

TITLE CLEARANCE CERTIFICATE

MOUJE : RAMOL
TALUKA : VATVA
DISTRICT : AHMEDABAD
BLOCK/SURVEY NO. : 473/3 & 619/3
Area : HEC. ARE. SQ. MTRS.
(1) 0-46-54 and
(2) 0-27-32
F.P. NO. : 57/1 AND 57/2 PAIKI
AREA : (1) 2793 SQ. MTRS.
(2) 1639 SQ. MTRS.
TOTAL : 4432 SQ. MTRS.
T.P. NO. : 108

N.A. LAND OF MULTIPURPOSE USAGE



BHARAT K. PATEL ASSOCIATES

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Bharat K. Patel

Advocate & Notary

Mrugesh B. Patel

Advocate

REF: TCC/RAMOL-473-3,619-3/T-67/22

Dated :-27/12/2022

To,

Vastu Nirman Buildcon,

A partnership firm

Of Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT:-Title Clearance Certificate in respect of the non agriculture lands of multipurpose usage of (1) 2793 sq. mtrs. of Final Plot No. 57/1 and 57/2 paiki allotted to the land of Hec. Are. Sq. mtrs. 0-46-54 and Akar of Rs.1675.80ps. of Block / Survey No. 473/3 and Account No. 1610 being included in T.P. Scheme No. 108 and (2) 1639 sq. mtrs. of Final Plot No. 57/2 paiki allotted to the land of Hec. Are. Sq. mtrs. 0-27-32 and Akar of Rs.2.12ps. of Block / Survey No. 619/3 and Account No. 1094 being included in T.P. Scheme No. 108 aggregating in all 4432 sq. mtrs. non agriculture land of multipurpose usage of Mouje Village Ramol SIM of Tal. Vatva in the

registration District Sub District Ahmedabad
Zone - 11 (Aslali) belonging to and in sole
absolute ownership, occupation and possession
of Vastu Nirman Buildcon, a partnership firm of
Ahmedabad.

Respected Sir,

As per the instruction given by Vastu Nirman Buildcon, a
partnership firm 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
S.R.O. Ahmedabad - 5 Narol and S.R.O. Ahmedabad - 13
City Taluka Agri. And S.R.O. Ahmedabad - 11 Aslali 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

(Ramol-473/3 and 619/3)

The non agriculture lands of multipurpose usage of (1) 2793
sq. mtrs. of Final Plot No. 57/1 and 57/2 paiki allotted to
the land of Hec. Are. Sq. mtrs. 0-46-54 and Akar of
Rs.1675.80ps. of Block / Survey No. 473/3 and Account No.

1610 being included in T.P. Scheme No. 108 and (2) 1639 sq. mtrs. of Final Plot No. 57/2 paiki allotted to the land of Hec. Are. Sq. mtrs. 0-27-32 and Akar of Rs.2.12ps. of Block / Survey No. 619/3 and Account No. 1094 being included in T.P. Scheme No. 108 aggregating in all 4432 sq. mtrs. non agriculture land of multipurpose usage of Mouje Village Ramol SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession of Vastu Nirman Buildcon, a partnership firm of Ahmedabad.

2. PUBLIC NOTICE

And under the instructions of the above owner of the above referred non agriculture lands, we advocate had got published the Public Notice inviting objections if any for the Title Clearance Certificate in the daily newspaper "DIVYA BHASKAR" on 05/11/2022 (Page No. 11), 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 Numbers.
2. Copy of Village Form No. 6.



3. Search report issued by the office of S.R.O. Ahmedabad - 5 Narol and S.R.O. Ahmedabad - 13 City Taluka Agri. and S.R.O. Ahmedabad - 11 Aslali.

4. SEARCH REPORT

That search (1) for the land of Block / Survey No. 473/3 taken at the office of the S.R.O. Ahmedabad - 5 Narol (Application No. 8022022327514, E-payment Transaction ID No. 20221107456060537 dated 07/11/2022) for the period from the year 1994 to 2011 and at the office of the S.R.O. Ahmedabad - 13 City Taluka Agri. (Application No. 8022022327520, E-payment Transaction ID No. 20221107511607430 dated 07/11/2022) for the period from the year 2011 to 2022 and (Application No. 8022022327530, E-payment Transaction ID No. 20221107573163803 dated 07/11/2022) for the period from the year 2018 to 2022 and (2) search for the land of Block / Survey No. 619/3 taken at the office of the S.R.O. Ahmedabad - 5 Narol (Application No. 8022022327546, E-payment Transaction ID No. 20221107451128558 dated 07/11/2022) for the period from the year 1994 to 2011 and at the office of the S.R.O. Ahmedabad - 13 City Taluka Agri. (Application No. 8022022327549, E-payment Transaction ID No. 20221107974632564 dated 07/11/2022) for the period from



the year 2011 to 2022 and at the office of the S.R.O. Ahmedabad - 11 Aslali (Application No. 8022022327557, E-payment Transaction ID No. 20221107257870054 dated 07/11/2022) for the period from the year 2020 to 2021 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 non agriculture lands of multipurpose usage of (1) 2793 sq. mtrs. of Final Plot No. 57/1 and 57/2 paiki allotted to the land of Hec. Are. Sq. mtrs. 0-46-54 and Akar of Rs.1675.80ps. of Block / Survey No. 473/3 and Account No. 1610 being included in T.P. Scheme No. 108 and (2) 1639 sq. mtrs. of Final Plot No. 57/2 paiki allotted to the land of Hec. Are. Sq. mtrs. 0-27-32 and Akar of Rs.2.12ps. of Block / Survey No. 619/3 and Account No. 1094 being included in T.P. Scheme No. 108 aggregating in all 4432 sq. mtrs. non agriculture land of multipurpose usage of Mouje Village Ramol SIM of Tal. Vatva in the registration District Sub District Ahmedabad Zone - 11 (Aslali) belonging to and in sole absolute ownership, occupation and possession

of Vastu Nirman Buildcon, a partnership firm of
Ahmedabad.

Dated this 27 day of December, 2022 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

MB Patel

ADVOCATE



NOTE :

Please note that the registration record of Sub Registrar's
office is destroyed / torn out, hence it cannot be inspected
and its search is not available. That the computerized
record (1994 to 2022) 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.

MB

Dated this 27 day of December, 2022 at Ahmedabad.

FOR BHARAT K. PATEL ASSOCIATES

MB Patel

ADVOCATE

