

TITLE CERTIFICATE



Manish K. Patel - (Advocate) - 98259 40880
Chirag D. Patel - (Advocate) - 97273 44333
Amit D. Patel - (Advocate) - 97272 44333

Office : 079 - 27645894

Balchandbhai K. Patel Associates



Ref : 3463

TITLE CERTIFICATE

This is to certify that after investigation of available revenue records and available records of sub - registrar office Ahmedabad for last about 30 years. That the Residential use Non - Agricultural Land lying, being and situated in the registration District of Ahmedabad, Sub - District Ahmedabad - 2 (Wadaj) & Taluka Sabarmati at mouje RANIP bearing Survey No. 99 totally admesuring 2428 Sq.mtrs. allotted land of 1457 Sq.mtrs. of Final Plot No. 19 in Town Planning Scheme No. 66 (Ranip - Chenpur - Chandlodia) is belonging to 1) Kantibhai Gordhanbhai Patel, 2) Mukeshbhai Ganpatbhai Patel, 3) Chandrikaben Ganpatbhai Patel, 4) Muktaben Wd/o. Ganpatbhai Gordhanbhai Patel, 5) Shamalbhai Chimanbhai Patel, 6) Kiritbhai Shamalbhai Patel, 7) Kalpeshbhai Shamalbhai Patel, 8) Rohiniben Shamalbhai Patel, 9) Hiraben Wd/o. Dashrathbhai Chimanbhai Patel, 10) Jitendra Dashrathbhai Patel, 11) Pravinbbhai Dashrathbhai Patel, 12) Sureshbhai Dashrathbhai Patel, 13) Narendrabhai Dashrathbhai Patel, 14) Sharadaben W/o. Jayantibhai Gordhanbhai Patel, 15) Manojbhai Jayantibhai Patel, 16) Amitbhai Jayantibhai Patel & 17) Rinkuben D/o. Jayantibhai Gordhanbhai Patel, All residing at :- Ranip, Ahmedabad and they have declared as under :-

7/A, Jay Jalaram Society, Opp. Jain Derasar,
Nr. Vyas Wadi, Nava Vadaj, Ahmedabad-380 013.
Email : manishpatel_311@yahoo.co.in
balchandbhai@gmail.com





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I have published public Notice in News paper "SANDESH" regarding title of abovesaid land on 9th July, 2007. Uptil now I have not received any objection from any concern party.

In pursuance to the request and instruction given to me by above said owners of land to obtain title clearance certificate for the abovesaid property. I have investigated the title of the abovesaid property and I have verified relevant papers & documents produced to me and my opinion for abovesaid Land is as under :-

TITLE OPINION

In my opinion, The titles of abovesaid Land are clear and marketable. There is no encumbrance or attachment on abovesaid property. This property is free from all encumbrance and attachment and free from all reasonable doubts and charges subject to :-

1. Registered Agreement for sale should be cancelled or Radhe Corporation - A Partnership Firm should be present as confirming party in sale deed by virtue their Agreement for sale registered with Sub - Registrar Ahmedabad - 13 (City - 13) vide its registration No. 1110 registered on 27th May, 2015.
2. Fulfilment of conditions imposed in Order granting permission for Non - Agricultural use of land and Any other Laws act and Rules if applicable.

REMARKS :-

1. All original/xerox papers and latest documents should be obtained before any transection & It is remarkable that the records for some years are not available of book no.2 of sub-registrar due to tearing of the books and Sub-Registrar are also noticed that " Computer generated search report are not fully trust worthy"

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2. We are informed that at present no litigation / suits are filed / pending before any Judicial / Quasi Judicial Authorities & We have issued this Certificate on basis of documents provided to us.

Date : 09-09-2015.

Place : Ahmedabad.

Manish
9/9

Manish Kanubhai Patel, Advocate

Enrolment No. G/ 1504 / 2006.

