

Rajeshkumar k. Chaudhary

(B.A., LL.B., LL.M., .D.I.N.)

ADVOCATE & NOTARY (Govt. of India)

Office:- S/5,6 Jilla Panchayat Complex, Rajmahel Road, Mehsana. Mo - 94270 08417

Enrollment No. G/1844/2005

Date:- 28.01.2021

TO WHOME EVER IT MAY BE CONCERNED

Reference :- Title Investigation of **Chaudhari Dashrathbhai Dahyabhai Ahemadhusen Mirsabmiya Saiyad, Sadikhusen Mirsabmiya Saiyad** and his 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, Mehsana on dated 27.01.2021.**
2. **Chaudhari Dashrathbhai Dahyabhai Ahemadhusen Mirsabmiya Saiyad, Sadikhusen Mirsabmiya Saiyad** are Owners of property bearing **Revenue Survey No. 1946/2 Paiki Plot No 1, City Survey No. 5301, Chalta No. 87, Sheet No 128, admeasuring 1354.87 Sq.Mtrs., N. A Land which is situated in Mehsana sim Ta & Dist: Mehsana.**
3. I have verified following documents before issuing this Title Clearance Certificate.
 - (1) Copy of Registered sale-deed No. 7421, dated 03.09.2020 executed in favour of - (1) Chaudhari Dashrathbhai Dahyabhai (2) Ahemadhusen Mirsabmiya Saiyad (3) Sadikhusen Mirsabmiya Saiyad.
 - (2) Copy of Index-II of Registered sale-deed No. 7421, dated 03.09.2020.



- (3) Copy of Registration Receipt of Registered sale-deed No. 7421, dated 03.09.2020.
- (4) Copy of N. A Order dated 05.10.2020.
- (5) Copy of Village Form No. 8-A For the said land.
- (6) Copy of Village Form No. 7 & 12 For the said land.
- (7) Copy of Village Form No. 6 (Hakk Patrak) For the said land.
- (8) Copy of Property Card For the said land.
- (9) Original Search Receipts issued by Sub- Registrar, Mehsana.

4. Chain of the Title.

- (i) The Agriculture land bearing **Revenue Survey No. 1946/2 Paiki Plot No 1, City Survey No. 5301, Chalta No. 87, Sheet No 128, admeasuring 1354.87 Sq.Mtrs.**, was originally belongs to – Amrutlal Dahyalal Patva and it is evident from the revenue record.
- (ii) Thereafter, on demise of Amrutlal Dahyalal Patva, names of legal heirs – (1) Lilavatiben Amrutlal Patva (2) Manharlal Amrutlal Patva (3) Dineshumar Amrutlal Patva (4) Pankajumar Amrutlal Patva were brought on the records as the co-owners of the said land and it is evident from the property card entry No. 1, dated 30.01.1996.
- (iii) Thereafter, said land admeasuring 677.475 Sq.Mtrs, was purchased by – Jivrambhai Vastabhai Desai – Chairperson of Shivganga Members Owners Association Mahesana vide Registered sale-deed No. 674, dated 13.03.1996 for the consideration amount of Rs. 3,85,000/- From – (1) Lilavatiben Amrutlal Patva (2) Manharlal Amrutlal Patva (3) Dineshumar Amrutlal Patva (4) Pankajumar Amrutlal Patva and it is evident from the property card entry No. 105, dated 30.11.1996.
- (iv) Thereafter, said land admeasuring 677.435 Sq.Mtrs., was purchased by – Jivrambhai Vastabhai Desai – Chairperson of Shivganga Members Owners Association Mahesana vide Registered sale-deed No. 775, dated 13.03.1996 for the consideration amount of Rs. 3,85,000/- From – (1) Lilavatiben Amrutlal Patva (2) Manharlal Amrutlal Patva (3) Dineshumar Amrutlal

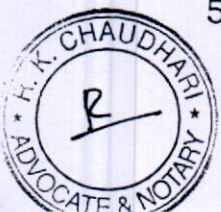


Patva (4) Pankajumar Amrutlal Patva and it is evident from the property card entry No. 106, dated 30.11.1996.

- (v) Thereafter, said land admeasuring 1357.87 Sq.Mtrs, was purchased by - Patel Amrutlal Babaldas vide Registered sale-deed No. 1659, dated 17.03.2006 for the consideration amount of Rs. 15,25,000/- From - Jivrambhai Vastabhai Desai - Chairperson of Shivganga Members Owners Association Mahesana and it is evident from the property card entry No. 722, dated 17.05.2006.
- (vi) Thereafter, said land admeasuring 1354.87 Sq.Mtrs, was purchased by - Rasikbhai G Patel - Partners and Administrator of - Raja Industries vide Registered sale-deed No. 4700, dated 22.05.2014 for the consideration amount of Rs. 67,75,000/- From - Patel Amrutlal Babaldas and it is evident from the property card entry No. 6376, dated 23.02.2015.
- (vii) Thereafter, N. A. Permission for the said land is granted by the District Collector Mehsana, vide their order dated 05.10.2020 and therefore, said land admeasuring 1354.87 Sq.Mtrs., is converted as per approved Lay Out Plan and it is evident from the property card entry No. 10819, dated 20.10.2010.
- (viii) Thereafter, said land admeasuring 1354.87 Sq.Mtrs, was purchased by - (1) Chaudhari Dashrathbhai Dahyabhai (2) Ahemadhusen Mirsabmiya Saiyad (3) Sadikhusen Mirsabmiya Saiyad - Partners and Administrator of - Amina Buildcon - A Partnership Firm vide Registered sale-deed No. 7421, dated 03.09.2020 for the consideration amount of Rs. 75,00,000/- From - Patel Amrutlal Babaldas and it is evident from the property card entry No. 10832, dated 23.10.2020.

4. I have taken Search from **Sub- Registrar Office, Mehsana on dated 27.01.2021.**

5. The Property is not subject to any attachment process of the Hone bale Court, No Land Acquisition or Requisition proceedings are pending with respect to the property.



6. 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.
7. 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, Mehsana, I am of the opinion and certified that the owners have not created any charge over the property which is situated in Schedule of **Mehsana City 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 **Revenue Survey No. 1946/2 Paiki Plot No 1, City Survey No. 5301, Chalta No. 87, Sheet No 128, admeasuring 1354.87 Sq.Mtrs.,** Boundaries of the Property :

On East : Adjoining Plot No. 2.
On West : 30 Feet Internal Road.
On North: Adjoining Survey No. 5302.
On South : Adjoining Plot No. 8.

Date: 28.01.2021

Place: Mehsana



A handwritten signature in black ink, appearing to read "R.K. Chaudhary".

Signature of the Advocate