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MR.NARESH R. PATNI
ADVOCATE & NOTARY

B.Com., LL.B., (Advocate Gujarat High Court)

Office: 50, 2nd Floor, 4th Square, Nr. 'D'-Mart Mall, Motera - Gandhinagar Highway,
Ahmedabad-380005. **Mobile No.: 9426702814**

TITLE CLEARANCE CERTIFICATE & REPORT

Ref.: Investigation of the title to the Non- Agricultural Land bearing Revenue Survey No.: 875/8/1, admeasuring about 2124 Sq.mtrs. (including kharaba land admesuring about 101 Sq.mtrs) Town Planning Scheme No.: 76/B, which is allotted Final Plot No.: 326 admesuring about 1274 Sq.mtrs. N.A. Land and constructed thereon residential cum commercial purpose building who known as a **"UNITED ELEENZA"** situated, lying and being at Mouje: Chandkheda Taluka: Sabarmati in the Registration District Ahmedabad Sub Registration District-Ahmedabad-2 (Vadaj) **belonging to AMBICA INFRACON a Partnership firm.**

Respected Sir,

As per instruction given to me from your bank and in context of the above subject from the information and documents furnished to me and believing the same to be true and correct, I have investigated the necessary search of the property being Projects, Chankheda, Ahmedabad construction of the above mentioned land, of last 2011 years i.e. 2022. vide Receipt No. 2022003014249 dated 24/03/2022. from the sub registrar office Ahmedabad-2 (Wadaj) through my search I have also investigated the necessary search of the revenue record and I submit my report as under:-(i) we have give the report up to 2010 to 2011 basic upon Advocate Mr. Vijay Y. Chaugule & Co. given the serch report dated: 29-11-2010.



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1. That prior to 1940 the Revenue Survey no. 875/8 originally owner of Becharji Motiji as an absolute possessors thereof.
- 2.. Thereafter an Oral partition in respect of the said land alongwith other land was made by and between said Becharji Motiji and one Visaji Madhuji whereby the land bearing Revenue Survey No. 875/8 paiki admeasuring 2124 Sq.mtrs. (i.e.Revenue Survey no. 875/8/1) (hereinafter called as the "said land") came to the owned and possessed by Becharji Motiji. The entry to that effect was entered in the revenue recored of mutation entry book of the village from no.6 under serial no.2843 on 14-09-1947 duly certified by the concerned recenue authority on 03-04-1965.
- 3.. The said land ws declared as "FRAGMENT" land under the provi-sions of The Bombay Prevention of Fragmentation and Consolidation of Hold-ing Act 1947. The entry to that effect was entered in the recenue records of mutation entry book of the village from no..6 under serial no.3020 on 25-04-1941 duly certified by the concerned revenue authority on 20-04-1952.
- 4.. Thereafter said land was declared as "Khalsa Raiyatwari" land under the provosion of The Bombay Personal Lnam Abolition Act, 1952, as per order no. W.T.N.-108 dated 02-02--1995 pof the Collector Ahmedabad. The entry to that effect was book of the village from no.6 under serial no.3529 on 26-08-1955 duly certified by the concerned revenue authority on 29-02-1956.
- 5.. Thereafter said Becharji Motiji has been sold and conveyed the "said land" bearing Revenue Survey No 875/8/1 admeasuring 2124 Sq.mtrs. to Sakalchand Amthabhai Patel by Deed of conveyance on 13-02-1953 duly registered with the Sub -Registra of Gandhingar. The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.3631 on 22-01-1958 duly certified by the concerned revenue authority on 22-01-1958.



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6.. That thereafter on inquiry under section 32-(G) of The Bombay Tenancy and Agricultural Land Act, 1948 in respect of legality of transaction referred to para 5 above and in the result under order dated 07-02-1964 of the said Competent Authority it was held that said transaction is not in violation of section 84-A of the Bombay Tenancy and Agricultural Lands The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.4133 on 18-02-1964 duly certified by the concerned revenue authority on 19-02-1964.

7.. Thereafter on death of the said Sakalchand Amthabhai Patel dated 08-02-1961 and the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (i) Bhikhabhai Sakalchand (2) Kantaben Sakalchand (3) Natwarlal Sakalchand (4) Dahiben W/o Sakalchand Amthabhai. The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.4187 on 26-07-1965 duly certified by the concerned revenue authority on 29-10-1965.

Thereafter Dahiben W/o Sakalchand Amthabhai Patel was died on 15-11-1970 it is seen from the Mutation entry No. 5494 on 23-10-1985 duly certified by the concerned revenue authority on 22-12-1985 of the Revenue Survey no. 719/1/2.

