



KAMLESH R. PATEL

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Advocate

25, VARAHI COMPLEX,
OPP. BALA HANUMAN TEMPLE,
O/S. GOPINALA, MEHSANA-384002.

Date: 02/04/2019

TITLE CLEARANCE CERTIFICATE

To

Aakar Infra,
a partnership firm,
through its partners

- [1] Patel Arvindkumar Ramabhai,
- [2] Patel Mukeshkumar Prahladbhai,
- [3] Patel Pareshbhai Morarbhai,
- [4] Patel Satishkumar Bhagvanbhai,
- [5] Patel Vishnubhai Mafatlal
- [6] Patel Vipulbhai Prahladbhai,
- [7] Patel Himanshubhai Morarbhai,
- [8] Patel Hareshkumar Mafatlal,
- [9] Patel Sanjaykumar Vitthalbhai,

Address: Mehsana, Ta.Dist.Mehsana

Sub : Title Clearance Certificate in
respect of N.A. New R.S.No.24
[Vide Promulgation Entry No.34206
dtd.01/05/2018] (Old Block/Survey
No.9/Paiki-1)
Name of Field: Khakharawalu,
admeasuring Hecor 0-47-76
as per Village Form No.7 vide
A/c.No.17080 and admeasuring
Hecor 0-47-55 as per Old Village
Form No.7/12 situated at Village
Nagarpur, Ta.Dist.Mehsana.



Applicants: Aakar Infra, a partnership firm,
through its partners
Patel Arvindkumar Ramabhai, etc.9.

* * *

Dear Sir,

The applicants abovenamed approached me
and requested to issue Title Clearance Certificate



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// 2 //

in respect of captioned property and put in my hand the file papers. To ascertain acts and encumbrances on the property, I have caused necessary search from Sub-Registrar Office, Mehsana for the period from 1990 to 2019 i.e. for 30 years vide Receipt No.2019099008460 [4883] dtd.02/04/2019 with computer data, which shows Partnership Deed Registered Vide No.2551 dtd.19/03/2019 executed between Second Party: Patel Arvindkumar Ramabhai, etc.9 in favour of First Party: Aakar Infra, a named partnership firm, its partners Patel Arvindkumar Ramabhai, etc.9 in respect of investment of their capital.

[1] First of all, I have perused Village Form No.6-Record of Rights issued by Talati-Cum-Mantri, Nagalpur Gram Panchayat and E-Dhara, Mehsana, Partnership Deed without consideration bearing No.2551 dtd.19/03/2019 and construction permission, etc. it transpires that,





// 3 //

Entry No.36 :

The said entry is in respect of distribution amongst brothers. The property R.S.No.9 etc. running on the joint names Shah Punamchand Karamchand, on distribution amongst brothers came in share of Bai Kokila D/o.Shah Chimanlal Nagindas, minor through her guardian Bai Hira.

Entry No.694 :

The said entry is in respect of secured tenant viz.Patel Gangaram Viram.

Entry No.1291 dtd.30/04/63 :

The said entry is in respect of sale. Kokilaben sold R.S.No.9 to Patel Gangaram Viramdas under Section 32[G] of Tenancy Act.

Entry No.2154 dtd.08/08/1980 :

The said entry is in respect of inheritance. As per said entry due to death of Patel Gangaram Viramdas on





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// 4 //

24/06/80, his heirs viz.[1] Patel Bhagvanbhai Gangaram, [2] Patel Keshavlal Gangaram and [3] Patel Vitthalbhai Gangaram brought on record and they became owners of Old R.S.No.9, etc.8 fields. The said entry is allowed by Dy.Mamlatdar on dtd.30/09/80.

Entry No.18861 dtd.28/11/2008:

The said entry is in respect of submission of Duplicate Certificate in Form No.9 about payment of Rs.1950/- towards purchase price by Tenant Patel Gangaram Viram vide land admeasuring Hector 1-42-65 of Nagalpur Sim, Ta.Mehsana Survey Number 9 towards Tenancy Case No.1 dtd.07/03/61 of Mamlatdar and Krishipanch, Mehsana. The said entry is certified by Dy.Mamlatdar [R] on dtd.23/01/2009.

Entry No.26111 dtd.21/06/2013 :



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// 5 //

The said entry is in respect of Hon'ble Collector Saheb order. Vide order No.Ganot/T.Act 43/SR/143/2012/Vashi/3361 to 3364/2013 dtd.04/06/2013, S.No.9 out of land H.1-42-65, 9510 sq.mtr. land converted into Old Condition under Section 43 and Rule 25-C of Tenancy Act by Patel Bhagvanbhai Gangaramdas, etc.3. The said entry is certified by C.O., Mehsana [Urban Area] dtd.13/09/2013.

Entry No.26420 dtd.29/07/2013 :

The said entry is in respect of Hon'ble Collector Saheb order. Vide order No.Ganot/T.Act 43/SR/142/2011/Vashi/4322 to 4325/2013 dtd.24/07/2013, S.No.9 out of land H.1-42-65, 4755 sq.mtr. land converted into Old Condition under Section 43 and Rule 25 C of Tenancy Act for residential N.A. purpose by Patel Bhagvanbai Gangaramdas, etc.3. The said





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// 6 //

entry is certified by C.O., Mehsana
[Urban Area] dtd.21/09/2013.

