

TITLE CLEARANCE CERTIFICATE
WITH SEARCH REPORT

FOR

Non-Agricultural Land bearing Final Plot No.26/6,
admeasuring **1555 Sq. Meters** or thereabouts (allotted
in lieu of Survey No.19/6, admeasuring 2592 Sq. Meters),
situate, lying and being at Village Mouje **SANAND** Sim,
Taluka Sanand in Registration District Ahmedabad and
Sub District of **SANAND**

OWNED BY

- (1) **Vasantbhai Mafatlal Patel** (16.50% land share)
- (2) **Alkeshbhai Kantilal Patel** (16.50% land share)
- (3) **Vivekkumar Chandrakant Patel** (17% land share)
- (4) **Gargi Naishadh Shah** (25% land share)
- (5) **Sahil Naishadh Shah** (25% land share)

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,

Vasantbhai Mafatlal Patel & others,
Central Park, Opp. Hajari Mata Temple,
Sanand, Ta. Sanand, Dist. Ahmedabad.

Sub : In the matter to an immovable property of **Non-Agricultural Land** bearing **Final Plot No.26/6**, admeasuring **1555 Sq. Meters** or thereabouts (allotted in lieu of Survey No.196, admeasuring 2592 Sq. Meters) of T.P. Scheme No.3 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka Sanand, Registration District Ahmedabad and Sub District of **SANAND** belonging to (1) **Vasantbhai Mafatlal Patel** (owner of undivided 16.50% land share) (2) **Alkeshbhai Kantilal Patel** (owner of undivided 16.50% land share) (3) **Vivekkumar Chandrakant Patel** (owner of undivided 17% land share) (4) **Gargi Naishadh Shah** (owner of undivided 25% land share) and (5) **Sahil Naishadh Shah** (owner of undivided 25% land share).

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 Sub Registrar Office, Sanand on dated 08/05/2019 by Application No.6109 & Receipt No.2019029012190 (from 1989 to 2019) and depends on the search as well as perusal of Title Clearance Certificate of Bharatkumar G. Patel, dated 28/06/2007 and on the basis of papers/deeds/documents submitted before for scrutiny, I hereby submit my report on the title as follows :

That Chandulal Chaturbhai Patel was owner and occupier of the land in question prior to 30 years.

Contd..2..

MANSINH K. PARMAR

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Thereafter the said Chandulal Chaturbhai Patel brought the said land in original condition as per Resolution No.58186, dated 06/10/1986 of Deputy Collector as well as their Order No.TNC/Appeal/76/93, dated 09/08/1993 and entry to that effect entered in the revenue records by Mutation Entry No.15669 on dated 08/09/1994.

Thereafter the said Chandulal Chaturbhai Patel himself and as a Karta & Manager of his HUF executed sale deed for the land bearing Survey No.19/1 Paiki in favour of Anilbhai Shakrabhai Patel and the Sale Deed was registered in the Office of the Sub Registrar of Assurance at Sanand on dated 09/05/1997 under Serial No.854 and entry to that effect entered in the revenue records by Mutation Entry No.17120 on dated 14/05/1997.

Thereafter the said Chandulal Chaturbhai Patel arose a suit before the court of Hon. Civil Judge (CD), Ahmedabad Rural by Spl.C.S. No.98/97 to cancel the above sale as well as sale deed, and during the continuation of the suit the said Chandulal Chaturbhai Patel died and expired on or about dated 24/12/1997 without leaving any Will and name of Savitaben Widow of Chandulal Chaturbhai Patel entered in the revenue records as a legal heir of deceased.

Thereafter even on pending above litigation, the said Anilbhai Shakrabhai Patel has sold and conveyed the land bearing Survey No.19/1 Paiki 2, total admeasuring 27417 Sq. Mtrs. paiki Western side land of 2500 Sq. Yards to Hamirbhai Khojabhai by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 17/12/1997 under Serial No.1899 and entry to that effect entered in the revenue records by Mutation Entry No.17279 on dated 20/12/1997.

Thereafter even on pending above litigation, the said Anilbhai Shakrabhai Patel has sold and conveyed the land bearing Survey No.19/1 Paiki 2, total admeasuring 27417 Sq. Mtrs. paiki Western side rest of land of 19315.88 Sq. Mtrs. sold and conveyed to Kanubhai Rasikbhai Patel by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 03/05/1999 under Serial No.428 and entry to that effect entered in the revenue records by Mutation Entry No.17744 on dated 14/06/1999.

