



TITLE CLEARANCE CERTIFICATE

MOUJE : VASTRAL
TALUKA : VATVA
DISTRICT : AHMEDABAD
BLOCK/SURVEY NO. : 88
F.P. NO. : 57
T.P. SCHEME NO. : 117 (VASTRAL)
Hec. Are. Sq. Mtrs. : 1-15-34
Area of FP : 6920 sq. mtrs. after
T.P. Deduction of 4614
sq. mtrs.
Non Agricultural land
Name : Suryam Infrastructure,
A partnership firm's
administrative partners

**BHARAT K. PATEL ASSOCIATES**

—: Office :—

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REF: TCC/VASTRAL-88/109/T-38

Dated : 7/10/2019

To,
Suryam Infrastructure, a partnership firm,
For and on its behalf administrative partner
Ashokkumar Kantilal Patel,
Resi. of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT:- Title Clearance Certificate in respect of the rest
of non agriculture land of 6920 sq. mtrs. after
T.P. Deduction of 4614 sq. mtrs. of Final Plot No.
57 allotted to the land of Hec. Are. Sq. Mtrs. 1-
15-34 of Block/Survey No. 88 on implementation
of T.P. Scheme No. 117 (Vastral) of Account No.
2001 of Mouje Village Vastral SIM of Tal. Vatva
in the registration District Sub District
Ahmedabad Zone – 12 (Nikol) belong to and
situated in the sole absolute ownership,
occupation and possession of Suryam
Infrastructure, a partnership firm, for and on its
behalf, its administrative partner Ashokkumar
Kantilal Patel, Resi. of Ahmedabad.



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Respected Sir,

As per the instruction given by Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land, I have inspected and investigated the title to the above referred land by taking search in the office of the Sub Registrar, Ahmedabad-1 (City), Ahmedabad - 7 (Odhav), Ahmedabad - 12 (Nikol) and Ahmedabad - 13 (City Taluka Agri.) and other offices and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.

**1. COPY OF VILLAGE FORM NO. 7X12
(VASTRAL-88)**

The rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Account No. 2001 of Mouje Village Vastral SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 12 (Nikol) belong to and situated in the sole absolute



ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture land, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "GUJARAT SAMACHAR" on 22/09/2019, but within the stipulated period mentioned in the Public Notice, any written objection of anyone else is not received.

3. I have verified following documents.

1. Copy of Village Form No. 7/12 of the above referred Survey Number.
-  2. Copy of Village Form No. 6.
3. Search report issued by the Sub Registrar, Ahmedabad - 1 (City), Ahmedabad - 7 (Odhav), Ahmedabad - 12 (Nikol) and Ahmedabad - 13 (City Taluka Agri.).

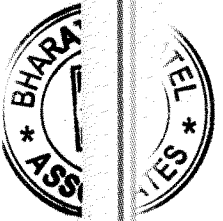
4. SEARCH REPORT

That search at the office of the Sub Registrar, Ahmedabad - 1 (City) (Receipt No. 2019002026830 dated 25/09/2019) for



the period from the year 1980 to 1993 and search at the office of the Sub Registrar, Ahmedabad - 7 (Odhav) (Receipt No. 2019007031752 dated 25/09/2019) for the period from the year 1994 to 2011 and search at the office of the Sub Registrar, Ahmedabad - 12 (Nikol) (Receipt No. 2019312037679 dated 25/09/2019) for the period from the year 2011 to 2019 and search at the office of the Sub Registrar, Ahmedabad - 13 (City Taluka Agri.) (Receipt No. 2019313006978 dated 27/09/2019) for the period from the year 2012 to 2019 and other offices was taken out but any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect.

5. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Tenancy and Agricultural Lands Act - 1948 (2) In case of alienation of the said land, the same will have to be made either for legal necessity or for the benefit of estate as provided under the Hindu Law and / or interest of the said minors are being duly safeguarded (3) Provision of the Gujarat Town Planning and Urban Development Act and (4)





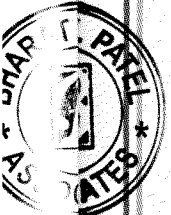
any other laws, Acts, rules and regulations as may be applicable at the time being in force to the said land and (5) usual declaration made at the time of transfer.

6. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance in respect of the above referred property nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder is clear,  marketable and free from any encumbrances beyond reasonable doubt.

All the papers so produced are returned herewith.

THE SCHEDULE OF ABOVE REFERRED PROPERTY.

The rest of non agriculture land of 6920 sq. mtrs. after T.P. Deduction of 4614 sq. mtrs. of Final Plot No. 57 allotted to the land of Hec. Are. Sq. Mtrs. 1-15-34 of Block/Survey No. 88 on implementation of T.P. Scheme No. 117 (Vastral) of Mouje Village Vastral SIM of Account No. 2001 of Tal. Vatva in the registration District Sub District Ahmedabad Zone – 12 (Nikol) belong to and situated in the





sole absolute ownership, occupation and possession of Suryam Infrastructure, a partnership firm, for and on its behalf, its administrative partner Ashokkumar Kantilal Patel, Resi. of Ahmedabad.

The Four boundaries of the said land are as under.

On or towards the North : By final Plot No. 67

On or towards the South : By T. P. Road.

On or towards the East : By T. P. Road.

MB On or towards the West : By A.M.C. Reservation.

Dated this 7th day of October, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

ADVOCATE

NOTE :

Please note that the registration record of the year 1994 to 2019 of the Sub Registrar's office is destroyed / torn out, hence it cannot be inspected and its search is not



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available. That the computerized record (1980 to 2019) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this Title Clearance Certificate cum report.

Dated this 7th day of October, 2019 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

BK Patel

ADVOCATE



NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED
DEED OR DOCUMENTS EXECUTED BY THE LAND
OWNERS AND I AM NOT RESPONSIBLE FOR ANY
[Signature] SUIT OR PROCEEDINGS PENDING BEFORE ANY
COURT OF LAW.