



ADVOCATES & NOTARY

Earth Associates

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Ref No.TC/154/2021

To,

Vishwas Enterprise,

Mouje-Chandkheda, Tal-Sabarmati,

Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being multipurpose Non Agriculture uses land bearing revenue Survey no.24/1/C admeasuring 2772 sq.mts included in town planning scheme no.76/B (Chandkheda) allotted final plot no.20 admeasuring 1663 sq.mts. of Mouje Chandkheda, Taluka- Sabarmati in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to Vishwas Enterprise and its partners.



This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Gujarat Samachar" on 13th day of June' 2021, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly

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I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of multipurpose Non Agriculture uses land bearing revenue Survey no.24/1/C admeasuring 2772 sq.mts included in town planning scheme no.76/B (Chandkheda) allotted final plot no.20 admeasuring 1663 sq.mts. of Mouje Chandkheda, Taluka- Sabarmati in the Registration Dist. and Sub-Dist. of Ahmedabad bounded as follows as per TPS and FP record:

- On or towards the North:- 30 Mts. T.P.Road
On or towards the South:- Land bearing F.P. No.423
On or towards the East:- Land bearing F.P. No.423
On or towards the West:- Land bearing F.P. No.21

DATED THIS 30th day of October' 2021 at Ahmedabad.

S. D. Mishra
Advocate & Notary





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Ref No.TC/154/2021

To,
Vishwas Enterprise,
Mouje-Chandkheda, Tal-Sabarmati,
Dist-Ahmedabad..

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being multipurpose Non Agriculture uses land bearing revenue Survey no.24/1/C admeasuring 2772 sq.mts included in town planning scheme no.76/B (Chandkheda) allotted final plot no.20 admeasuring 1663 sq.mts. of Mouje Chandkheda, Taluka- Sabarmati in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to Vishwas Enterprise and its partners.



I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. Non agriculture land situated at mouje Chandkheda, Taluka Sabarmati in the Registration District

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and Sub District of Ahmedabad, bearing revenue Survey No.24/1/1 admeasuring Acre-3 Guntha-2 prior to 1951 belongs to Maganji Lilaji and others.

2. That Shah Manilal Dharamchand had mortgaged said land of Survey no.24/1 admeasuring Acre-4 Guntha-10 paiki Acre-2 Guntha-2 in Rs. 400/- before Vaghela Maganji Lilaji on 02/06/1934. Ref. mutation entry no.2134 dated 04/11/1935.
3. That Vaghela Maganji Lilaji had mortgaged said land of Survey no.24/1 admeasuring Acre-4 Guntha-10 paiki Acre-2 Guntha-2 before the Patel Umedbhai Joitadas on 02/06/1934. Ref. mutation entry no.2135 dated 04/11/1935.
4. Thereafter mutation entry no.2512 dated 03/06/1943 entered into the computerized 7/12 of said land, however said entry is not relevant to said land and it is for land of survey no.142/5.
5. Thereafter the owner of said land Vaghela Maganji Lilaji had repaid the mortgaged amount of Rs.500/- with respect to said land of Survey no.24/1 admeasuring Acre-4 Guntha-10 paiki Acre-2 Guntha-2 to Patel Umedbhai Joitadas on 04/06/1942. Accordingly said land was released from mortgage. Ref. mutation entry no.2551 dated 20/12/1943.
6. Thereafter the owner of the said land Maganji Lilaji, Galabji Lilaji and Partapji Lilaji had mortgaged said land of Survey no.24/1 paiki with possession before the Balabhai Kishorbhai for Rs.2000/- on 04/06/1942. Ref. mutation entry no.2552 dated 20/12/1943.
7. Thereafter as per the Taluka Hukam No.TNC dated 27/11/1947 circular it was resolved that whoever is the tenant on 08/11/1946 of Land his name be added as protective tenant in the record of said land. Accordingly the name of Shankarbhai Kishorbhai was entered





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as protective tenant for Acre-3 Guntha-0 land. Ref. 2869 dated 17/01/1947.