Thereafter depends on the above information, Power of Attorney Holder of the said Chandulal Chaturbhai Patel has admitted R.T.S. Appeal No.149/99 before the court of Prant Officer, Dholka Prant and the authority has granted the Dispute

Contd..3..

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Application on dated 21/03/2000 and stated to make note at village records about final decision in the matter of Application No.93/99.

Thereafter the Anilbhai Shakrabhai and Kanubhai Rasiklal Patel have admitted L.B./R/Sr.No.63/2000 before the District Collector, Ahmedabad, but the order issued on dated 19/12/2000 to cancel the same and to keep AS IS WHERE IS condition under Re-investigation Application No.93/99.

That I found that during the above matter, the Nanalal Maganlal on another part demanded Stay Order through Review No.70/97 before the Sanand Court, but the Stay Order was cancelled and appeal against that matter was carrying before the Court of District Judge, Ahmedabad Rural. Further the Anilbhai Shakrabhai had admitted Review No.63/97 before the Sanand Court, but the same was terminated by the Hon. Court with later effect and on termination of Spl.C.S. No.98/97 before the Civil Judge (CD), Ahmedabad Rural and Review No.70/97 before the Sanand Court, only appeal was pending before the competent authority whichever settled with mutual understanding between the parties i.e. Anilbhai Shakrabhai Patel and others and Memorandum of Understanding thereof was notarised on 07/12/2005 and accordingly out of the total land, 2500 Sq. Yards allowed to Hamirbhai Khojabhai and 5750 Sq. Yards allowed to Kanubhai Rasiklal Patel and thus all legal litigations, suits, claims and disputes as well settled between the parties in accordance of above Memorandum of Understanding.

Thereafter the said Hamirbhai Khojabhai has executed General Power of Attorney for land of his undivided land bearing Survey No.19/1 Paiki 2 Paiki, admeasuring 2090 Sq. Mtrs. in favour of Dashrathbhai Chikabhai Gohel, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 08/02/2006 under Serial No.2.

Thereafter the Hamirbhai Khojabhai and Kanubhai Rasiklal Patel have sold and conveyed said land bearing Survey No.19/1 Paiki 2, admeasuring 2090 Sq. Mtrs. of Khata No.2573 and 4808 Sq. Mtrs. of Khata No.2725 to (1) Jayendrasinh Navalsinh Sisodiya, (2) Narsinhbhai Govindbhai Patel, (3) Patel Hasmukhbhai Shambhubhai and (4) Raghuvirsinh Navalsinh Sisodiya by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 21/08/2008 under Serial No.5607, and it was confirmed by Dashrathbhai Chikabhai Gohel by towards the above Power of Attorney, and entry to that

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effect entered in the revenue records by Mutation Entry No.21704 on dated 20/09/2008, and also the competent authority has certified this entry on dated 11/11/2008.

Thereafter the Assistant Town Planner, Ahmedabad Urban Development Authority has issued Zonning Certificate for the land bearing Survey No.19 on dated 25/11/2010 informing deduction of 12 Meter road and 60 Meter road through the land as well as granting Residential Type-I Zone and General Industrial to the rest of land of Survey No.19.

Thereafter necessary promulgation made in the computerized revenue record as per order of the Mamlatdar, Sanand vide Order No.Village Record/Promulgation Sanand/Promulgation Reg. No.2/Vashi.2008, dated 01/09/2008, and entry to that effect entered in the revenue records by Mutation Entry No.21807 on dated 22/10/2008, and also the competent authority has certified this entry on dated 20/12/2008.

Thereafter necessary promulgation made in the computerized revenue record as per order of the Mamlatdar, Sanand vide Order No.Village Record/Promulgation Sanand/Promulgation Reg. No.10/Vashi.2008, dated 01/09/2008, and entry to that effect entered in the revenue records by Mutation Entry No.21822 on dated 23/10/2008, and also the competent authority has certified this entry on dated 10/12/2008.

