

KRIYA.
Title

VISHAL J. BRAHMBHATT

Advocate (B.Com.,LL.B.)

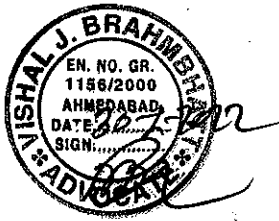
Office:-
VAKIL CHAMBER,
NR. SUB REG. OFFICE,
OLD COLLECTOR OFFICE COM.,
GHEEKANTA ROAD, AHMEDABAD.

Residence:-
D-105, RIVER SIDE PARK
OPP. APMC MARKET, VASNA
AHMEDABAD.
(M)- 9825489899

(1)

TITLE CLEARANCE CERTIFICATE

Subject : In the matter to the property Non Agricultural Land of admeasuring about 5281 sq.mtr for Multipurpose Use bearing Final Plot No. 95 of T.P.Scheme No.241, allotted in lieu of Re. Block/Survey No.133 admeasuring 0-88-02 He.are.sq.mtr. situate at Mouje village Chiloda (Naroda) of Taluka Gandhinagar in the Registration District and Sub-District Gandhinagar is belonging to KRIYA FAMILY NEST (LLP) a Partnership Firm.



After taken necessary search of the last 30 years of Sub-Registrar Office records of Gandhinagar in the above subject property - Non Agricultural Land of admeasuring 5281 sq.mtr for Multipurpose Use bearing Final Plot No. 95 of T.P.Scheme No.241 allotted in lieu of Block/Survey No.126/2 admeasuring 0-88-02 He.are.sq.mtr. situate at Mouje village Chiloda (Naroda) (sim) of Taluka Gandhinagar in the Registration District and Sub-District Gandhinagar. I give the Search report and title certificate as under.

SEARCH REPORT

1. Prior above Subject land of old Block/Survey No. 133 was belonging to Laxmanbhai Dharamchand..
2. There after Laxmanbhai Dharamchand Sold and Conveyed the Subject land of old Block/Survey No. 133 to Bhulaji Bhaiji on date 11/02/1939 and the entry for the same in the revenue record was made vide entry no. 518 dated 18/04/1932 which was certified .

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(2)

2. Thereafter Bhulaji Bhaiji expired onn date 09/11/1951 leaving behind him his legal heirs being (1) Chelaji Bhulaji (2) Bai Laxmi wd/6. Bhulaji Bhaiji and thus the subject land was recieved by the legal heirs of the deceased vide succession right and the necessary entry for the same in the revenue record was made vide entry no. 733, dated-01/12/1951 . which was certified .



3- Thereafter among the co-owners Chelaji Bhulaji expired on date: 02/02/1952 leaving behind him his legal heirs being Minor Bhavanji Chelaji and Bai Kunvar wd/o. Chelaji Bhulaji and thus the share of the deceased in the subject land was recieved by the legal heirs of the deceased vide succession right and the necessary entry for the same in the revenue record was made vide entry no. 735 dated -27/03/1952 which was certified .

4- Thereafter as per Entry No.858 Subject Land of Block/Survey No.133 was running as a Jat Inami Land declared as Khalsa Raiyatwari land and the necessary entry for the same in the revenue record was made vide entry no. 914 dated - 21/06/1955 which was certified .

5- Thereafter among the co-owners Bai Kunvar wd/o. Chelaji Bhulaji was Missing and after long time and she was not comming Return and thus her name were deleted from the revenue records and the necessary entry for the same in the revenue record was made vide entry no. 1537, dated-03/02/1978. which was certified .

6- Thereafter among the co-owners Fuliben d/o. Mohanji Bhulaji waived her right , share and interest in favour of other Bhavanji

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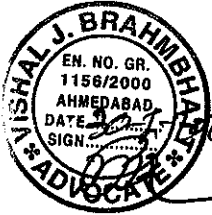
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(3)



Chelaji with her Free will and concern and taking Amount of Rs.7,000/- as a amount for her share in the subject land vide registered Right waiwed deed no. 6, dated: 03/01/1983 and thus her name were deleted from the revenue records.

- 7- Thereafter Bhavanji Chelaji make an application before Revenue Authority for Entered Names of his legal heirs being (1) Nagjibhai Bhavanji (2) Natwarsinh Bhavanji (3) Revaben Bhavanji as a co-owners of the subject land and after complited all procedure for the same names of (1) Nagjibhai Bhavanji (2) Natwarsinh Bhavanji (3) Revaben Bhavanji was entered as a co-owners of the subject land and the necessary entry for the same in the revenue record was made vide entry no. 2103 dated - 29/07/1998 which was certified .
8. Thereafter Bhulaji Bhaijiji expired many years ago leaving behind his legal heir being Fuliben d/o.Mohanji Bhulaji and thus the share of the deceased in the subject land was recieved by the legal heir of the deceased vide succession right and the necessary entry for the same in the revenue record was made vide entry no. 3104 dated -23/06/2009 which was cancelled by order no. Takrari Case No.406/2009, dated-28/05/2010 issued by Mamlatdar gandhinagar .
- 9- Thereafter successors of late Fuliben d/o.Mohanji Bhulaji Ramaji Gandabhai and others admited a apeal against Mamlatdar Gandhinagar and others before Prant Officer, Gandhinagar and as per order No.R.T.S./Apeal/S.R./Da.Su.122/2013 issued by Prant Officer Gandhinagar Apeal of successors of late Fuliben d/o.Mohanji Bhulaji Ramaji Gandabhai was Granted and admited for furthur Processure

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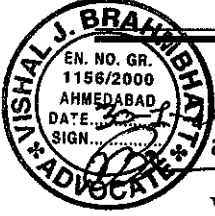
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(4)

and the necessary entry for the same in the revenue record was made vide entry no. 5205 dated 23/01/2018 . which was certified .

