

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.

Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

TITLE CLEARANCE CERTIFICATE **WITH SEARCH REPORT**

To,
Chetak Builders,
Sanand, Ahmedabad.

Sub : In the matter to the **Non-Agricultural Land** bearing **Final Plot No.255** (allotted in lieu of Survey No.412/1, admeasuring 708 Sq. Meters and Survey No.412/2, admeasuring 3035 Sq. Meters) admeasuring **2246 Sq. Meters** or thereabouts of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND**, Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Chetak Builders**.

I refer the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your Sworn Declaration, I gone through all such documents submitted before me by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available* revenue records as well as records of the Sub Registrar Office, Sanand on dated 04/09/2019 by Application No.12378 & Receipt No.2019029024665 (from 1989 to 2019) and depends on the search as well as perusal of above papers, deeds and documents, I hereby submit my report on title as follows :

That the Baldevbhai Mulchandbhai was absolute owner and occupier of the land in question bearing Survey No.412/1 and 412/2 prior to the year of 1978.

Thereafter the landowner, Baldevbhai Mulchandbhai has sold and conveyed the land bearing Survey No.412/1 and 412/2 to Ishwarlal Jagjivandas as a partner of Shri Ambika Ginning Factory by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 25/06/1976 and entry to that effect entered in the revenue records by Mutation Entry No.12268 on dated 20/10/1978, duly certified by the competent authority on dated 25/11/1978.

Thereafter the landowner, Ishwarlal Jagjivandas died and expired on or about dated 21/01/1991 without leaving any Will and names of Balvantprasad Ishwarlal,



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Sureshkumar Ishwarlal, Bhagwatprasad Ishwarlal, Dilipkumar Ishwarlal, Lilaben Ishwarlal, Urmilaben Ishwarlal and Shardaben Widow of Ishwarlal Jagjivandas entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.14885 on dated 25/07/1991, duly certified by the competent authority on dated 31/08/1991.

Thereafter the land was running in the name of partnership firm, Shri Ambika Ginning Factory, but on the basis of applications, answers, punchnama etc, name of the above partnership firm deleted and joint names of Balvantprasad Ishwarlal and others entered in the revenue record, and entry to that effect entered in the revenue records by Mutation Entry No.17298 on dated 29/01/1998, duly certified by the competent authority on dated 21/04/1998.

Thereafter the landowners, Lilaben Ishwarlal, Urmilaben Ishwarlal and Shardaben Widow of Ishwarlal Jagjivandas have willingly released, renounced and waived their undivided rights and shares from the land in favour of other landowners hence their names deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.17299 on dated 29/01/1998, duly certified by the competent authority on dated 21/04/1998.

Thereafter the Hon. Deputy Collector, Dholka Prant has granted N.A. Use Permission for the land bearing Survey No.412/1, admeasuring 708 Sq. Meters along with other lands of Survey No.412/2, 413/1 & 413/2 for residential purpose by their Order No.Land/Non Agriculture/S-65/S.R. 42/2008/Vashi. 5790/08, dated 29/09/2008 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.21835 on dated 24/10/2008, duly certified by the competent authority on dated 10/12/2008.

Thereafter the landowners, Balvantprasad Ishwarlal, Sureshkumar Ishwarlal, Bhagwatprasad Ishwarlal and Dilipkumar Ishwarlal have sold and conveyed the non-agricultural land bearing Survey No.412/1, admeasuring 708 Sq. Meters along with other lands of Survey No.412/2, 413/1 & 413/2 to Radhe Villa Co Operative Housing Society Limited, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 01/08/2009 under Serial No.3109 and entry to that effect entered in the revenue records by Mutation Entry No.22445 on dated 01/09/2009, duly certified by the competent authority on dated 15/10/2009.



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Thereafter the Town Planning Scheme No.1 (Sanand) sanctioned for Mouje Village SANAND Sim and according to that the land bearing Survey No.412/1, admeasuring 708 Sq. Meters and 412/2, admeasuring 3035 Sq. Meters have been allotted Final Plot No.255, admeasuring 2246 Sq. Meters or thereabouts.

Thereafter the landowner, Radhe Villa Co Operative Housing Society Limited through its Chairman-Aniruddhsinh Ranjitsinh Parmar sold and conveyed said non-agricultural land bearing **Final Plot No.255** (allotted in lieu of Survey No.412/1, admeasuring 708 Sq. Meters and Survey No.412/2, admeasuring 3035 Sq. Meters) admeasuring **2246 Sq. Meters** or thereabouts of T.P. Scheme No.1 to a partnership firm **Chetak Builders**, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 31/05/2019 under Serial No.5992 and entry to that effect entered in the revenue records by Mutation Entry No.30990 on dated 13/06/2019, duly certified by the competent authority on dated 09/08/2019.

It is informed that the Senior Town Planner, Ahmedabad Urban Development Authority has approved building plans and construction permission for a scheme of residential/commercial units on the said land by their Letter No.PRM/60/1/2019/233, dated 21/05/2019, issued on dated 04/06/2019 SUBJECT TO Conditions mentioned therein being fulfilled.

Thereafter said landowner, **Chetak Builders** has commenced construction of a scheme of 98 (ninety eight) residential units on the said land with all necessary provisions of common amenities and facilities in the name of "**Radhe Keshav**" SUBJECT TO scrutiny of the approved layout and building plans, development permissions as well as specifications approved by the competent authority as I have not scrutinized the same.

AND the said land is in absolute ownership of a partnership firm **Chetak Builders** and it is having vacant and peaceful possession thereof without any kind of interruption of anybody and the said land is running in its names in concerned records of Government and Semi Government Authority/ies being Owners and Occupiers

During my search, I have not found any kind of lien, burden or encumbrance upon the said land belonging to a partnership firm **Chetak Builders** and also said land with construction is free from all such encumbrances and attachments.



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In conclusion of above, the landowner, a partnership firm **Chetak Builders** having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and the said land together with construction lying thereon is free from all encumbrances and reasonable doubts SUBJECT TO above.

CERTIFICATE :

This is to certify that **Non-Agricultural Land** bearing **Final Plot No.255** (allotted in lieu of Survey No.412/1, admeasuring 708 Sq. Meters & Survey No.412/2, admeasuring 3035 Sq. Meters) admeasuring **2246 Sq. Meters** or thereabouts of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND**, Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Chetak Builders** as per submitted file papers/deeds/documents and government semi government records. Further it is certify that belonging to a partnership firm **Chetak Builders** having clear & marketable rights and titles of said land together with construction (more particularly described in the schedule written hereunder) and it is free from all encumbrances and reasonable doubts SUBJECT TO :

- (1) Usual Declaration on title being made at the time of transfer;
- (2) Conditions mentioned in N.A. Use Permission being fulfilled;
- (3) Any other act and/or law applicable to the said land and construction from time to time;
- (4) Allotment/Agreement for Sale/Sale Deed, if any executed for any unit along with undivided land share thereof;

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of **Non-Agricultural Land** bearing **Final Plot No.255** (allotted in lieu of Survey No.412/1, admeasuring 708 Sq. Meters and Survey No.412/2, admeasuring 3035 Sq. Meters) admeasuring **2246 Sq. Meters** or thereabouts of T.P. Scheme No.1, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Chetak Builders** together with construction lying thereon.

Dated on this 18TH day of NOVEMBER - 2019 at Ahmedabad




Mansinh K. Parmar
(Advocate)