8. Thereafter said land had been declared as fragment land under section 5 of the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no. 3020 dated 25/04/1951.
9. Thereafter the occupier of the said land Balchand Kishorbhai died intestate on 20/03/1954 leaving behind him his legal heir namely 1. Pitambar Balchand through his guardian mother Bai Shankari widow of Balchand Kishorbhai. Accordingly the name of the said legal heir was entered in the revenue record of said land. Ref. mutation entry no.3456 dated 28/04/1954.
10. Thereafter as per the Ta.hu.No.TNC dated 07/03/1955 circular the name of protective tenant Shankar Kishorbhai was deleted from the revenue record of said land as he was not cultivating the said land for last two or more years therefore his name was deleted. Ref. mutation entry no.3550 dated 24/05/1956.
11. Thereafter the co-owner of said land Pratapji Lalji died intestate on or before 15 years ago leaving behind him his legal heir namely Chatrasinh Pratapji. Further on death of deceased Pratapji Lalji the heredity entry was mutated in village record with entry no.3499 dated 12/11/1954 however said land was remain unmutated. Accordingly his name got entered in the revenue record of said land. Ref.mutation entry no.4258 dated 06/05/1966.
12. That said land was mortgaged by Vaghela Mananji Lalji and others before Pitambar Balchand, whereby the owner or the legal heir of owner had repaid the borrowed amount of Rs.2000/- to Pitambar Balchanddas by way of registered document. Hence said land was





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released from the charge of mortgage. Ref. mutation entry no.4259 dated 11/06/1966.

13. Thereafter the owner of the said land 1. Galabji Lalji, 2. Gandaji Galabji, 3. Maganji Lalji and 4. Chhatrasinh Pratapji sold and transferred the said land of survey no.24/1/1 Acre-3 Guntha-2 and 24/1/2 Acre-1 Guntha-10 to Govindbhai Parshottamdas on 10/06/1966 registered before the sub registrar office at Gandhinagar under sr.no.560. Ref. mutation entry no.4260 dated 11/06/1966.
14. Thereafter the name of Umaji Dungarji was entered as ordinary tenant for the year 1956-57 in the revenue record of said land. Ref. mutation entry no.4296 dated 01/12/1966. Said entry was cancelled by the circle officer as the name of tenant got deleted vide mutation entry no.4338.
15. Thereafter the name of Gugabhai Jivabhai was entered in survey no.24/1/1 and the name of Nathabhai Shamalbhai was entered in Survey no.24/1/2 as ordinary tenant for the year 1956-57 to 1960-61 in the revenue record of said land. Ref. mutation entry no.4297 dated 01/12/1966. Said entry was cancelled by the circle officer as the name of tenant got deleted vide mutation entry no.4339.
16. Thereafter by virtue of Tenancy case 32/G Chandkheda Trubunal dated 10/06/1967 it was resolved that on 01/04/1957 Umaji Dungarji was not tenant in said land therefore he was not able to purchase said land therefore his name was deleted from the revenue record of said land. Ref. mutation entry no.4338 dated 31/03/1967.
17. Thereafter by virtue of Tenancy case 32/G Chandkheda Trubunal dated 10/06/1967 it was resolved that on Gugabhai Jivabhai and Nathabhai Shamalbhai were tenant of said land from 1957-58 to

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1960-61 however as per section 31-A said tenant was not capable to purchase the said land therefore his name was deleted from the revenue record of said land. Further the name of Govindbhai Purshottamdas was entered as owner vide mutation entry no.4260 and same was upheld. Ref. mutation entry no.4339 dated 31/03/1967.

18. Thereafter the endorsement of fragment land was deleted from the revenue record of said land by virtue of notification dated 29/10/1956 bearing no.Con.No.-1054/L read with order dated 28/05/1971 bearing no.Sr.-Akat/2270/P.E./1274 as the land of said survey no. of Chandkheda village together with land of other survey numbers were falling within the two mile area from the limit of Ahmedabad Municipal Corporation. Ref. mutation entry no.4766 dated 14/03/1974.

19. Thereafter the owner of the said land Patel Govindbhai Parsottamdas due to old age applied to enter the name of his legal heir 1. Jayantilal Govindbhai, 2. Trikamlal Govindbhai and 3. Rasiklal Govindbhai as joint owner of the said land. Accordingly the names of said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.4991 dated 06/04/1978.

20. Thereafter the co-owner of said land Jayantibhai Govindbhai died intestate on 12/12/2000 leaving behind him his legal heir namely 1. Ramilaben widow of Jayantibhai Govindbhai, 2. Yogeshkumar Jayantibhai, 3. Nimeshkumar Jayantibhai, 4. Kirtiben Jayantibhai, 5. Kanakben Jayantibhai, 6. Devalben Jayantibhai and 7. Jagrutiben Jayantibhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no.7187 dated 24/02/2001.

