

" TITLE CLEARANCE

CERTIFICATE

WITH

SEARCH REPORT "

Ramani Buildcon

—: ADVOCATE :—

Hitesh B.Barvaliya Advocate [B.A.L.L.B]

MO. 9426422417 / 9879156159



Hitesh B. Barvaliya

[B.A.L.L.B] Advocate

Gujarat High Court

En.no.G/965/2002

Mo. No.9426422417 7016008341

Address: B/72, GALAXY HOMES, S.P.RING ROAD, B/H.UDAY AUTO LINK, OPP.DASTAN FARM
KATHWADA, AHMEDABAD

Ref.No.

Date: 20/08/2020

TITLE CLEARANCE CERTIFICATE WITH SEARCH REPORT

Sub. : Title Clearance Certificate and report of non agricultural use land of Final Plot No. 15/1 paiki allotted in lieu of T.P.Scheme No.117 to the non agricultural land admeasuring about 3566 sq.mtrs. of Block / Survey No. 39/1 in the sim of Mouje Village Vastral of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol).

Applicants: Ramani Buildcon. At. Nikol, Ahmedabad.

1. That the land admeasuring about **3566 sq.mtrs. of Block / Survey No. 39/1** in the sim of Mouje Village Vastral of Vatva Taluka in the registration Sub District & District of Ahmedabad-12 (Nikol) is owned and possessed by "Ramani Buildcon partnership Firms" a That above both land is

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purchased by registered **sale deed No.10761** respectively **on 14/06/2018** and since then the said land is in ownership and possession of **“Ramani infra. partnership Firms”**

2. The said land bearing Survey No. 39/1 (Khata No. 1682) from 1956-57 belonging to (1) Soma Parma (2) Mohan Parma (3) Aata Parma Etc. Thereafter said land owner Mohanbhai Parmabhai was dead on Dt.05/08/1983 after his death the name of legal heirs (1) Beniben Mohanbhai Widow of Mohanbhai Parmabhai (2) Hiralal Mohanlal (3) Shanlal Mohanlal (4) Laxmiben Mohanlal etc. entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.2109 on Dt.27/10/1989.
3. Thereafter said land owner Somabhai Parmabhai was dead on Dt.20/07/1987 after his death the name of legal heirs (1) Bhikhabhai Atmaram (2) Manuben Atmaram (3) Jasiben Atmaram etc. entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.2262 on Dt.28/11/1994.

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4. Thereafter said land owner Atmaram Parmabhai was dead Before One Year after his death the name of legal heirs (1) Shankarbhai Somabhai (2) Kanjibhai Somabhai (3) Madhiben Somabhai (4) Jethiben Somabhai (5) Daniben Somabhai (6) Dhaniben Somabhai (7) Mithiben Somabhai (8) Rajubhai Mangalbai Somabhai (9) Shilpaben Mangalbai Somabhai (10) Kamlesh Mangalbai Somabhai (11) Vishal Mangalbai Somabhai (12) Gangaben Widow of Managalbai Somabhai etc. entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.2187 on Dt.10/09/1992.

5. After that, (1) Manuben Atmaram (2) Jasiben Atmaram were entered as legal heirs in the said land. They given their all right and interest in the said land in favor of their Brother Bhikhabhai Atmaram and their name were deleted from the revenue record. The said fact was entered into the record of rights by Mutation entries No.2268 on Dt.04/12/1994.



