

આર.કે.ઠાકોર

(બી.એ.એલ.એલ.બી.)

એડવોકેટ & નોટરી



R.K.THAKOR

(B.A.L.L.B)

Advocate & Notary

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:: ઓફિસ ::

પ્રાથમિક શાળા રોડ, મુ.દેત્રોજ

તા.દેત્રોજ-રામપુરા, જિ.અમદાવાદ

મો. ૯૯૨૫૭ ૨૨૩૦૩

:: Office ::

Primary School Road, At.Detroj,

Ta.Detroj-Rampura, Dist.Ahmedabad

MO. 99257 22303

Ref. No.

Date : 01/06/2022



TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re : All that piece and parcel of the N.A. land Situated at Mouje : Kalol, Taluka : Kalol, District : Gandhinagar, in the registration district : Gandhinagar bearing Survey/Block no.29 admeasuring about 0-33-39 Sq. mtrs. T.P.S. No.4, Final Plot No.56, City Survey No.514, City Survey Ward Kalol – 2, Sheet No.5 admeasuring about Sq.mtrs.0-33-30 (khata no.2946) upon that land the Owners/Developer Partners in a Partnership Firm Named “**JANTA DEVELOPERS**” (1) Ghanchi Anishbhai Isabbhai (10 Percent Shareholder) (2) Ghanchi Wasimbhai Isabbhai (10 Percent Shareholder) (3) Ghanchi Karishmaben Anishbhai (10 Percent Shareholder) (4) Mayurkumar Gautambhai Shah (25 Percent Shareholder) (5) Ghanchi Sarfarajbhai Abdulkadar (17.50 Percent Shareholder) (6) Ghanchi Arifbhai Husenbhai (10 Percent Shareholder) (7) Momin Mustfabhai Valibhai (17.50 Percent Shareholder) a Partnership firm has constructed the Scheme Residential under name “**JANTA DEVELOPERS**”. (Hereinafter Referred to as The Said “Property”)

THIS IS TO CERTIFY THAT, We have investigated That Title of N.A. land Situated at Mouje : Kalol, Taluka : Kalol, District : Gandhinagar, in the registration district : Gandhinagar bearing Survey/Block no.29 admeasuring about 0-33-39 Sq. mtrs. T.P.S. No.4, Final Plot No.56, City Survey No.514, City Survey Ward Kalol – 2, Sheet No.5 admeasuring about Sq.mtrs.0-33-30 (khata no.2946) upon that land the Owners/Developer Partners in a Partnership Firm Named “**JANTA DEVELOPERS**” (1) Ghanchi Anishbhai Isabbhai (10 Percent Shareholder) (2) Ghanchi Wasimbhai Isabbhai (10 Percent Shareholder) (3) Ghanchi Karishmaben Anishbhai (10 Percent Shareholder) (4) Mayurkumar Gautambhai Shah (25 Percent Shareholder) (5) Ghanchi Sarfarajbhai Abdulkadar (17.50 Percent Shareholder) (6) Ghanchi Arifbhai Husenbhai (10 Percent Shareholder) (7) Momin Mustfabhai Valibhai (17.50 Percent Shareholder) a Partnership firm has constructed the Scheme Residential under name “**JANTA DEVELOPERS**”.

Square meters net plot Area, (as per RERA) amongst total net plot area 2369.98 sq.mtr. of plot no. 1 to 13 undivided land of common Amenities as per Layout Plan 338.42 sqm.mtr internal road of 7.50 meter area divided into 1 to 13 plots 140.54 sq.mtr. 234.69 sq.mtr. internal road of 7.50 meter area divided into 1 to 13 plots 97.46 sq.mtr. 573.93 sqm.mtr. Common plot area divided into 1 to 13 plots 238.34 sq.mtr. total common amenities 476.34 sq.mtr. in the in the project known as "JANTA DEVELOPERS", being developed on land admeasuring 2846.32 Sq. Meters of N.A Land of Survey number 29 situate at.Kalol, Ta.Kalol, Dist.Gandhinagar, PIN 382721, covered inside the boundary of KALOL NAGARPALIKA Demarcated by its boundaries.