Thereafter the landowners, (1) Jayendrasinh Navalsinh Sisodiya, (2) Narsinhbhai Govindbhai Patel, (3) Patel Hasmukhbhai Shambhubhai and (4) Raghuvirsinh Navalsinh Sisodiya have sold and conveyed the agricultural land bearing Survey No.19/1 Paiki 2, Khata No.4010, admeasuring 2592 Sq. Meters to (1) Dilipsinh Navalsinh Sisodiya (owner of undivided 25% land share), (2) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 25% land share), (3) Jayendrasinh Ghelubha Vaghela (owner of undivided 12.50% land share), (4) Ghanshyamsinh Ghelubha Vaghela (owner of undivided 12.50% land share), (5) Vinubhai Vajubhai Vaghela (owner of undivided 12.50% land share) and (6) Manubhai Vajubhai Vaghela (owner of undivided 12.50% land share) by Sale Deed, registered in the Office of the Sub Registrar of Assurance at Sanand on dated 26/11/2010 under Serial No.11090, and entry to that effect entered in the revenue records by Mutation Entry No.24109 on dated 05/01/2010, but evidences of purchasers being farmer

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MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

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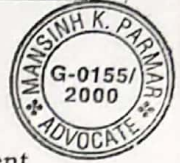
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were not submitted therefore this entry has been cancelled by the competent authority on dated 25/03/2011.

Thereafter effect of above sale further posted in the revenue record along with all necessary evidences and documents, hence entry to that effect entered in the revenue records by Mutation Entry No.24516 on dated 11/04/2011, and also the competent authority has certified this entry on dated 19/07/2011.

Thereafter the Hon'ble District Collector, Ahmedabad has granted Non Agricultural Use Permission for the land bearing Survey No.19/1 Paiki 2, admeasuring 2592 Sq. Mtrs. for Commercial Purpose by their Order No.CB/CTS/NA/SR-948/2011, dated 30/04/2012 SUBJECT TO Conditions mentioned in the order being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.25699 on dated 19/05/2012 and the competent authority has certified this entry on dated 03/08/2012.

Thereafter the DILR, Ahmedabad has filled a Puravani Patrak No.72 under their Order No.DSO/DRK/P.P.72/2012, dated 14/05/2012 for the entire land bearing Survey No.19 and accordingly commercial purpose non-agricultural land has given Survey No.19/6, admeasuring 2592 Sq. Mtrs. belonging to (1) Dilipsinh Navalsinh Sisodiya (owner of undivided 25% land share), (2) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 25% land share), (3) Jayendrasinh Ghelubha Vaghela (owner of undivided 12.50% land share), (4) Ghanshyamsinh Ghelubha Vaghela (owner of undivided 12.50% land share), (5) Vinubhai Vajubhai Vaghela (owner of undivided 12.50% land share) and (6) Manubhai Vajubhai Vaghela (owner of undivided 12.50% land share) SUBJECT TO Conditions mentioned in the order being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.25721 on dated 23/05/2012 and the competent authority has certified this entry on dated 13/08/2012.

Thereafter the landowners, (1) Dilipsinh Navalsinh Sisodiya (owner of undivided 25% land share), (2) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 25% land share), (3) Jayendrasinh Ghelubha Vaghela (owner of undivided 12.50% land share), (4) Ghanshyamsinh Ghelubha Vaghela (owner of undivided 12.50% land share), (5) Vinubhai Vajubhai Vaghela (owner of undivided 12.50% land share) and (6) Manubhai Vajubhai Vaghela (owner of undivided 12.50% land share) have sold and conveyed said non-agricultural land bearing Survey No.19/6,

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MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Part :

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

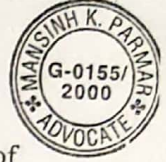
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admeasuring 2592 Sq. Meters to (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel (owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) by Sale Deed, registered in the Office of the Sub Registrar of Assurance at Sanand on dated 30/07/2015 under Serial No.5888, and entry to that effect entered in the revenue records by Mutation Entry No.28138 on dated 16/09/2015 and the competent authority has certified this entry on dated 18/11/2015.

Thereafter the Town Planning Scheme No.3 (Sanand) implemented for Mouje SANAND Village Sim and accordingly the said land bearing Survey No.19/6, admeasuring 2592 Sq. Meters has allotted **Final Plot No.26/6**, admeasuring **1555 Sq. Meters** or thereabouts. It appears that 1065 Sq. Meters land has been deducted towards town planning deduction as per Zoning Certificate, issued by the competent authority of AUDA as above.

It is informed that the Senior Town Planner, Ahmedabad Urban Development Authority has approved building plans and construction permission for a scheme of commercial units on the said land by their Letter No.PRM/122/6/2017/541/I.F.P.No.431618, dated 10/10/2017-13/10/2017 SUBJECT TO Conditions mentioned therein being fulfilled.