8.. Thereafter said land owner (i) (i) Bhikhabhai Sakalchand (2) Kantaben Sakalchand (3) Natwarlal Sakalchand have been sold and conveyed the said land bearing revenue survey no 875/8/1 admeasuring 2124 sq.mtrs. to Parshottambhai Jenabhai Patel by Deed of Conveyance on 09-12-1971 duly registered with the Sub-Registrar of Gandhinagar under serial no 4597. The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.4693 on 19-02-1972 duly certified by the concerned revenue authority on 23-03-1972.



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9.. Thereafter as per order of the Collector Gandhinagar vide his order no C.B./Land/vashi/705 dated 16-08-1971 the "Fragment" note was deleted from the revenue record concerned under the provision of The Bombay Prevention of Fragmentation and Consolidation of Holiding Act,1947.The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.4766 on 14-03-1974 duly certified by the concerned revenue authority on 25-05-1974.

10.. That said land owner raised a loan on security of the said land form the Chandkheda Seva Sahkari Mandali Limited.The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.4880 on 25-12-1975 duly certified by the concerned revenue authority on 26-02-1976.

11.. That thereafter said owners had repaid the loan and interest thereon to the Chandkhed Seva Sahkari Mandali Limited and accordingly the said land has been released from the Chandkheda Seva Mandali Limited. The Entry to that effect was entered in the revenue records of mutation entry book of the Villavge Form No. 6 under serial No. 7011 on 10/02/2000 duly certified by the concerned revenue authority on 21/03/2000.

12.. That Thereafter on death of the said Parshottambhai Jenubhai Patel dated 08/03/2002 and the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Manguben Wd/o. Parshottambhai Jenabhai (2) Bhailabhai Parshottambhai (3) Natubhai Parshottambhai (4) Rameshbhai Parshottambhai (5) Anandiben D/o, Parshottambhai Jenabhai and (6) Savitaben D/o. Parshottambhai Jenabhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 7404 on 15/03/2002 duly certified by the concerned revenue authority on 19/04/2002.



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13.. That thereafter said (1) Manguben Wd/o. Parshottambhai Jenabhai (2) Anandiben D/o. Parshottambhai Jenabhai and (3) Savitaben D/o. Parshottambhai Jenabhai have been release their rights, titles and interest from the said land in favour of (1) Bhailalbhai Parshottambhai (2) Natubhai Parshottambhai and (3) Rameshbhai Parshottambhai. The entry to that effects was entered in the reveune records of mutation entry book of the Village Form No. 6 under serial No. 7404 on 15/03/2002 duly certified by the concerned revenue authority on 19/04/2002 and since then said land belongs to (1) Bhailalbhai Parshottambhai (2) Natubhai Parshottambhai and (3) Rameshbhai Parshottambhai as co. owners and possessors thereof, free from encumbrances.

14.. That thereafter as per order of the joint Secretary, Revenue Department, Government of Gujarat by his Order No. G.H.M./2008/2/M.P.F.R.-392008-35-L 1 Dated 17/01/2008 and per order pf District Collector, Ahmedabad by his Order No. CB/L.N.D.-2/C-4019/08 dated 30/01/2008, the Taluka and District limit of the said Village has been changed and said land came to Village Chandkheda. Ta. Dascroi and District Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No. 6. under sertial No. 8821 and 8822 both dated 08/02/2008 duly certified by the concerned revenue authoriy of 08/02/2008

15.. That some mistake was occured in the Village Form No. 7 and 12 of the revenue record concerned therefore in respect of land bearing Revenue Survey No. 875/8/1 and same been rectified as per order of the Mamlatdar , Descroi. The entry to that effect was entred in the revenue records of mutation entry book of the Village Form No. 6 under serial No. 9156 on 10/01/2009 duly certified by the concerned revenue authority on 22/04/2009.



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16.. That By Declartaion - Cum Indemnity on 29/12/2010 mad on oath by said said owners duly attested by thge Notary Public. Ahmedabad have inter-alia declared therein that the said land is their absolute individual property and except them no other person, body or authority has any right,title and intrest in the said property and the same has noot been mortgaged, charged assigned leased or in any other manner of whatsoever nature mentioned hereinabove and the same is free form all encumbrances, litigation etc.

17..Thereafter saild land co-owners (i) Bhikhabhai Sakalchand (2) Kantaben Sakalchand (3) Natwarlal Sakalchand have been sold amd conveyed the said land bearing revenue survey no 875/8/1 admesuring 2124 sq.mtrs. to (1) Dhaval Navnitbhai Patel (2) Ketankumar Jaswantbhai Patel by Deed of Conveyance on 29-12-2010 duly registered with the Sub-Registrar of Ahmedabad-2 (wadaj) under serial no 23993. The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.10066 on 08-01-2011 duly certified by the concerned revenue authority on 04-03-2011.