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6. Thereafter in the said land the District Inspector Land Records, Ahmedabad wide its Order bearing No. D.R.K./PURAVNI PATRAK NO./27/VASTRAL/05/ dated 02/06/2005 has sub-divided the said Land bearing Survey No. 39 total Land into Three parts i.e. (I) Survey No. 39/1 admeasuring 0-59-44 square meters came to be owned and possessed by (1) Shankarbhai Somabhai (2) Kanjibhai Somabhai (3) Madhiben Somabhai (4) Jethiben Sombhai (5) Daniben alias Dhaniben Somabhai (6) Mithiben Somabhai (7) Rajubhai Mangalbhai (8) Shilpaben Mangalbhai (9) Kamlesh Mangalbhai Somabhai (10) Vishal Mangalbhai (11) Gangaben Managalbhai Etc. and (II) Survey No. 39/2 admeasuring 0-49-88 square meters came to be owned and possessed by Bhikhabhai Atmaram and (III) Survey No. 39/3 admeasuring 0-56-60 square meters came to be owned and possessed by (1) Lallubhai Mohanbhai (2) Hirabhai Mohanbhai (3) Shanabhai Mohanbhai (4) Laxmiben Mohanbhai (5) Beniben Mohanbhai Etc. The said fact was entered into



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the revenue record by Mutation entries No.3595 on Date 18/06/2005.

7. Thereafter said land owner Daniben Somabhai Wife of Dhulabhai was dead Before 15 Years after her death the name of legal heirs Gitaben Dhulabhai entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.4569 on Dt.22/10/2007.

8. Thereafter said land owner Madhiben Somabhai was dead on Dt.25/03/2002 after her death the name of legal heirs (1) Srutika Rambhai Parmar (2) Manubhai Rambhai Parmar (3) Girishbhai Rambhai Parmar (4) Laxmiben Daughter Rambhai Parmar and Wife of Dhirubhai etc. entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.4570 on Dt.22/10/2007.

9. Thereafter said land owner Jethiben Somabhai was dead Before 10 Years after her death the name of legal heirs (1) Balvantbhai Shankarlal Parmar (2) Nareshbhai Shankarbhai Parmar (3) Madhuben Daughter of Shankarlal and Wife of Kiritbhai Etc. entered into revenue



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records. The said fact was entered into the record of rights by Mutation entries No.4571 on Dt.22/10/2007.

10. Thereafter said land owner Shankarbhai Somabhai was dead on Dt.04/12/1998 after her death the name of legal heirs (1) Dahyabhai Shankarbhai (Death on Dt.01/09/2006) Unmarried (2) Mithabhai Shankarbhai entered into revenue records. The said fact was entered into the record of rights by Mutation entries No.4572 on Dt.22/10/2007.

11. After that, Mithiben Somabhai entered as legal heirs in the said land. She given her all right and interest in the said land in favor of Co-Partner of the said Land and her name was deleted from the revenue record. The said fact was entered into the record of rights by Mutation entries No.4576 on Dt.22/10/2007.

12. After that, Gitaben Dhulabhai entered as legal heirs in the said land. She given her all right and interest in the said land in favor of Co-Partner of the said Land and her name was deleted from the revenue record. The said fact



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was entered into the record of rights by Mutation entries No.4577 on Dt.22/10/2007.

13. After that, (1) Srutikar Ramabhai (2) Manubhai Ramabhai (3) Girishbhai Ramabhai (4) Laxmiben Daughter of Ramabhai (5) Balvantbhai Shankarlal (6) Nareshbhai Shankarlal (7) Madhuben Daughter of Shankarlal were entered as legal heirs in the said land. They given their all right and interest in the said land in favor of Co-Partner of the said Land and their name was deleted from the revenue record. The said fact was entered into the record of rights by Mutation entries No.4578 on Dt.22/10/2007.



14. There after above said land owner (1) Mithabhai Shankarbhai himself and as a HUF Karta (2) Kanjibhai Somabhai himself and as a HUF Karta (3) Rajubhai Somabhai himself and as a HUF Karta (4) Shilpaben Mangalbhai himself and as a HUF Karta (5) Kamleshbhai himself and as a HUF Karta (6) Vishal Managalbhai himself and as a HUF Karta (7) Ganagaben Managalbhai himself and as a HUF Karta etc. made sell deed for Survey

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No.39/1 bearing 0-59-44 square meters land in favor of (1) Mukeshbhai Ramchandra (2) Sanjay Ramchandra (3) Bharatbhai Naranbhai etc., Which was registered by wide No.48 dated 02/01/2007 in the office of Sub-registrar and that was also entered by entry No.4597 Date 08/11/2007 in the revenue record.

