

REF:GEN:VVN: 972 :2019;
12nd June, 2019.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub: Title Clearance Certificate in relation to non-agriculture immovable property situate lying and being at mouje Vallabh Vidyanagar, bearing City Survey No.972, Plot No.214, admeasuring 420.67 sq. mtrs; proposed to be developed in the name and style of "RAGHUKUL PREET", taluke & district Anand.

Title Holder: Raghukul Builders' Proprietor Purnsinh Ramsinh Rathod, Aged: 41; Occupation: Business; Resident of Anand; Address: 204; Second Floor; Maruti Skund; Anand-Vidyanagar Road; taluke & district Anand.

The above named title holder requested me to investigate and issue a Title Clearance Certificate regarding clarity and marketability of non-agriculture immovable property situate lying and being at mouje Vallabh Vidyanagar, bearing City Survey No. 972, Plot No.214, admeasuring 420.67 sq. mtrs; proposed to be developed in the name and style of "RAGHUKUL PREET".

In support of the said request the Title Holder has submitted documents as to my satisfaction to meet with the requirement pertaining to the clarity and marketability of the titles attached to the said property, including various mutation entries in the Ruled Card (Property Card) i.e. City Survey Records of mouje Vallabh Vidyanagar, and other relevant deeds and papers etc.



I have gone through the vital deeds and documents and after perusal and scrutiny of the same it is in the interest to produce in details my report as under:-

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NAME AND ADDRESS OF THE TITLE HOLDER:-

Raghukul Builders' Proprietor Purnsinh Ramsinh Rathod, Aged: 41;
Occupation: Business; Resident of Anand; Address: 204; Second Floor;
Maruti Skund; Anand-Vidyanagar Road; taluke & district Anand.

**HISTORICAL BACKGROUND & HOW THE TITLES ARE ACQUIRED OVER
THE PROPRTY BY THE PRESENT ORGANIZER:-**

Originally, in the year 1971, the land of City Survey Nos.972 belonged to Smt. Lalitaben Chunibhai Patel whose name has been recorded as owner in the Ruled Card against the year 1971.

Shri Lalitaben Chunibhai Patel sold the land of City Survey No.972, Plot No.214, admeasuring 420.67 sq.mtrs., by a registered Sale Deed No.303, dated 21-02-1979 in consideration of Rs.65,000/- sixty five thousand only to Shri Kunvarji Mavjibhai Patel. This fact has been recorded in the Property Card vide Mutation Entry No.16, dated 18-08-1984 and the same has been certified on date 25-09-1984.

The above owner applied for permission for the use of non agriculture purpose and the same was granted by the District Development Officer, Nadiad, vide their Office Order No. L.N.D./ N.A.-1 / 120/Vashi/ 62-63, dated 09-12-1963. This event has been recorded in the Property Card of City Survey No.972, vide Mutation Entry No.175, dated 22-04-1985. The Mutation was duly certified on date 02-05-1985.

Shri Kunvarji Mavjibhai Patel sold the N.A. land of City Survey No.972, Plot No.214, admeasuring 420.67 sq.mtrs., to 1. Shri Ishwarbhai Gokalbhai Patel and



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2. Smt. Jashuben Ishwarbhai Patel by a registered Sale Deed No.3862, dated 14-10-1991 in consideration of Rs.3,00,000/- rupees three lacs only. This fact has been recorded in the Property Card vide Mutation Entry No.143, dated 30-12-1991. The same was duly certified on date 14-02-1992.

Thereafter, 1. Shri Ishwarbhai Gokalbhai Patel and 2. Smt. Jashuben Ishwarbhai Patel sold the said land property of City Survey No.972, Plot No.214, to 1. Shri Kanubhai Shivabhai Patel 2. Smt. Sushilaben Kanubhai Patel and 3. Shri Dhaval Kanubhai Patel by a registered Sale Deed No.1282, dated 28-02-2005, in consideration of Rs.11,00,000/- eleven lacs only. This event of Sale has been recorded in the Property Card vide Mutation Entry No.443, dated 09-03-2005. The mutation was duly certified on date 29-04-2005.

Out of the above owners Shri Kanubhai Shivabhai Patel died on date 07-03-2017 and the name of the deceased was removed from the property card vide Mutation Entry No.10825, dated 14-07-2017. Consequently, the names of 1. Smt. Sushilaben Kanubhai Patel and 2. Shri Dhaval Kanubhai Patel remained on the record of the property card of Vallabh Vidyanagar City Survey No.972.

