

JESANGBHAI S. CHAUDHARI

Res : 10 Super Shukan Bungalows,
Mehsana Road,
Visnagar. (N.G.)
(02765) 231245,

Advocate, Visnagar.
Office : Mahavir Complex,
M.N.College Road,
Visnagar. (N.G.)
(02765) 232333

Ref : TCR

Date : 27/11/2019

-: TO WHOM EVERIT MAY BE CONCERNED :-

Ref;- Title Investigation of Span Capital
partnership firm through his working partner &
administrator Pareshkumar Shankarbhai
Chaudhari their property which is described
in the schedule.

Respected Sir,

1. The above named applicant has approached me and requested for Title Clearance Certificate in respect of the property which is described in the schedule. To ascertain acts and encumbrances on the property. I have taken search from the Sub-Registrar Office: Gandhinagar on dated 26.11.2019
2. Span Capital partnership firm through his partner & administrator Pareshkumar Shankarbhai Chaudhari their are owners of property bearing Revenue Khata No. 136 Block/Survey No. 144 admeasuring 17600 H.A.Sq.Mtrs. Non-Agriculture Land which is situated in Sargasan sim Ta. Gandhinagar & Dist: Gandhinagar.
3. I have verified following documents before issuing this Title Clearance Certificate
 - 1) Copy of Registered partnership deed No. 22953 dated 20.9.19 executed in favour of Span Capital partnership firm through his working partner & administrator Pareshkumar Shankarbhai Chaudhari
 - 2) Copy of Registration receipt of Regd. sale deed index no. 22953 dated 23.9.19

- 3) Copy of Village Form No. 8-A for the said land
- 4) Copy of village form No. 7 & 12 for the saidland
- 5) Copy of village form no. 6 (Hakk Patrak)entries for the said land
- 6) N.A. Order by Collector of Gandhinagar wide his order No. CB/N.A./Gandhinagar /Sagasan/144/994937/2019 Dated 10/1/19
- 7) Original Search Receipts issued Sub-Registrar Gandhinagar. dated 26.11.19.

4. Chain of Title:

- 1) The Agricultural land bearing R.S.No. 144 were originally belongs to The Sankabhai Pittambarbhai Kumbhar (Prajapati) it is evident from the revenue entry no. 373.
- 2) Sankabhai Pittambarbhai was expired therefore his legal heir entered in revenue record name of Parshottambhai Sankabhai, Keshabhai Sankabhai & Mohanbhai Sankabhai wide entry no. 427 dated 8.4.88
- 3) As per entry no. 1627 dated 3.4.89 Keshabhai Sankhabhai was expired before 15 years therefore his legal heir entered in revenue record name of Shardaben Keshabhai & Jekiben Keshabhai.
- 4) As per entry no. 2039 dated 27.2.97 Pashabhai Sankabhai was expired dated 8.3.95 therefore his legal heir entered in revenue record name of Ishwarbhai Pashabhi, Ramabhai Pashabhai, Amartbhai Pashabhai, Jayantibhai Pashabhai, Govindbhai Pashabhai.
- 5) As per entry no. 2321 dated 2.10.01 Jekiben Keshabhai was expired dated 13.2.99. Therefore her name was deleted from the property and record.
- 6) As per entry no. 2790 dated 26.12.05 Mohanbhai Sankabhai was expired dated 1.8.05 therefore his

legal heir entered in revenue record name of Kanubhai Mohanbhai, Vinodbhai Mohanbhai, Maniben Mohanbhai.

- 7) As per entry no. 5439 dated 19.9.2014 Ishwarbhai Pashabhai was expired dated 1.9.14. therefore his legal heir entered in revenue record name of Kailasben WD/O Ishwarbhai Pashabhai, Mukeshbhai Ishwarbhai, Mahendrabhai Ishwarbhai.
- 8) As per entry no. 6224 dated 19.3.18 Menaben Pashabhai was expired dated 15.9.2003. Therefore her name was deleted from the property & record.
- 9) As per entry no. 6353 dated 20.8.18 Amratbhai Pashabhai in his presence entered his legal heir in revenue record name of Chandrikaben Wife of Amarabhai Pashabhai, Sanjyabhai Amaratbhai, Rinaben Amaratbhai.
- 10) As per entry no. 6354 dated 20.8.18 Jayantibhai Pashabhai in his presence entered his legal heir in revenue record name of Priteshbhai Jayantibhai, Varshaben Jayantibhai,
- 11) As per entry no. 6355 dated 20.8.18 Vinodbhai Mohanbhai in his presence entered his legal heir in revenue record name of Chandrikaben wife of Vindobhai Mohanbhai, Vaishaliben Vindobhai, Kinjalben Vinodbhai, Jay Vinodbhai,
- 12) As per entry no. 6356 dated 20.8.18 Govindbhai Pashabhai in his presence entered his legal heir in revenue record name of Champaben wife of Govindbhai Pashabhai, Ankitbhai Govindbhai, Hetalben Govindbhai, Vaishaliben Govindbhai.
- 13) As per entry no. 6357 dated 20.8.18 Ramabhai Pashbhai in his presence entered his legal heir in revenue record name of Hansaben wife of Ramabhai Pashbhai, Jigneshbhai Ramabhai, Vasantiben Ramabhai.