15. Then after Ahmedabad District divided in Two (2) Taluka City and Daskroi by Order No. PAFAR/102011/275/L/1 on date 17/03/2012 by the Government Revenue Department, then after again Ahmedabad City Taluka divided in Two (2) Taluka City(East) and City(West). This mutation entry no. 6540 on dt.03/05/2012 recorded that the Village of City (West) Vastral included in the City (East) Taluka after partition of City Taluka.

16. There after above said land owner (1) Mukeshbhai Ramchandra (2) Sanjay Ramchandra (3) Bharatbhai Naranbhai etc. made sell deed for Survey No.39/1 bearing 0-59-44 square meters land in favor of Rajeshkumar Dahyabhai Patel, Which was registered by wide No.2699

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dated 11/12/2013 in the office of Sub-registrar-13(City) and that was also entered by entry No.7285 Date 11/12/2013 in the revenue record.

17. Thereafter, the owner and occupier of the land of Survey No.39/1, T.P. No. 117, F.P. No. 15/1, 47 i.e. Rajeshkumar Dahyabhai Patel had take lone from The Mahesana Arban Co.Op. Bank Ltd. of Rs. 14,00,00,000/- and create encumbrance of The Mahesana Arban Co.Op. Bank Ltd. on the said land and entry to that effect was mutated in the revenue record of the said land vide mutation Entry No. 8273 on Dt. 02/04/2016.

18. Then after in the Revenue Record of the said land lien of The Mahesana Arban Co.Op. Bank Ltd. From Mutation Entry No. 8273 mentioned in the second column, But Lien amount was repaid so there was no any lien from present occupier of the said land. So Lien removed from the revenue record of the said land. The said fact was entered into the revenue record by Mutation entries No.9002 on Dt.10/01/2018.





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19. Non - Agricultural use permission for Educational purpose is granted by order No. CB/LAND-1/N.A./S.R.1365/2014 by District Collector, Ahmedabad for the said land admeasuring about 10669 Square Meters land bearing Survey No.39/1, 76, 81, T.P. NO. 117, F.P. NO. 15/1+47 ON DT. 24/03/2015. The said fact was recorded into the record of rights by Mutation entries No. 9240 on date 19/06/2018.

20. Revised Non- Agricultural use permission for Commercial purpose is granted by order No. N.A./U-2/SECTION-65-A/VASTRAL/CASE NO.352/2016 by District Collector(N.A.), Ahmedabad for the said land admeasuring about 5669 Square Meters for Residential Purpose and 5000 Square Meters for Commercial Purpose total 10669 Square Meters land bearing Survey No.39/1, 76, 81, T.P. NO. 117, F.P. NO. 15/1+47 ON DT. 11/11/2016. The said fact was recorded into the record of rights by Mutation entries No. 9241 on date 19/06/2018.



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21. By this way, Rajeshkumar Dahyabhai Patel made sale deed for Survey No.39/1(Khata No.1682) land bearing 0-59-44 square meters land area paiki T.P. Scheme No.117 and F.P. No.15/1 admeasuring about 3266 Square Meters for Residential Purpose and 300 Square Meters for Commercial Purpose total 3566 Square Meters Non Agriculture land in favor of **RAMANI BUILDCON, A PARTNERSHIP FIRM Through its Authorized Partner Aakash Hareshbhai Ramani.** Which was registered by wide No.10761 dated 20/06/2018 in the office of Sub-registrar-12(Nikol) and that was also entered by entry No.9247 Date 20/06/2018 in the revenue record.

22. That the said both land is purchased by "Ramani Buildcon" and his partneres" from its initial owners 1, **Hareshbhai Nagjibhai Ramani** 2, **Nileshkumar Maganbhai Ramani.** 3, **Aakash Hareshbhai Ramani** 4, **Jayantibhai Nagjibhai Ramani** 5, **Bharat Babubhai patel** 6, **Pankajbhai laxmanbhai kevadiya** vide sale deed registered respectively on **10761 on on 14/06/2018** is registered

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in the **Book No.1** of Hon'ble Sub Registrar of Ahmedabad
-12 (Nikol).