The above owners applied for revised permission for residential purpose which was granted by the office of the Collector, Anand, vide their Office Order No.LND-1/ N.A./ S.R./ 65 (A)-67 / 21/2018-19/Vashi/9959 to 9968/ dated 04-10-2018 as per the conditions narrated there in. This fact has been recorded in the Property Card vide Mutation Entry No.12148, dated 20-10-2018. The Mutation was duly certified on date 06-12-2018.



Thereafter, 1. Smt. Sushilaben Kanubhai Patel and 2. Shri Dhaval Kanubhai Patel, the above owners/Title Holders sold the land plot of City Survey No.972, to Raghukul Builders' Proprietor Purnsinh Ramsinh Rathod vide a registered Sale

ચિતરંજન રતિલાલ ભટ્ટ

C. R. Bhatt

બી.એ. (ઓનર્સ) ; એમ.એસ.ડબલ્યુ ; એલએલ.બી

B.A. (Hons) ; M.S.W ; LL.B

વકીલ - ગુજરાત હાઈકોર્ટ

Advocate (Gujarat High Court)

Office : 208, H. M. Patel Trade Center, Mota Bazar, Vallabh Vidyanagar - 388120. Dist.: Anand, Gujarat. Mobile : 98250 42374
Resi. : 7, Bansi Banglow, Opp Parth-2, Karamsad Back Road, Vallabh Vidyanagar- 388120 Dist.: Anand, Gujarat. Phone : 02692 - 229242
Email : crblegad@gmail.com

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Deed bearing Registration No.2241, dated 18-02-2019, in consideration of Rs.60,00,000/- rupees sixty lacs only. This event has been recorded in the Property Card vide Mutation Entry No.12474, dated 26-02-2019. The Mutation was duly certified on date 09-04-2019.

Since the above the present Title Holder is the sole and absolute owner of M/s Raghukul Builders.

DESCRIPTION OF THE PROPERTY:

Non-agriculture immovable property situate lying and being at mouje Vallabh Vidyanagar, bearing City Survey No.972, admeasuring 420.67 sq. mtrs; being developed in the name and style of "RAGHUKUL PREET" into total 16+1 residential flats staggered into five storied building.

The land property has been bounded as per the Schedule hereunder:-

SCHEDULE

On the East by: Exists adjacent land of City Survey No.971;

On the West by: Exists adjacent land of City Survey No.973;

On the North by: Exists road;

On the South by: Exists adjacent land of City Survey No.966/A.

DOCUMENTS REFERRED TO FOR THIS TITLE REPOERT:

1. Copy-of Sale Deed No.2241, dated 18-02-2019;
2. Copy of Receipt of Registration of Sale Deed No.2241 for Rs.60300/- Dated 18-02-2019;
3. Copy of Index-2 for Sale Deed No.2241, dated 18-02-2019;



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4. Copy of Property Card of City Survey No.972; as on date 11-04-2019 showing the name of the present Title Holder vide Mutation No.12474, dated 26-02-2019;
5. Copy of approval letter from AVKUDA, dated 02-04-2018 in relation to lay outs for residential purpose on Vallabh Vidyanagar land plot of City Survey No.972, Plot No.214 along with the plans & lay outs signed by the Chief Executive Officer, AVKUDA, Anand;
6. Copy of Office Order No.LND-1/ N.A./ S.R./ 65 (A)-67 / 21/2018-19/Vashi/9959 to 9968/ dated 04-10-2018 for revised permission for residential purpose granted by the office of the Collector, Anand,
7. Copy of permission for construction by AVKUDA, dated 30-05-2019 for 16 flats in four stories + one at the fifth floor along with approved plans and lay outs approved by the Chairman, AVKUDA, Anand.
8. Original Search Receipt dated 10-06-2019 for the search under taken in the Office of the Sub Registrar, Anand for the last 30 years inclusive of encumbrance report.

TRACING OF THE TITLES FOR THE LAST 25-30 YEARS:

I have gone through relevant mutation entries and records pertaining to creation of property rights over the said non-agricultural property of City Survey of Vallabh Vidyanagar in the Office of the Sub-Registrar, Anand, by undertaking search for the last 30 years to arrive at the final opinion for the clarity and marketability of the titles attached to the said non-agricultural property.