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21. Thereafter the co-owner of said land Govindbhai Parsottambhai Patel died intestate on 25/03/2002 leaving behind him his legal heir namely 1. Trikambhai Govindbhai, 2. Rasiklal Govindbhai, 3. Kapilaben Govindbhai, 4. Kailasben Govindbhai, 5. Yogeshkumar Jayantilal, 6. Nimeshkumar Jayantilal, 7. Kirtiben Jayantilal, 8. Kanakben Jayantilal, 9. Devalben Jayantilal, 10. Jagrutiben Jayantilal and 11. Ramilaben widow of Jayantibhai Govindbhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no.7433 dated 25/06/2002.
22. Thereafter the co-owner of said land 1. Kapilaben Govindbhai, 2. Kailasben Govindbhai, 3. Kirtiben Jayantilal, 4. Kanakben Jayantilal, 5. Devalben Jayantilal and 6. Jagrutiben Jayantilal released, relinquished and waived all their undivided right title and interest pertain to said land in favour of other co-owner of said land. Accordingly their names have been deleted from the revenue record of said land. Ref. mutation entry no.7434 dated 25/06/2002.
23. Thereafter by virtue of order dated 17/01/2008 bearing no. GHM/2008/2M/PFR-392008-35-L1 passed by the Joint Secretary, Revenue Department, Gandhinagar said entire Chandkheda Village has been transferred and inserted within the District Ahmedabad in place of Gandhinagar. Accordingly said village Chandkheda was included in Dashkroi Taluka of Ahmedabad Village. Ref. mutation entry no.8821 dated 08/02/2008.
24. Thereafter by virtue of order dated 30/01/2008 bearing no. CB/LND-2/C-4019 passed by the District Collector Ahmedabad entire area of Chandkheda Nagarpalica has been transferred and vested within the Dashkroi Taluka of Ahmedabad District. Ref. mutation entry no.8822 dated 08/02/2008.



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25. Thereafter the co-owner of said land Rasikbhai Govindbhai during his aliveness applied to enter the name of his legal heir viz. 1. Anandiben wife of Rasikbhai Govindbhai, 2. Ketan Rasikbhai, 3. Rajesh Rasikbhai and 4. Jagdish Rasikbhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no. 8957 dated 11/08/2008. Said entry was not mutated as per affidavit hence circle officer has cancelled said entry.
26. Thereafter the co-owner of said land Trikambhai Govindbhai during his aliveness applied to enter the name of his legal heir viz. 1. Jashodaben wife of Trikambhai Govindbhai, 2. Jayesh Trikambhai, 3. Pina Trikambhai and 4. Kenal Trikambhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no. 8958 dated 11/08/2008. Said entry was not mutated as per affidavit hence circle officer has cancelled said entry
27. Thereafter the co-owner of said land Rasikbhai Govindbhai during his aliveness applied to enter the name of his legal heir viz. 1. Ketan Rasikbhai, 2. Rajesh Rasikbhai and 3. Jagdish Rasikbhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no. 8961 dated 18/08/2008.
28. Thereafter the co-owner of said land Trikambhai Govindbhai during his aliveness applied to enter the name of his legal heir viz. 1. Jayesh Trikambhai. Accordingly the name of the said legal heir was entered in the revenue record of said land. Ref. mutation entry no. 8962 dated 18/08/2008.
29. Thereafter said land of survey no. 24/1/1 and 24/1/2 admeasuring 17402 sq. mts. had been granted permission for Non Agricultural





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Use for residential purpose issued by the Hon'ble Collector, Ahmedabad City, on dated 09/03/2009 vide order bearing No. CB/Jamin/NA/SR-512/2008. Ref. mutation entry no.9377 dated 09/09/2009.

30. Thereafter the owner of said land 1. Triklal Govindbhai, 2. Rasiklal Govindbhai Patel, 3. Ramilaben @ Ramaben widow of Jayantilal Govindbhai Patel, 4. Yogeshkumar Jayantilal Patel, 5. Nieshkumar Jayantilal Patel's POA holder Yogeshkumar Jayantilal Patel, 6. Jayesh Triklal Patel, 7. Ketan Rasiklal Patel and 8. Jagdish Rasiklal Patel sold, conveyed and transferred said land of Survey no.24/1/1 admeasuring 12343 sq. mts. and 24/1/2 admeasuring 5059 sq. mts. to Shayona Infrastructure, a partnership form through its partner 1. Sureshbhai Ranchhodbhai Patel (10% share), 2. Sanjaybhai Ranchhodbhai Patel (10% share), 3. Vipulbhai Ranchhodbhai Patel (10% share), 4. Vishnubhai Punjabhai Patel (10% share), 5. Kanubhai Babaldas Patel (10% share), 6. Babubhai Manilal Chaudhary (15% share), 7. Dahyabhai Manilal Chaudhary (15% share), 8. Rameshbhai Shankardas Patel (10% share) by way of sale deed dated 17/08/2009 registered before the Ahmedabad Sub Registrar office at Gandhinagar under sr. no. 8538. Ref. mutation entry no.9378 dated 09/09/2009. Said entry was cancelled by the circle officer due to mistake in entry and afresh entry no.9382 mutated in the record.