- 10- Thereafter as per order No.R.T.S./Apeal/S.R./269/2016 issued by Prant Officer Gandhinagar Apeal of successors of late Fuliben d/o.Mohanji Bhulaji Ramaji Gandabhai was Rejected and the necessary entry for the same in the revenue record was made vide entry no. 5440 dated - 03/01/2019 . which was certified .
- 11- Thereafter Agricultural land admeasuring 8802 He. are. sq. mtr. Bearing Survey No.133 was takem under T.P.Scheme No.241 and allotted Final Plot No. 95, 5281 sq.mtrs.
- 12- Necessary N.A. Permission for Multipurpose Use was granted under order No.828/06/03/071/2020,dated-03/07/2020 issued by Collector, Gandhinagar and the necessary entry for the same in the revenue record was made vide entry no. 3713 and entry no. 5869,dated-03/07/2020 . which was Certified.
- 13- Thereafter (1) Bhavanji Chelaji (2) Nagjibhai Bhavanji (3) Natwarsinh Bhavanji (4) Revaben Bhavanji sold and conveyed the subject land to KRIYA FAMILY NEST (LLP) throught its partners (1) Ghanshyambhai Dahyabhai Patel (2) Pallav Ghanshyambhai Patel (3) Love Ghanshyambhai Patel (Serial No. 1, 2 & 3 all are jointly owner of 50% share in subject land) (4) Nagjibhai Bhavansinh Baraiya (5) Natvarsinh Bhavansinh Baraiya (Serial No. 4 & 5 both are jointly owner of 50% share in subject land) vide registered sale deed no.30628 dated: 21/09/2021 and the necessary entry for the same in the revenue record was made vide entry no.6115, dated -01/11/2021 Wich

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(5)

was certified on date 25/01/2022 under order no. TAKRARI/
CASE NO.631/2021 issued by Hon'ble Prant Officer,
Gandhinagar.

- 14- Thus as on today the subject Non Agricultural Land of admeasuring about 5281 sq.mtr for Multipurpose Use bearing Final Plot No. 95 of T.P.Scheme No.241, allotted in lieu of Re. Block/Survey No.133 admeasuring 0-88-02 He. are. sq. mtr. situate at Mouje village Chiloda (Naroda) of Taluka Gandhinagar in the Registration District and Sub-District Gandhinagar is owned and possessed by KRIYA FAMILY NEST (LLP) a Partnership Firm. and the name have entered in all concerned Govt. and Semi Govt. Records as sole owner and occupier of the subject land .
14. Further to the Part of investigation a public notice was published in the daily news paper "SANDESH" on date- 05-11-2021 and objections were invited from any persons. and within the specific period of time I have not recieved any objection or claims from any person/s parties etc and thereafter this title certificate has been issued.

Place:-Ahmedabad

date :- 30/01/2022

Search receipt No.30021

date : 11/11/2021

Sub-Registrar Office,
Gandhinagar.



Vishal J. Brahmhatt
Advocate & Notary

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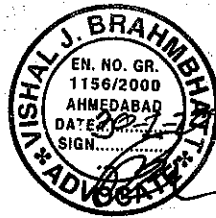
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(6)

TITLE CLEARANCE CERTIFICATE

This is to Certify that the above subject Property N.A. (Non Agricultural) Land admeasuring about 5281 sq.mtr for Multipurpose Use bearing Final Plot No. 95 of T.P.Scheme No.241, allotted in lieu of Re. Block/Survey No.133 admeasuring 0-88-02 He.are.sq.mtr. situate at Mouje village Chiloda (Naroda) of Taluka Gandhinagar in the Registration District and Sub-District Gandhinagar is free from all reasonable doubts, burdens, encumbrances and litigations. The said Non Agricultural Land can be sold transferred or mortgaged to any other person. The title is clear and Marketeble .

Place:-Ahmedabad
date :- 30/01/2022



Vishal J. Brahmhatt
Vishal J. Brahmhatt
Advocate & Notary

Subject to :

1. All original papers should be checked and verified.
2. All laws applicable from time to time.
3. The title is based upon the documents provided to me by the Respective parties.
4. The title is based upon the searches provided by the Respective Sub-Registrar office.
5. All the entries (if any) of the second right column should be checked and verified before any sort of transaction.
6. The title is subject The Bombay Land Revenue Code and Tenancy act and Town Planning Act.
7. Prior permission for the sale from the competent Government authority should be taken.