14) Ramabhai Pashabhai Prajapati & others got the N.A. permission by Collector of Gandhinagar vide his order no. CB/NA/Gandhinagar/ Sargasan / 144 / 994937 / 2019 dated 10.1.19. Therefore this land transferred in N.A. land for residence and T.P. Scheme apply T.P. Scheme No. 6 final plot no. 150.

15) Span Capital partnership firm through his working partner & administrator Pareshkumar Shankarbhai Chaudhari has purchase R.S.No. 144 area 17600 Sq.mt. T.P. Scheme No. 6 final Plot No. 150 Area 11440 Sq.Mt. Multipurpose N.A. land has purchase from (1) Ramabhai Pashabhai, (2) Amaratbhai Pashabhai, (3) Jayantibhai Pashabhai (4) Govindbhai Pashabhai (5) Shardaben Keshabhai (6) Kanubhai Mohanbhai (7) Vindobhai Mohanbhai (8) Maniben Mohanbhai (9) Kailasben WD/O Ishwarbhai (10) Mukeshbhai Ishwarbhai (11) Mahendrabhai Ishwarbhai (12) Chandrikaben wife of Amaratbhai Prajapat (13) Sanjaybhai Amaratbhai Prajapati (14) Rinaben Amaratbhai Prajapat, (15) Priteshbhai Jayantibhai Prajapati (16) Varshaben Jayantibhai Prajapati (17) Chandrikaben wife of Vinodbhai Prajapati (18) Vaishaliben Vinodbhai Prajapati (19) Kinjalben Vinodbhai Prajapati (20) Jay Vinodbhai Prajapati (21) Champaben wife of Govindbhai Prajapati, (22) Ankitbhai Govindbhai Prajapati, (23) Hetalben Govindbhai Prajapati, (24) Vaishaliben Govindbhai Prajapati (25) Hansaben wife of Ramabhai Prajapati (26) Jigneshbhai Ramabhai Prajapati (27) Vasantiben Ramabhai Prajapati by reg. sale deed index no. 22953 dated 20.9.19.

16) As per above details Span Capital partnership firm through his working partner & administrator Pareshkumar Shankarbhai Chaudhari

independent owner of R.S.No. 144 area 17600 Sq.mt.
T.P. Scheme No. 6 final Plot No. 150 Area 11440
Sq.Mt. Multipurpose N.A. land situated at Sargasan,
Ta: Gandhinagar, Dist:Gandhingar.

5. I have taken search from Sub-Registrar Office Gandhinagar on dated 26.11.2019. And I have also issue public notice in daily news paper in Sandesh dated: 29.7.19 for any objection by public and any right of public for above property invited objection in 7 (save) days. But No any objection produce before me. therefore no encumbrance in said property.
6. The property is not subject to any attachment process of the Hone bale Court No land Acquisition of Requisition proceedings are pending with respect to the property.
7. The Transfer of the property and the construction on the same is not prohibited on his Bombay Town Planning Act - 1954, Urban Vacant Land Ceiling and Regulation Act - 1976, Ribbon Development Rules or any other rules or regulation pertaining to acquisition of the construction on the property. The property has been entered in the owners name as occupant.
8. There is no bar to the creation of mortgage under any Act, Ordinance, Government Notification, Resolution Circular or Order applicable to the property.

<<< CERTIFICATE >>>

From the study of relevant revenue records and search from Sub-Registrar office, Gandhinagar. I am of the opinion and certified that the owners have not created any charge over the property which is situated in Schedule of Sargasan sim and the Titles of the owners over their property mentioned in the schedule are CLEAR MARKETABLE AND FREE FROM ENCUMBRANCES or reasonable doubt whatsoever.

-: SCHEDULE OF THE PROPERTY :-

All the piece and parcels of property bearing land admeasuring Hec.Are.Sq. Mtrs. 17600 of Survey/Block No. 144 Khata No. 136 (T.P.Scheme No.6 - Kudasan- Sargasan - Dholakuva) Final Plot No. 150, area as per F.P.11440 Sq.mt. (N.A. multipurpose Non Agricultural land which is situated in Sargasan sim Ta: Gandhinagar Dist: Gandhinagar boundaries of the property:

(A) Direction of R.S.No. 144

On East: R.S. No. 143

On West: 9 Mtrs. Road and canal for rain water

On North: Land of R.S.No. 141 & 142

On South: Land of Kudasan sim.

(B) Direction of final Plot No. 150

On East: Border of F.P. No. 149/3 and Border of Rajdhani Society Division-1

On West: 9 Mtrs. T.P. Road

On North: GUDA reservation

On South: Border of Final Plot No. 17

Date: 27.11.2019

Place: Visnagar

Signature of the Advocate



Jesangbhai S. Chaudhari

Advocate

23, First Floor, Complex,

M. N. College,

Opp. Mohanagar Society, VISNAGAR.

Ph. 232333