Thereafter the construction of 35 (thirty five) commercial units have been carried by the owners on said land known as "**SANAND SQUARE PROJECT (CENTRAL PARK)**" as per plans and permissions approved by competent authority of the Senior Town Planner, Ahmedabad Urban Development Authority.

It is further informed that Senior Town Planner, Ahmedabad Urban Development Authority has granted Building Use Permission for construction of commercial units on said land by their Letter No.CMP/5627/12/2018/24, dated 09/01/2019-15/01/2019 SUBJECT TO Conditions mentioned therein being fulfilled.

AND said land is in absolute and joint ownership of (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel

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(owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) being their *self-earned property* and they are having vacant and peaceful possession thereof without any kind of interruption of anybody and said land is running in their names in concerned records of Government, Semi Government Authority/ies being Owner and Occupier.

During my search, I have not found any kind of lien, burden or encumbrance upon the said land of (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel (owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) and also said land is free from all such encumbrances and attachments.

Further I have published a Public Notice in daily newspaper "SANDESH" on dated 19/04/2010 on Page No.08 in the names of (1) Jayendrasinh Navalsinh Sisodiya, (2) Narsinhbhai Govindbhai Patel, (3) Hasmukhbhai Shambhubhai Patel and (4) Raghuvirsinh Navalsinh Sisodiya to invite objection, if any from the public at large, but I have not received any kind of objection, hitch or hindrance from any body regarding the said land or any part thereof during period of the notice. And also that time I had issued a Title Clearance Certificate With Search Report in their names being agricultural land and in continuation thereof, I hereby issue this Title Clearance Certificate With Search Report.

In conclusion of the above, the landowners (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel (owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) having clear and marketable rights and titles of said land (more particularly described in the Schedule mentioned hereunder) and said land is free from all encumbrances and reasonable doubts.

CERTIFICATE :

This is to certify that an immovable property of **Non-Agricultural Land** bearing Final Plot No.26/6, admeasuring 1555 Sq. Meters or thereabouts (allotted

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in lieu of Survey No.196, admeasuring 2592 Sq. Meters) of T.P. Scheme No.3 (Sanand), situate, lying and being at Village Mouje SANAND Sim, Taluka Sanand in the Registration District Ahmedabad and Sub District of SANAND belonging to (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel (owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) as per submitted government, semi government records. Further it is certify that (1) Vasantbhai Mafatlal Patel (owner of undivided 16.50% land share) (2) Alkeshbhai Kantilal Patel (owner of undivided 16.50% land share) (3) Vivekkumar Chandrakant Patel (owner of undivided 17% land share) (4) Gargi Naishadh Shah (owner of undivided 25% land share) and (5) Sahil Naishadh Shah (owner of undivided 25% land share) having clear and marketable rights and titles of the said land (more particularly described in the Schedule mentioned hereunder) and said land is free from all encumbrances and reasonable doubts SUBJECT TO:

- (1) Usual Declaration on title being made at the time of transfer;
- (2) Any other act and/or law applicable to the said land from time to time;
- (3) Conditions mentioned in N.A. Use Permission being fulfilled;
- (4) Conditions mentioned in Development Permission as well as B.U. Permission and Plans being fulfilled;
- (5) Provisions of the Gujarat Town Planning & Urban Development Act and use of said land as per Zone issued by the authority under T.P. Scheme No.3 (Sanand);

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of the an immovable property of Non-Agricultural Land bearing Final Plot No.26/6, admeasuring 1555 Sq. Meters or thereabouts (allotted in lieu of Survey No.196, admeasuring 2592 Sq. Meters), situate, lying and being at Village Mouje SANAND Sim, Taluka Sanand in Registration District Ahmedabad and Sub District of SANAND.

Note :- I insist all original title deeds and documents are being produced and the same are to be observed and scrutinized before any transaction/disbursal.

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MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

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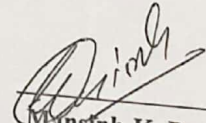
Date :

:- I have issued this Title Clearance Certificate with Search Report for above said non-agricultural land on the basis of a Title Clearance Certificate with Search Report, issued by me being agricultural land. For issuance herein, I have not published a Public Notice and issued only on the basis of perusal of submitted papers, deeds, documents and as per information gathered from the owner party believing the same to be true, correct and genuine in accordance with sworn declaration.

:- Search taken with the competent government authorities through *only available and legible* records/registers and depends thereon I have issued this title opinion/report.

Dated on this 09TH day of MAY - 2019 at Ahmedabad.




Mansinh K. Parmar
(Advocate)