Entry No.26516 dtd.07/08/2013 :

The said entry is in respect of
distribution among brothers viz. [A]
Patel Bhagvanbhai Gangarambhai, northern
direction land H.0-47-55 sq.mtr., [B]
Patel Keshavlal Gangarambhai, middle
portion land admeasuring 4755 sq.mtr and
[C] Patel Vitthalbhai Gangarambhai,
southern direction land admeasuring 4755
sq.mtr. out of Hector 1-42-65 of R.S./
Block No.9. The said entry is certified
by C.O., Mehsana [Urban Area] on
dtd.23/09/2013.



Entry No.27903 dtd.07/05/2014:

The said entry is in respect of
sale. As per said entry Patel Bhagvanbhai
Gangaram sold his share bearing
Block/Survey No.9/Paiki-1 vide his
A/c.No.13645 to [1] Patel Jashiben



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// 7 //

Jayantibhai, [2] Patel Kantaben Babulal
and [3] Patel Diwaben Babulal vide
Regd.Sale Deed No.4251 dtd.07/05/2014.
The said entry is certified by
Dy.Mamlatdar [R] on dtd.09/06/2014.

Entry No.32664 dtd.18/02/2017:

The said entry is in respect of
sale. As per said entry [1] Patel
Jashiben Jayantibhai, [2] Patel Kantaben
Babulal and [3] Patel Diwaben Babulal
sold land bearing Block/Survey
No.9/Paiki-1 vide their A/c.No.14391 to
Patel Swatiben Madhavlal wife of Patel
Ajitkumar Tribhovandas vide Registered
Sale Deed No.1219 dtd.18/02/2017 and
since then Patel Swatiben Madhavlal wife
of Patel Ajitkumar Tribhovandas became
owner, in possession and occupation of
said property. The said entry is
certified by C.O., Mehsana [Urban Area]
on dtd.04/04/2017.



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// 8 //

Entry No.34206 dtd.11/02/2018:

The said entry is in respect of promulgation. As per said entry to the Old Block/Survey No.9/Paiki-1 has given New Block/Survey No.24.

Entry No.34406 dtd.16/05/2018:

The said entry is in respect of K.J.P. Correction. As per said entry vide Old 7/12 land was admeasuring H.0-47-55 while in resurvey New Block/Survey No.24 is admeasuring H.0-47-76.

Entry No.34486 dtd.19/05/2018:

The said entry is in respect of sale. As per said entry Patel Swatiben Madhavlal wife of Patel Ajitkumar Tribhovandas sold New Block/Survey No.24 running vide her A/C.No.16468 to [1] Patel Arvindkumar Rambhai, [2] Patel Vishnubhai Mafatlal, [3] Patel Hareshkumar Mafatlal, [4] Patel Sanjaykumar Vitthalbhai, [5] Patel





// 9 //

Mukeshkumar Prahladbhai, [6] Patel

Vipulbhai Prahladbhai, [7] Patel

Pareshbhai Morarbhai, [8] Patel

Satishkumar Bhagvanbhai, [9] Patel

Himanshubhai Morarbhai vide Registered
sale Deed No.5732 dtd.29/05/2018 and
since then Patel Arvinkumar Ramabhai,
etc.9 became owners, in possession and
occupation of new Block/Survey No.24. The
said entry is certified by C.O., Mehsana
[Urban Area] on dtd.10/07/2018.

Entry No.35280 dtd.22/11/2018:

The said entry is in respect of
change of condition. As per order
No.Ganot/Tenancy Act Section 43/SR 84/
2018/Vashi/4473/2018 dtd.03/11/2018 of
Hon'ble Collector, Mehsana land Hector
0-47-76 out of 4276 for residential
purpose and 500 sq.mtr. for commercial
purpose to transfer the same in Old
Condition under Section 43[1 C] subject





// 10 //

to fulfillment of conditions and
admissible for premium for Non-
Agriculture Purpose. The said entry is
certified by C.O., Mehsana [Urban Area]
on dtd.27/12/2018.

Entry No.35610 dtd.08/02/2019:

The said entry is in respect of N.A.
As per said entry vide order
No.C.B./N.A./Mehsana/Nagarpur/24/996364/
2018 dtd.19/12/2018 Hector Are 0-47-76
land is converted for multipurpose use
subject to fulfillment of condition
mentioned in said order. The said entry
is temporary one subject to certify the
same.

Entry No.35654 dtd.20/02/2019:

The said entry is in respect of N.A.
As per said entry vide order
No.C.B./N.A./Mehsana/Nagarpur/24/996364/
2018 dtd.19/12/2018 Hector Are 0-47-76
land is converted for multipurpose use





// 11 //

subject to fulfillment of condition mentioned in said order. The said entry is temporary one subject to certify the same.