31. Thereafter further mutation entered in the revenue record of said land stating that the owner of said land 1. Triklal Govindbhai Patel, 2. Rasiklal Govindbhai Patel, 3. Ramilaben @ Ramaben widow of Jayantilal Govindbhai Patel, 4. Yogeshkumar Jayantilal Patel, 5. Nimeshkumar Jayantilal Patel's POA holder Yogeshkumar Jayantilal Patel, 6. Jayesh Triklal Patel, 7. Ketan Rasiklal Patel,



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8. Rajesh Rasiklal Patel and 9. Jagdish Rasiklal Patel sold, conveyed and transferred said land of Survey no.24/1/1 admeasuring 12343 sq. mts. and 24/1/2 admeasuring 5059 sq. mts. paiki undivided 2287 sq. mts. collectively 14630 sq. mts. non agriculture land to Shayona Infrastructure, a partnership form through its partner 1. Sureshbhai Ranchhodbhai Patel (10% share), 2. Sanjaybhai Ranchhodbhai Patel (10% share), 3. Vipulbhai Ranchhodbhai Patel (10% share), 4. Vishnubhai Punjabhai Patel (10% share), 5. Piyushbhai Bharatbhai Patel (10% share) 6. Kanubhai Babaldas Patel (10% share), 7. Babubhai Manilal Chaudhary (15% share), 8. Dahyabhai Manilal Chaudhary (15% share) and 9. Rameshbhai Shankardas Patel (10% share) by way of saledeed dated 17/08/2009 registered before the Ahmedabad Sub Registrar office under sr. no. 8538. Ref. mutation entry no.9382 dated 11/09/2009.

32. Thereafter the owner of said land 1. Trikam Lal Govindbhai Patel HUF, 2. Rasiklal Govindbhai Patel HUF, 3. Ramilaben @ Ramaben widow of Jayantilal Govindbhai Patel HUF, 4. Yogeshkumar Jayantilal Patel HUF, 5. Nimeshkumar Jayantilal Patel HUF's POA holder Yogeshkumar Jayantilal Patel, 6. Jayesh Trikam Lal Patel HUF, 7. Ketan Rasiklal Patel HUF, 8. Rajesh Rasiklal Patel HUF and 9. Jagdish Rasiklal Patel HUF sold, conveyed and transferred said land of Survey no.24/1/2 admeasuring 5059 sq. mts. paiki undivided 2772 sq. mts. non agriculture land to Aavali Property Developers Private Limited through its director Hasmukh Javanmal Shah by way of saledeed dated 09/12/2009 registered before the Ahmedabad Sub Registrar office at Gandhinagar under sr. no. 12781. Ref. mutation entry no.9505 dated 31/12/2009.





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33. Thereafter the owner of said land Aavali Property Developers Private Limited through its director Hasmukh Javanmal Shah and Ratibhai Javanmal Shah sold, conveyed and transferred said land of Survey no.24/1/2 admeasuring 5059 sq. mts. paiki undivided 2772 sq. mts. non agriculture land together with other land to Surya Real Infra Private Limited representing through director Gopalbhai Gagjibhai Sutariya by way of saledeed dated 07/09/2010 registered before the Ahmedabad Sub Registrar office at Ahmedabad-2 (Vadaj) under sr. no.16220. Ref. mutation entry no.9900 dated 24/09/2010.
34. Thereafter the owner of the said land had applied before the DILR, Ahmedabad to do KJP in said land of Survey no.24/1 admeasuring 17402 sq. mts. (24/1/1 and 24/1/2) whereby the DILR, Ahmedabad as per the durasti patrak no.M.R.No.Semi/2/84/408-408/09/10 said land was divided into three parts, i.e. (1) Survey no.24/1/A admeasuring 12343 sq. mts. hold by Shayona Infrastructure, (2) Survey no.24/1/B admeasuring 2287 sq. mts. hold by Shayona Infrastructure and (3) Survey no.24/1/C admeasuring 2772 sq. mts. hold by Aavali Property Developers Pvt. Ltd.. Ref. mutation entry no.10273 dated 31/05/2011. (Said entry is not reflecting in the revenue record of survey no.24/1/C)
35. Thereafter through notification dated 17/03/2012 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka's as Ahmedabad City (East) and Ahmedabad City (West) apart from that Chandkheda village was included under Ahmedabad City (West) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.10761 dated 03/05/2012.





