

Rushikesh D. Patel

ADVOCATE (B.Com. LL.B)

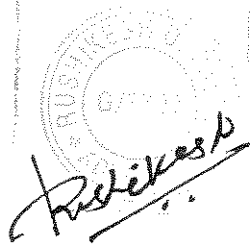
Sanad No. G/3727/1999

Office : Ground Floor, No.-7, S.K. Shopping Center,
Opp. Saijpur Tower, Saijpur Bogha, Naroda Road, Ahmedabad - 382 345.
M. 9879612810, 9227212810



Ref. No. :

Date : / / 201



TITLE CLEARANCE CERTIFICATE

Subject: In the matter to the property- Under Construction property in name and style of Sudarshan Residency being developed on N.A. Land total admeasuring 747 sq.mtrs (612 sq.mtrs for Residential Use & 135 sq.mtrs for Commercial Use) bearing Final Plot no. 20+21/2 of T.P. Scheme no. 97 (Naroda North) allotted in lieu of Survey no. 283+284/2, as per City Survey records Sardarnagar City Survey no. 1913/2 admeasuring 747 sq.mtrs situated lying being at Mouje Naroda of Taluka Asarwa in Registration District Sub-District Ahmedabad-6 (Naroda) belonging to 1. Jaydeep Ambalal Patel and 2. Bhartiben Jaydeep Patel both r/o Ahmedabad.

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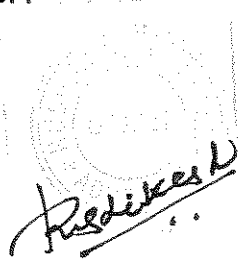
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After taken necessary search of the last 31 years of Sub-Registrar Offices records at District Ahmedabad in the matter of the property- Under Construction property in name and style of Sudarshan Residency being developed on N.A. Land total admeasuring 747 sq.mtrs (612 sq.mtrs for Residential Use & 135 sq.mtrs for Commercial Use) bearing Final Plot no. 20+21/2 of T.P. Scheme no. 97 (Naroda North) allotted in lieu of Survey no. 283+284/2, as per City Survey records Sardarnagar City Survey no. 1913/2 admeasuring 747 sq.mtrs situated lying being at Mouje Naroda of Taluka Asarwa in Registration District Sub-District Ahmedabad-6 (Naroda). I give the search report and title certificate as under.

SEARCH REPORT

1. Much prior to the year 1938 it appears that the N.A. land bearing Survey no. 283+284 was belonging to Prabhashankar Dayaram Bhatt.
2. Thereafter Prabhashankar Dayaram Bhatt expired on dt: 13-02-1938 and the whole land of Survey no.

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283+284 was received by 1. Amrutlal Prabhashankar and 2. Vishnuprasad Prabhashankar and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 2305, dt: 22-03-1938.

3. Thereafter 1. Amrutlal Prabhashankar and 2. Vishnuprasad Prabhashankar sold and conveyed the whole land of Survey no. 283+284 to Super Bricks Manufacturing Company a partnership firm acting through its partners 1. Bababhai Bhagwandas, 2. Chunilal Dahyabhai, 3. Manilal Tulsibhai, 4. Hansraj Veljibhai vide registered sale deed on dt: 04-12-1957 and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 5447, dt: 17-05-1958.

4. Thereafter Super Bricks Manufacturing Company was closed on dt: 20-08-1958 and thus name of company was deleted from the revenue records and names in personal capacity of 1. Bababhai Bhagwandas, 2. Chunilal Dahyabhai, 3. Manilal Tulsibhai, 4. Hansraj

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Veljibhai were continued in the revenue records and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 6540, dt: 23-11-1965.