23. In the said both land AMC had approved the plan of various Blocks of **A,B +C,D +E,F** on dtd. **19/06/2020** and the rajachitthi for the obtained in the name of **Akash Hareshbhai Ramani** AS PARTNER OF RAMANI BUILDCON. In which **"SARITA RESIDENCY- 6 "** a had organised the scheme of flats for residential purpose. and shop commercial purpose

24. Thus the records of the land admeasuring about **land of Final Plot No. 15/1 paiki allotted in lieu of T.P. Scheme No.117 to the non agricultural land admeasuring about 3566 sq.mtrs. of Block / Survey No. 39/1** of Mouje Vastral is verified in government, semi government and Mamlatdar Office and Sub Registrar Office.

25. In which the search is obtained from Sub Registrar Office of **Ahmedabad -1 (City)** and the available records is verified personally.



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26. And the search is also obtained from Sub Registrar Office of **Ahmedabad -7** (Odhav) vide receipt and the computerised report is obtained.
27. And the search is also obtained from Sub Registrar Office of **Ahmedabad -13** (City Taluka kheti) vide receipt and the computerised report is obtained.
28. And the search is also obtained from Sub Registrar Office of **Ahmedabad -12** (Nikol) vide receipt and the computerised report is obtained.
29. In which as per the details given by the owners of the land of revenue records and as per the information no any type of objectionable entry is found. And I had given a public notice in daily newspaper in "**SANDESH**" on **28.11.2018** in regard to the said both survey number. In which in regard to the said notice I had not received any objection during notice period.

Thus there is no any type of lien or claim on the said non agricultural use **land of Final Plot No. 15/1 paiki allotted in lieu of T.P.Scheme No.117 to the non agricultural land admeasuring about 3566 sq.mtrs. of**



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Block / Survey No. 39/1 in the sim of **Mouje Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) and the titles of this land are clear, marketable and saleable.

Subject to:-

- {1} Any other Laws act and Rules if applicable.
- {2} Fulfillment of conditions laid down in the N.A. Order
- {3} Plans for the said land being sanctioned.
- {4} Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- {5} All original documents/ sale deeds are being produced.

Today on 20th ty, aug, year 2020 at Ahmedabad.



Hitesh B. Barvaliya

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TITLE CLEARANCE CERTIFICATE

That the land admeasuring about **land of Final Plot No. 15/1 paiki allotted in lieu of T.P.Scheme No.117 to the non agricultural land admeasuring about 3566 sq.mtrs. of Block / Survey No. 39/1** in the sim of Mouje **Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) is owned and possessed by **"Ramani buildcon partnership Firms"** revenue record, necessary information and documents and search is obtained for last 35 years from Sub Registrar Office Ahmedabad-1 (City), Sub Registrar Office Ahmedabad-7 (Odhav), Sub Registrar Office of Ahmedabad -13 (City Taluka kheti), Sub Registrar Office of Ahmedabad -14 (Daskroi Taluka agri) vide receipt and the computerised report is obtained, Sub Registrar Office Ahmedabad-12 (Nikol) and I hereby state in regard to the verification done by me in regard to the land admeasuring about **land of Final Plot No. 15/1 paiki allotted in lieu of T.P.Scheme No.117 to the non**



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agricultural land admeasuring about 3566 sq.mtrs. of Block / Survey No. 39/1 in the sim of **Mouje Village Vastral** of Vatva Taluka in the registration Sub District & District of Ahmedabad - 12 (Nikol) by this certificate that, no any person or institute has any type of rights, interest, relation in the said land of above both survey number except **"RAMANI BUILDCON PARTNERSHIP FIRMS"** Therefore this land is free from lien and marketable and saleable and for the same this certificate is issued.

Today on 20 ty, aug, year 2020 at Ahmedabad

Hitesh B. Barvalia



Advocate