[2] Thereafter [1] Patel Arvindkumar Rambhai, [2] Patel Vishnubhai Mafatlal, [3] Patel Hareshkumar Mafatlal, [4] Patel Sanjaykumar Vitthalbhai, [5] Patel Mukeshkumar Prahladbhai, [6] Patel Vipulbhai Prahladbhai, [7] Patel Pareshbhai Morarbhai, [8] Patel Satishkumar Bhagvanbhai, [9] Patel Himanshubhai Morarbhai formed partnership firm on the name and style of "Aakar Infra" from dtd.01/01/2019 by executing partnership deed and same is Notarized before Notary Advocate Shri Dhanjibhai M.Chavda of Mehsana vide Sr.No.358/2019 on dtd.25/01/2019.

[3] Thereafter construction permission is obtained from Mehsana Area Development





// 12 //

Authority, Mehsana vide Permission No.318
to carry out construction on New
R.S.No.24 of Ground Floor Stall and
Residence from First Floor to Seventh
Floor stair, etc.

[4] Thereafter Registered Without
Consideration Partnership Deed No.2551 on
dtd.19/03/2019 executed by Second Party:
[1] Patel Arvindkumar Ramabhai, [2]
Patel Mukeshkumar Prahladbhai, [3] Patel
Pareshbhai Morarbhai, [4] Patel
Satishkumar Bhagvanbhai, [5] Patel
Vishnubhai Mafatlal, [6] Patel Vipulbhai
Prahladbhai, [7] Patel Himanshubhai
Morarbhai, [8] Patel Hareshkumar
Mafatlal, [9] Patel Sanjaykumar
Viththalbhai in favour of First Party:
Aakar Infra, a named partnership firm,
its partners [1] Patel Arvindkumar
Ramabhai, [2] Patel Mukeshkumar
Prahladbhai, [3] Patel Pareshbhai





// 13 //

Morarbhai,	[4]	Patel	Satishkumar
Bhagvanbhai,	[5]	Patel	Vishnubhai
Mafatlal,	[6]	Patel	Vipulbhai
Prahladbhai,	[7]	Patel	Himanshubhai
Morarbhai,	[8]	Patel	Hareshkumar
Mafatlal,	[9]	Patel	Sanjaykumar

Vitthalbhai and since then First Party:

Aakar Infra, a named partnership firm,

its partners [1] Patel Arvindkumar

Ramabhai, [2] Patel Mukeshkumar

Prahladbhai, [3] Patel Pareshbhai

Morarbhai, [4] Patel Satishkumar

Bhagvanbhai, [5] Patel Vishnubhai

Mafatlal, [6] Patel Vipulbhai

Prahladbhai, [7] Patel Himanshubhai

Morarbhai, [8] Patel Hareshkumar

Mafatlal, [9] Patel Sanjaykumar

Vitthalbhai became owners, in possession

and occupation of said property. The

entry to this effect is made vide Entry

No.35779 subject to certify the same.





// 14 //

[5] Description of Property:

N.A. New R.S.No.24
[Vide Promulgation Entry No.34206
dtd.01/05/2018] (Old Block/Survey
No.9/Paiki-1)
Name of Field: Khakharawalu,
admeasuring Hector 0-47-76
as per Village Form No.7 vide
A/c.No.17080 and admeasuring
Hector 0-47-55 as per Old Village
Form No.7/12 situated at Village
Nagalpur, Ta.Dist.Mehsana, which is
bounded as under:



North : Block/Survey No.28
South : Block/Survey No.23
East : D.P.Road.
West : Block/Survey No.25

[6] The property is not subject to any
attachment or process of the court. No
Land Acquisition or Requisition
proceedings are pending with respect to
the property.

[7] The transfer of the property and the
construction on the same is not hit or
prohibited by Bombay Town Planning Act,
1954; Urban Vacant Land Ceiling and





// 15 //

Regulation Act, 1976; Ribbon Development Rules or any other rules or regulations pertaining to acquisition of the construction on the property. The property has been entered on the owners name as occupant.

[8]

There is no bar to the creation of mortgage under any Act, Ordinance, Government Notification, Resolution, circular, order applicable to the property.



[9]

From the study of relevant revenue records, search from Sub-Registry, Mehsana for last 30 years, I am of opinion and certified that the titles of the Owners-Aakar Infra, a named partnership firm, its partners [1] Patel Arvindkumar Ramabhai, [2] Patel Mukeshkumar Prahladbhai, [3] Patel Pareshbhai Morarbhai, [4] Patel Satishkumar Bhagvanbhai, [5] Patel





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// 16 //

Vishnubhai Mafatlal, [6] Patel Vipulbhai
Prahadbhai, [7] Patel Himanshubhai
Morarbhai, [8] Patel Hareshkumar
Mafatlal, [9] Patel Sanjaykumar
Vitthalbhai as owners, occupants and in
possession to the property mentioned
above are clear, marketable and free from
any encumbrances or reasonable doubt
whatsoever.

Thanking you,

Yours Sincerely,



[K.R. PATEL]
Advocate



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