5. Thereafter among the co-owners Manilal Tulsibhai sold his undivided 1/4 share in the whole land of Survey no. 283+284 to remaining co-owners 1. Bababhai Bhagwandas, 2. Chunilal Dahyabhai, 3. Hansraj Veljibhai vide registered sale deed dt: 13-01-1965 and thus name of Manilal Tulsibhai was deleted from revenue records and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 6541, dt: 23-11-1965.
6. Thereafter among the co-owners Hansraj Veljibhai sold his undivided 1/4 share in the land of Survey no. 283+284 paiki to remaining co-owners 1. Bababhai Bhagwandas, 2. Chunilal Dahyabhai vide registered release deed dt: 22-03-1968 and thus name of Hansraj Veljibhai was deleted from revenue records and the necessary entry for the same in the revenue records

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was mutated vide mutation entry no. 3951, dt: 25-05-1968.

7. Thereafter it appears that Bababhai Bhagwadas gifted land admeasuring 5183 sq.yards from total land of Survey No. 283+284 paiki to Navinchandra Desaibhai vide registered gift deed dt: 27-09-1968 and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 7072, dt: 21-12-1968, which was cancelled, but later it appears that the gift transaction was not in voilation of Clause 63 of Tenancy Act and hence the work under Clause no. 84 (3) under Tenancy Act was closed and the entry no. 7072 was validated under order no. 765/75, dt: 18-08-1975 issued by Hon'ble Mamlatdar, Ahmedabad and the necessary entry for the same in the revenue records was mutated vide mutation entry no. 8027, dt: 25-12-1975.
8. Thereafter it appears that entry no. 10356 is of some land declared as surplus under ULC ACT and entry no. 10893 is of surplus land acquired by Gujarat

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Housing Board for development of flats for middle income group.

9. Thereafter it appears from entry no. 15353, dt: 03-10-2006 that Survey No. 283+284 was taken under City Survey limit and was allotted City Survey no. 1913.
10. Thereafter it appears from entry no. 19121, dt: 27-09-2012 that KJP Durrasti i.e. bifurcation was done under order no. DSO/DRK/P.P. No. 145/2012, dt: 04-09-2012 and under order no. RTS/KJP/Naroda/12/SR No. 218, dt: 04-09-2012 of Hon'ble Mamlatdar the subject land admeasuring 1000 sq.mts bearing Survey no. 283+284/2 came under occupation and possession of Navinchandra Desaibhai and the necessary entry for the same in the revenue records was mutated vide entry no. 19121, dt: 27-09-2012 and as per City Survey records the name of Navinchandra Desaibhai was entered vide entry no. 2175, dt: 27-01-2012.
11. Thereafter Navinchandra Desaibhai expired on dt: 08-

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06-2014 leaving behind his legal heirs 1. Pravinaben Navinchandra, 2. Sanketbhai Navinchandra and 3. Shalinbhai Navinchandra and thus the subject land was received by the legal heirs of deceased and the necessary entry for the same in the city survey records was mutated vide entry no. 3660, dt: 05-07-2014.

12. Thereafter 1. Pravinaben Navinchandra, 2. Sanketbhai Navinchandra and 3. Shalinbhai Navinchandra sold and conveyed the subject land to 1. Jaydeep Ambalal Patel and 2. Bhartiben Jaydeep Patel vide registered sale deed no. 16321, dt: 26-11-14 and the necessary entry for the same in the city survey records was mutated vide entry no. 3826, dt: 25-02-2015.

13. As per above N.A. Land admeasuring 747 sq.mtrs bearing Final Plot no. 20+21/2 of T.P. Scheme no. 97 (Naroda North) allotted in lieu of Survey no. 283+284/2, as per City Survey records City Survey no. 1913/2 admeasuring 747 sq.mtrs situated lying

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being at Mouje Naroda of Taluka Asarwa in Registration District Sub-District Ahmedabad-6 (Naroda) came under occupation and possession of 1. Jaydeep Ambalal Patel and 2. Bhartiben Jaydeep Patel.

