/1** of Mouje Nikol is verified in government, semi government and Mamlatdar Office and Sub Registrar Office.
5. In which the search is obtained from Sub Registrar Office of **Ahmedabad -1** (City) and the available records is verified personally.

(Signature)



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6. And the search is also obtained from Sub Registrar Office of **Ahmedabad -7** (Odhav) vide receipt and the computerised report is obtained.
7. And the search is also obtained from Sub Registrar Office of **Ahmedabad -13** (City Taluka kheti) vide receipt and the computerised report is obtained.
8. And the search is also obtained from Sub Registrar Office of **Ahmedabad -12** (Nikol) vide receipt and the computerised report is obtained.
9. In which as per the details given by the owners of the land of revenue records and as per the information no any type of objectionable entry is found. And I had given a public notice in daily newspaper in "**DIVAY BHASHKAR**" on **29.08.2016** in regard to the said both survey number. In which in regard to the said notice I had not received any objection during notice period.

Thus there is no any type of lien or claim on the said non agricultural use **land of Final Plot No. 39/2/2/1 paiki allotted in lieu of T.P.Scheme No.110 (Nikol-Kathavada) to the non agricultural land admeasuring about 3271 sq.mtrs. { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial Purpose}**

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of Block / Survey No. 414/2/B/1 in the sim of **Mouje Village Nikol**

of Asarva Taluka in the registration Sub District & District of Ahmedabad -

12 (Nikol) and the titles of this land are clear, marketable and saleable.

Subject to:-

{1} Any other Laws act and Rules if applicable.

{2} Fulfillment of conditions laid down in the N.A. Order

{3} Plans for the said land being sanctioned.

{4} Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.

{5} All original documents/ sale deeds are being produced.

Today on 12, December, year 2016 at Ahmedabad.



Hitesh B. Barvaliya

Advocate



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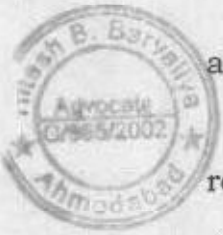
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TITLE CLEARANCE CERTIFICATE

That the land admeasuring about **land of Final Plot No. 39/2/2/1 paiki allotted in lieu of T.P.Scheme No.110 (Nikol-Kathavada) to the non agricultural land admeasuring about 3271 sq.mtrs. { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 414/2/B/1** in the sim of Mouje **Village Nikol** of Asarva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) is owned and possessed by **"Ramani Developer's partnership Firms"** revenue record, necessary information and documents and search is obtained for last 35 years from Sub Registrar Office Ahmedabad-1 (City), Sub Registrar Office Ahmedabad-7 (Odhav), Sub Registrar Office Ahmedabad-12 (Nikol) and I hereby state in regard to the verification done by me in regard to the land admeasuring about **land of Final Plot No. 39/2/2/1 paiki allotted**



(Signature)



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in lieu of T.P.Scheme No.110 (Nikol-Kathavada) to the non agricultural land admeasuring about 3271 sq.mtrs. { 3271 Sq.Mtrs Paiki 2571 Sq. Mtrs for Residential Purpose and 700 Sq.Mtrs for Commercial Purpose} of Block / Survey No. 414/2/B/1 in the sim of Mouje Village Nikol of Asarva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) by this certificate that, no any person or institute has any type of rights, interest, relation in the said land of above both survey number except "RAMANI BROTHER'S PARTNERSHIP FIRMS" Therefore this land is free from lien and marketable and saleable and for the same this certificate is issued.

Today on 12, December, year 2016 at Ahmedabad.

Hitesh B. Barvalia



Advocate