: HISTORY OF PROPERTY :

- (1) Land of Survey No.29 admesuring 3339 Sq.Mtrs., T.P.S. No.4, Final Plot No.56, City Survey No.514, City Survey Ward Kalol-2, Sheet No.5 admeasuring 3330 Sq.Mtrs. is non-agriculture land.
- (2) Said land of Survey No.29 has been transferred by Mohammedkhan Gulabkhan to Gulabbhai Hasanbhai and Amirbhai Bastibhai. Names of Gulabbhai Hasanbhai and Amirbhai Bastibhai were entered in revenue record by Mutation Entry No.1711 dtd.19-8-58.
- (3) Said co-owner Gulabbhai Husenbhai died on dtd.15-2-84 leaving behind his successors namely, Malek Fatmabibi widow of Gulabbhai Husenbhai, Malek Isubbhai Gulabbhai, Malek Nizambhai Gulabbhai, Malek Sabirhusen Gulabbhai, Malek Bibiben Gulabbhai, Malek Husenaben Gulabbhai, Malek Banuben Gulabbhai and Malek Jinnatben Gulabbhai were entered in revenue record by Mutation Entry No.6609 on dtd.16-2-84 and same was certified by revenue authority on dtd.30-3-84.
- (4) One of the co-owner Amirbhai Bastibhai died on dtd.16-1-04 leaving behind his successors namely, Malek Abdulbhai Amirbhai, Malek Mohammedbhai Amirbhai, Malen Nuranben Amirbhai, Malek Kulsamben Amirbhai, Malek Aminaben Amirbhai, Malek Sharifaben Amirbhai and Malek Jenabben Amirbhai were entered in revenue record by Mutation Entry No.11190 on dtd. 1- 10-07 and same was certified by revenue authority on dtd. 13-2-08.
- (5) One of the co-owner Nizamuddin Gulabbhai died on dtd.20-11-09 leaving behind his successors namely, Malek Aayshabibi widow of Nizamuddin Gulabbhai, Malek Sokatbhai Nizamuddin alias Nizambhai, Malek Shehnazbanu Nizamuddin alias Nizambhai and Malek Dilshah Nizamuddin alias Nizambhai were entered in revenue record by Mutation Entry No.12172 on dtd.22- 3-10 and same was certified by revenue authority on dtd.10-7-10.



- (6) Thereafter, co-owner Fatimabibi widow of Gulabbhai Hasanbhai died on dtd.21-2-05. Hence, her name was deleted from revenue record by Mutation Entry No.12896 dtd.23-3-11.
- (7) Thereafter, Malek Kulsamben Amirbhai, Malek Aminaben Amirbhai, Malek Sokatbhai Nizamuddin alias Nizambhai, Malek Sharifaben Amirbhai, Malek Abdulbhai Amirbhai, Malek Shehnazbanu Nizamuddin alias Nizambhai, Malek Bibiben Gulabbhai, Malen Nuranben Amirbhai, Malek Jenabben Amirbhai, Malek Sabirhusen Gulabbhai, Malek Jinnatben Gulabbhai, Malek Mohammedbhai Amirbhai, Malek Isubbhai Gulabbhai, Malek Aayshabibi widow of Nizamuddin Gulabbhai, Malek Banuben Gulabbhai, Malek Dilshah Nizamuddin alias Nizambhai and Malek Husenaben Gulabbhai have sold and conveyed said land of Survey No.29 by executing registered sale deed on dtd.30-6-11 in favour of Prajapati Vishal Dashrathbhai, Patel Manilal Nathalal, Patel Rameshbhai Nathalal, Patel Bharatbhai Haribhai and Prajapati Arvindbhai Joitaram. Said sale deed was registered with Sub-Registrar, Kalol at Sr. No.5253. Names of said purchasers Prajapati Vishal Dashrathbhai, Patel Manilal Nathalal, Patel Rameshbhai Nathalal, Patel Bharatbhai Haribhai and Prajapati Arvindbhai Joitaram were entered in revenue record by Mutation Entry No.13107 on dtd.30-6-11 and same was certified by revenue authority on dtd.26-8-11. On the basis of registered sale deed and certified mutation entry, Prajapati Vishal Dashrathbhai, Patel Manilal Nathalal, Patel Rameshbhai Nathalal, Patel Bharatbhai Haribhai and Prajapati Arvindbhai Joitaram became the owners and occupiers of the land of Survey No.29 of Kalol.
- (8) Said land of Survey No.29 of Kalol was ordered to convert from agriculture to non-agriculture by District Collector, Gandhinagar as per Order No.CB/Jamin/ Bi.Khe/S.R.148/11/Vashi 1845 to 1861/2012 on dtd.30- 1-12. Mutation Entry No.13615 dtd.9-3-12 was made in revenue record on the basis of said N.A. order.
- (9) Said land of Survey No.29 has been covered in city survey limit. Hence, Survey No.29 has given City Survey No.514 in City Survey Ward Kalol-2.
- (10) Thereafter, Patel Bharatbhai Haribhai has sold and conveyed said land of Survey No.29 admeasuring 333 Sq.Mtrs., City Survey No.514 paiki undivided 500.85 Sq.Mtrs. by executing registered sale deed on dtd.30-6- 11 in favour of Prajapati Arvindbhai Joitaram. Said sale deed was registered with Sub-Registrar, Kalol at Sr. No.4326. Name of said purchaser Prajapati Arvindbhai Joitaram was entered in revenue record by Mutation Entry No.15014 on dtd.14-6-16 and same was certified by revenue authority on dtd.3-8-16. On the basis of registered sale deed and certified mutation entry, Prajapati Arvindbhai Joitaram became the owner and occupier of the land of Survey No.29 admeasuring 333 Sq.Mtrs., City Survey No.514 paiki undivided 500.85 Sq.Mtrs. of Kalol.