14. N.A. permission was granted under order no. CB/ CTS-1/NA/SR/1113/17, dt: 05-06-2018 by Collector, Ahmedabad and under the same the final plot no. 20+21/2 was granted 612 sq.mtrs for Residential Use & 135 sq.mtrs for Commercial Use in total comprising to 747 sq.mtrs.
15. Thereafter 1. Jaydeep Ambalal Patel and 2. Bhartiben Jaydeep Patel has entered into Development Agreement with M/s. AVM Corporation a partnership firm and the same is executed and registered under serial no. 7223, dt: 18-04-2019 duly registered before the sub-registrar office of ahmedabad-6 (naroda) and M/s. AVM Corporation a partnership firm has floated a residential and commercial scheme in name and

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style of Sudarshan Residency as per the plans sanctioned by Ahmedabad Municipal Corporation under Case No: BLNTI/NZ/26118/CGDCRV/A0845/R0/M1, Raja Chitthi No: 01612/26118/A0845/R0/M1, Dt: 11-04-2019.

16. Thus as on today the above subject property being Under Construction property in name and style of Sudarshan Residency being developed on N.A. Land total admeasuring 747 sq.mtrs (612 sq.mtrs for Residential Use & 135 sq.mtrs for Commercial Use) bearing Final Plot no. 20+21/2 of T.P. Scheme no. 97 (Naroda North) allotted in lieu of Survey no. 283+284/2, as per City Survey records Sardarnagar City Survey no. 1913/2 admeasuring 747 sq.mtrs situated lying being at Mouje Naroda of Taluka Asarwa in Registration District Sub-District Ahmedabad-6 (Naroda) is owned and possessed by 1. Jaydeep Ambalal Patel and 2. Bhartiben Jaydeep Patel, their names have entered in the revenue records as co-owners of the subject land and with development

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rights assigned to M/s. AVM Corporation a partnership firm.

17. Moreover as a part of investigation I have publised a public notice in Daily Newspaper Divya Bhaskar on dt: 19-04-2019 inviting claims and objection etc on the subject property and I have not received any objections or claims regarding the titles of the subject property and thereafter this title clearance certificate is issued.

Date: 26-04-2019
Place: Ahmedabad

Rushikesh D.
Rushikesh D. Patel
(Advocate.)

Advocate
26/4/19

Search Receipt No. 9165
Date: 18-04-2019
Sub-Registrar Office,
Ahmedabad-6 (Naroda)

Search Receipt No. 9363
Date: 18-04-2019
Sub-Registrar Office.,
Ahmedabad.

Search Receipt No. 2014
Date: 18-04-2019
Sub-Registrar Office,
Ahmedabad-13 (City)

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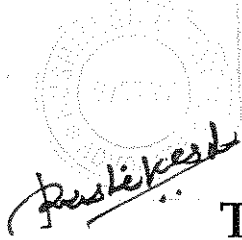
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TITLE CLEARANCE CERTIFICATE

This is to certify that the above subject property- Under Construction property in name and style of Sudarshan Residency being developed on N.A. Land total admeasuring 747 sq.mtrs (612 sq.mtrs for Residential Use & 135 sq.mtrs for Commercial Use) bearing Final Plot no. 20+21/2 of T.P. Scheme no. 97 (Naroda North) allotted in lieu of Survey no. 283+284/2, as per City Survey records Sardarnagar City Survey no. 1913/2 admeasuring 747 sq.mtrs situated lying being at Mouje Naroda of Taluka Asarwa in Registration District Sub-District Ahmedabad-6 (Naroda) is free from all reasonable doubts, burdens and encumbrances and litigations. The property can be sold or transferred to any other person. The title is clear & marketable subject to below mention.

Date: 26-04-2019
Place: Ahmedabad



Rushikesh D. Patel
Rushikesh D. Patel
(Advocate.)
26/4/19

Rushikesh D. Patel

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Subject to:

1. Entries in the Second right column should checked verified and should be cleared before any transaction.
2. All Original Document should be obtained.
3. All Laws Applicable from time to time.
4. The search report is based upon the searches and documents provided by the respective sub-registrar offices and concerned parties.
5. Prior permission to be obtained from Govt. authority before sale transaction.
6. The title is subject The Bombay Land Revenue Code and Tenancy Act and Town Planning Act.
7. Necessary declaration should be taken from the concerned parties regarding the titles of the subject property.