18..Thereafter saild land co-owners (1) Dhaval Navnitbhai Patel (2) Ketankumar Jaswantbhai Patel have been sold amd conveyed the said land bearing revenue survey no 875/8/1 admesuring 2124 sq.mtrs. to (1) Naimesh Yadukant Patel (Undivided share in land 85%) Naimesh Yadukant Patel himself and thought their Power of Attorney Holder of (2) Harsul Naimesh Patel (undivided share in land 10%) and (3) Meghna Harsul Patel (Undivided share in land 5%) by Deed of Conveyance on 18-06-2011 duly registered with the Sub-Registrar of Ahmedabad-2 (wadaj) under serial no 11389. The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no.13296 on 11-10-2018 duly certified by the concerned revenue authority on 29-11-2018.



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19.. Collector, Ahmedabad by order dated 24-10-2019 bearing No. 1787/07/18/048/2019 granted N.A.permission for the 'Said Land' i.e Revenue Survey no. 875/8/1

20.. Thereafter said land Revenue Survey No. 875/8/1 came under the limitation of Ahmedabad urban Development Authority and give Draft T.P. No. Schme no. 76/B and allotted Final Plot No. 326 and as per Final Plot No. area was given of the said land is 1274 Sq.mtrs.

21..Thereafter said land co-owners (1) Naimesh Yadukant Patel (Undivided share in land 85%) (2) Harsul Naimesh Patel (undivided share in land 10%) and (3) Meghna Harsul Patel (Undivided share in land 5%) have been sold and conveyed the said land bearing revenue survey no 875/8/1 admesuring 2124 sq.mtrs. to Ambica Infracon a Partnership firm thought its Authority Patners (1) Mukeshbhai Vishnubhai Patel (2) Dharmendrabhai Vishnubhai Patel by Deed of Conveyance on 25-02-2021 duly registered with the Sub-Registrar of Ahmedabad-2 (wadaj) under serial no 4005.The entry to that effect was entered in the revenue records of mutation entry book of the village from no.6 under serial no14254 on 09-03-2021 duly certified by the concerned revenue authority on 23-04-2021.



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DESCRIPTION OF PROPERTY

This is to certify that the immovable property i.e. Non-Agriculture land bearing Revenue Survey No.: 875/8/1, admeasuring about 2124 Sq.mtrs. (including kharaba land admesuring about 101 Sq.mtrs) Town Planning Scheme No.: 76/B, which is allotted Final Plot No.: 326 admesuring about 1274 Sq.mtrs. N.A. Land and constructed thereon residential cum commercial purpose building who known as a "UNITED ELENZA" Situated laying and being at Mouje: Chandkheda, Taluka: Sabarmati in the Registration Sub-Registration District Ahmedabad-2 (Wadaj) belonging to **AMBICA INFRACON.** and the same is bounded as under:

On or towards the East : 12 Mtrs T. P. Road

On or towards the West: Final Plot No. 318

On or towards the North : Final Plot No. 327

On or towards the South : 12 Mtrs. T.P.Road

Place: Ahmedabad

Date: 24/03/2022.




(Mr. Naresh R. Patni)

Advocate

મિલકત ગું વર્ણન : સર્વે નં-875/8/1, ટીપી-76/બી, એફપી-326

पहोय नंबर २०२२००३०१४२४८

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2022

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નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2011 2022

ES 5LM-24.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી



230.00

કુલ એકંદરે રૂ.

230.00

અંકે રૂપીયા બે સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

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કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Z. A. SHAIKH

સબ રજીસ્ટ્રાર

અમદાવાદ-૨ વાડ

અંકે રૂ. : 230.00

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સબ રજીસ્ટ્રાર, અમદાવાદ-૨ વાડજ

સુપરિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in : નરેશ આર પટણી અરજી નંબર : 6725 ગામ નું નામ : CHANDKHEDA

મિલકતનું વર્ણન : સર્વે નં-875/8/1, ટીપી-76/બી, એફપી-326

દસ્તાવેજની પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)

દસ્તાવેજની પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)

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માલિકી ફેરખત/વિચારણ	સર્વે નં-875/8/1 ની ચો.મી. 2124 જમીન ટી.પી. સ્કીમ નં-76/બી ફા. પ્લોટ નં-326 ક્ષેત્રફળ-1274 ચો.મી.ની બિનખેતીની જમીન			દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	અભિકા ઇન્ફ્રાકોન (Ambica Infracon)	25-02-2021	4005	
રૂ. 150000000.00				નૈમીષ ચક્રકાંત પટેલ (85 ટકા હિસ્સેદાર) હર્ષલ નૈમીષ પટેલ (10 ટકાના હિસ્સેદાર) મેઘના હર્ષલ પટેલ (05 ટકાના હિસ્સેદાર)		01-03-2021		

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-2 Vadaj