(11) Thereafter, Prajapati Vishal Darthbhai (30 percent shareholder), Patel Manilal Nathalal (20 percent shareholder), Patel Rameshbhai Nathalal (20 percent shareholder), Prajapati Arvindbhai Joitaram (30 percent shareholder) have sold and conveyed said land of Survey No.29 by executing registered sale deed on dtd.21-09-2020 in favor of Partners in a Partnership Firm Named **"JANTA DEVELOPERS"** Ghanchi Anishbhai Isabbhai, Ghanchi Wasimbhai Isabbhai, Ghanchi Karishmaben Anishbhai, Mayurkumar Gautambhai Shah, Ghanchi Sarfarajbhai Abdulkadar, Ghanchi Arifbhai Husenbhai, Momin Mustfabhai Valibhai. Said sale deed was registered with Sub-Registrar, Kalol at Sr. No.6516. Names of said purchasers Partners in a Partnership Firm Named **"JANTA DEVELOPERS"** Ghanchi Anishbhai Isabbhai, Ghanchi Wasimbhai Isabbhai, Ghanchi Karishmaben Anishbhai, Mayurkumar Gautambhai Shah, Ghanchi Sarfarajbhai Abdulkadar, Ghanchi Arifbhai Husenbhai, Momin Mustfabhai Valibhai were entered in revenue record by Mutation Entry No.17408 on dtd.11-6-21 and same was certified by revenue authority on dtd.26-8-21. On the basis of registered sale deed and certified mutation entry, Partners in a Partnership Firm Named **"JANTA DEVELOPERS"** Ghanchi Anishbhai Isabbhai, Ghanchi Wasimbhai Isabbhai, Ghanchi Karishmaben Anishbhai, Mayurkumar Gautambhai Shah, Ghanchi Sarfarajbhai Abdulkadar, Ghanchi Arifbhai Husenbhai, Momin Mustfabhai Valibhai became the owners and occupiers of the land of Survey No.29 of Kalol.

(12) In view of registered sale deed and certifications of entries, Partners in a Partnership Firm Named **"JANTA DEVELOPERS"** Ghanchi Anishbhai Isabbhai, Ghanchi Wasimbhai Isabbhai, Ghanchi Karishmaben Anishbhai, Mayurkumar Gautambhai Shah, Ghanchi Sarfarajbhai Abdulkadar, Ghanchi Arifbhai Husenbhai, Momin Mustfabhai Valibhai became the owners and occupiers of the land of Survey No.29 admesuring 3339 Sq.Mtrs., T.P.S. No.4, Final Plot No.56, City Survey No.514, City Survey Ward Kalol-2, Sheet No.5 admeasuring 3330 Sq.Mtrs. of Village Kalol with clear and marketable titles.

(13) As part of investigation of the titles, I issued public notice in the "Sandesh" on dtd.15/05/2022 and I have not received any objection and/or claim in response thereto.

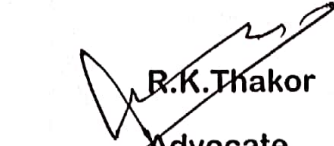
(14) Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 32 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.



- (15) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond reasonable doubts.

Place: Detroj.

Date : 01/06/2022

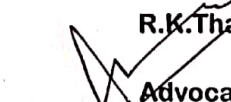

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Advocate
R. K. THAKOR
ADVOCATE & NOTARY
At.Detroj, Ta.Detroj-Rampura,
Dist.Ahmedabad.
Mo.:9925722303

DESCRIPTION OF THE PROPERTY

All that piece and parcle of the property being non- agriculture land bearing Survey No.29 admesuring 3339 Sq.Mtrs., T.P.S. No.4, Final Plot No.56, City Survey No.514, City Survey Ward Kalol-2, Sheet No.5 admeasuring 3330 Sq.Mtrs. of Village Kalol, Taluka Kalol, District Gandhinagar.

Dated This 01ST Day of June 2022




R.K.Thakor
Advocate
R. K. THAKOR
ADVOCATE & NOTARY
At.Detroj, Ta.Detroj-Rampura,
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