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36. Thereafter mutation entry entered in the revenue record of said land stating that the owner of the said land Shri Surya Real Infra Pvt. Ltd. had made breach of condition no.8 laid down vide non-agriculture use permission dated 09/03/2009 vide order bearing No. CB/Jamin/NA/SR-512/2008 therefore it was ordered on 09/01/2014 vide order no.N.A./U-1/ Chandkheda/ Sharatbhang/Case No.3/2012 - 13 to pay Rs.174020/- as penalty under the head of special cess. Ref. mutation entry no.11517 dated 30/01/2014.
37. Thereafter said land of Survey no. 24/1/C admeasuring 2772 sq. mts. was included in T.P. Scheme No.76/B (Chandkheda) and allotted Final Plot No.20 admeasuring 1663 sq. mts..
38. Thereafter the owner of the said land of survey no.24/1/C Shri Surya Real Infra Pvt. Ltd. had applied to revise N.A. permission granted earlier for the land of Survey no. 24/1/C admeasuring 2772 sq. mts. paiki 1663 sq. mts. before the District Collector, accordingly the District Collector had granted revised permission on 24/05/2019 vide order No.104/0718/048/2019. Ref. mutation entry no.13583 dated 03/06/2019.
39. Thereafter the owner of said land Surya Real Infra Private Limited representing through director Gopeshbhai Gagjibhai Sutariya sold, conveyed and transferred said land of Survey no. 24/1/C admeasuring 2772 sq. mts. of T.P. Scheme No.76/B Final Plot No.20 admeasuring 1663 sq. mts. non agriculture land to Anjanees Developers, a partnership firm by way of sale deed dated 11/07/2019 registered before the Ahmedabad Sub Registrar office at Ahmedabad-2 (Vadaj) under sr. no.12701. Ref. mutation entry no.13657 dated 16/07/2019.
40. Thereafter the owner of said land Anjanees Developers, a partnership firm through its partner 1. Chintan Rameshbhai





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Dobariya, 2. Rajeshbhai Rameshbhai Patel, 3. Sarthak Jagdishbhai Chandarana, 4. Hiren Bipinbhai Chandarana, 5. Jay Mukeshbhai Chandarana and 6. Chaturbhai Babubhai Patel sold, conveyed and transferred said land of Survey no. 24/1/C admeasuring 2772 sq. mts. of T.P. Scheme No.76/B Final Plot No.20 admeasuring 1663 sq. mts. non agriculture land to Vishwas Enterprise, a partnership firm through its administrative partner Kamalbhai Arjundas Jethwani by way of saledeed dated 13/07/2020 registered before the Ahmedabad Sub Registrar office at Ahmedabad-2 (Vadaj) under sr. no.6153. Ref. mutation entry no.14029 dated 30/07/2020.

41. That the owner and developer of the said land had planned a Residential cum commercial Project over the said land namely "COLIN HAVEN" comprising 1 building block consisting 48 numbers of Flats from First to Thirteenth Floor and First Celler and ground floor for parking and 9 numbers of Shops/Office on Ground Floor and First Floor on the said Land and prepared planned and details drawing for the same and applied before the AMC for construction of residential cum commercial building and plans for the same was approved by Ahmedabad Municipal Corporation and issued Commencement Certificate (Rajachitthi) on dated 30/10/2021, bearing No.05430/010921/A5133/R0/M1.
42. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued on 13/06/2021 in the daily newspaper "Gujarat Samachar" Ahmedabad, in lieu of the said public notice no any objection has been received by any person till this date.
43. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to





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determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

44. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1986 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.

45. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby Certify that, the said land multipurpose Non Agriculture uses land bearing revenue Survey no.24/1/C admeasuring 2772 sq.mts included in town planning scheme no.76/B (Chandkheda) allotted final plot no.20 admeasuring 1663 sq.mts of Mouje Chandkheda as on date solely belongs to Vishwas Enterprise and its partners and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Vishwas Enterprise and its partners are the owner of the said land and except them no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-





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- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.



DATED THIS 30th day of October' 2021 at Ahmedabad.

S. D. Mishra
Advocate & Notary