



CERTIFICATE OF CLEAR AND MARKETABLE TITLE

TO WHOMSOEVER IT MAY CONCERN

OWNERS:

"M/s Vishwanath Estate Developers"
a partnership firm of ,
Plot no. 5, Nanaji Deshmukh Avenue,
Opp Club 07, Sky City Road,
Shela, Ahmedabad-380058

Subject Property

All that piece and parcel of all that Immovable property being land with permission for non-agricultural land use for residence of Block no. 423B admeasuring 15050 sq mtrs which on its inclusion in the T.P. Scheme no. 1 (Shela) is allotted Final plot no. 123/2 admeasuring 9030 sq mtrs in the sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration Sub-District-Ahmedabad (Sanand).

We have upon instructions received from the owner firm of the subject property we have investigated the rights, titles and interests to the subject property of the earstwhile co-owners 1) **Maulik Dineshbhai Shah,** 2) **Viral Dineshbhai Shah,** 3) **Prafullaben Dineshbhai Shah,** 4)





Shreya Maulik Shah, 5) Kinjal Viral Shah and 6) Dineshbhai Ugarchand Shah in undivided interests to the extent of 25%, 25%, 15%, 10%, 10%, and 15% respectively.

We have caused searches to be taken, both that of Revenue as well as records of Sub-Registrar's office made available to us. A public notice inviting objections if any, against issuance of certificate of clear and marketable titles of the owners, was got published on 04/02/2022 in local daily "Gujarat Samachar". No objection, claim or dispute has been filed before us till this date.

The present owner has purchased the subject property from its earlier six co-owners abovenamed under the conveyance deed executed on 18/2/2022 and the same is registered at serial no. 3495 on 21/2/2022. This transfer has been recorded in the revenue records of village Shela, and name of the owner "M/s. Vishwanath Estate Developers" a partnership firm has been mutated under mutation entry no. 6852 dated 25/2/2022. The same is certified on 5/4/2022.

It appears that in the meanwhile the Ahmedabad Urban





Development authority has sanctioned Development Permission to the subject land for construction of 504 Residential Affordable Housing Units of project named "MAHER HOMES 5" on the land of F.P. no. 123/2 admeasuring 9030 sq mtrs under its IFP No./E-nagar: JSK/03/2022/0023, No. PRM/19/3/2022/39 dated 24/3/2022.

From the reports of the searches of revenue and sub-registrar's office records for more than 30 years, and title deeds submitted before us as well as assurances contained in the usual declaration submitted before us by the said owner partnership firm. We are of the opinion that rights, titles and interests to the subject property more particularly described in the schedule hereunder are clear and marketable.

SCHEDULE

All that piece and parcel of all that Immovable property being land with permission for non-agricultural land use for residence of Block no. 423B admeasuring 15050 sq mtrs which on its inclusion in the T.P. Scheme no. 1 (Shela) is allotted Final plot no. 123/2 admeasuring 9030 sq mtrs in the sim of Village Shela, Taluka Sanand, District Ahmedabad, Registration



Sub-District-Ahmedabad (Sanand) and the same is bound as under:-

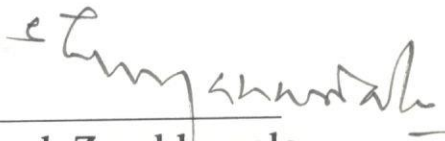
Block no. 423/B

On East : Block no. 421
On West : Block no. 426
On North : Block no. 423/A
On South : Block nos. 423/C, 441

Final Plot no. 123/2

On East : 36 mtrs T.P. Road
On West : F.P. no. 124
On North : F.P. no. 123/1
On South : F.P. 123/3

Issued on this 25th day of APRIL 2022


Suresh Zumkhawala
Advocate