HISTORICAL BACKGROUND PERTAINING TO THE PROPERTY:



Charutar Vidya Mandal, prior to the year 1958, for the purpose of creating a configuration of education colleges and adjacent residential accommodation, started acquiring agricultural land to achieve its objectives from the surrounding

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villages like Bakrol and Karamsad. The land acquired was merged into a new educational town under the name and style of VALLABH VIDYANGAR by its founder late Shri Bhailalbhai Patel known as "BHAIKAKA".

FINAL OPINION:

Based on the above, the titles of the land of Vallabh Vidyanagar open land of City Survey No.972, being developed in the name and style of **RAGHUKUL PREET** are clear, marketable and free from any encumbrance whatsoever.

FOLLOWING DOCUMENTS ARE VITAL FOR CLARITY AND MARKETABILITY OF THE TITLES ATTACHED TO THE SAID PROPERTY:

1. Sale Deed No.2241, dated 18-02-2019;
2. Receipt of Registration of Sale Deed No.2241 for Rs.60300/-
Dated 18-02-2019;
3. Index-2 for Sale Deed No.2241, dated 18-02-2019;
4. Property Card of City Survey No.972; as on date 11-04-2019
showing the name of the present Title Holder vide Mutation
No.12474, dated 26-02-2019;
5. Approval letter from AVKUDA, dated 02-04-2018 in relation to lay
outs for residential purpose on Vallabh Vidyanagar land plot of
City Survey No.972, Plot No.214 along with the plans & lay outs
signed by the Chief Executive Officer, AVKUDA, Anand;
6. Office Order No.LND-1/ N.A./ S.R./ 65 (A)-67 / 21/2018-19/Vashi/9959
to 9968/ dated 04-10-2018 for revised permission for residential
purpose granted by the office of the Collector, Anand,
7. Permission for construction by AVKUDA, dated 30-05-2019 for 16
flats in four stories + one at the fifth floor along with approved
plans and lay outs approved by the Chairman, AVKUDA, Anand.



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Resi. : 7, Bansi Banglow, Opp Parth-2, Karamsad Back Road, Vallabh Vidyanagar- 388120 Dist.: Anand, Gujarat. Phone : 02692 - 229242
Email : crblegad@gmail.com

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8. Colour Brochure of three sites being developed by the present Organizer M/s Raghukul Builders inclusive of a. Raghukul Paavan, b. Raghukul Parisar and c. Raghukul Preet;
9. Original Search Receipt dated 10-06-2019 for the search under taken in the Office of the Sub Registrar, Anand for the last 30 years inclusive of encumbrance report.

Truly Yours;



C.R. BHATT

Advocate- Gujarat High Court.

Regi.No.G/618/1983.



અરજી પહોંચ

મિલકત નું વર્ણન : સીટી સ.નં.972

Search in : વિધાનગર / VIDYANAGAR

પહોંચ નંબર 2016039012663 અરજી નંબર
તારીખ ૧૦ માટે

૫૬૨૩ અરજી વર્ષ 2016
જૂન સને 2016

રજુ કરનારનું નામ સી આર ભટ્ટ (એડવોકેટ)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા થાટીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1990 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....

૨૬૦.૦૦

અંકે રૂપિયા બે સો સાઈક પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

કુલ એકદરે રૂ. 260.00

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં



K D Rathva
સબ રજીસ્ટ્રાર
આણંદ

2007

2019

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

મિલકત પરના બીજા અંગેનું પત્રક

Search in : સી આર ભદ્ર (એડવોકેટ) અરજી નંબર : 5623 ગામ નું નામ : VIDYANAGAR

મિલકતનું વર્ણન : સીટી સ.નં.972

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Anand મા -29 વર્ષના છંદેશ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકસાની માટેના કોઇપણ હકદારા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરબદલ/વિચારણ	સી.સ.નં.972, પ્લોટ નં.214, જુડી કુલ નં.420-67 ચોમી બાંધકામ લામડ મુલ્યા પ્લોટની જમીન			સુશીલાબેન કનુભાઈ પટેલ ધવલ કનુભાઈ પટેલ	રમુકુલ બિલ્લસના પોપ્રાઇટર પુર્ણસિંહ રામસિંહ રાહોડ	18-02-2019	2241	
રૂ.60000000.00						18-02-2019		



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Anand

પિન્ટ તારીખ : 10/06/2019

1 of 1