

Ref. No. 6855

To,

"Samrudhdhi Developers"

A partnership firm through its

Admin. Partner, Vipul V. Sangani,

Add.: Block No. 76, F.P. No.115/1 & 115/2,

T.P.S. No.121, Hanspura, Ahmedabad-382330.

TITLE CERTIFICATE

Reg :- Non-agricultural land bearing **Final Plot No. 115/1**, containing by admeasurements 121 Sq. Mtrs. (Sub Plot No. (115/1+115/2)3 Paiki 121 Sq. Mtrs. as per plans approved by AMC) (allotted in lieu of Block No. 76, containing by admeasurements 202 Sq. Mtrs.) of T.P. Scheme No. 121 (Naroda-Hanspura-Kathwada), situate, lying and being at Moje Hanspura, Taluka Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to a partnership firm **"Samrudhdhi Developers"**.



THIS IS TO STATE THAT, I have examined titles to said land belonging to a partnership firm **"Samrudhdhi Developers"** and have caused to be taken searches of **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Final Plot No. 115/1**, containing by admeasurements 121 Sq. Mtrs. (Sub Plot No. (115/1+115/2)3 Paiki 121 Sq. Mtrs. as per plans approved by AMC) (allotted in lieu of Block No. 76, containing by admeasurements 202 Sq. Mtrs.) of T.P. Scheme No. 121 (Naroda-Hanspura-Kathwada), situate, lying and being at Moje Hanspura, Taluka Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and from the Declaration-Cum-Indemnity Bond filed before me and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by the owner that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective. I hereby opine that the same are clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A. Order and approved plans.

(P.T.O.)

- [3] Mortgage Deed (Serial No.10370, dated 30-4-2022) for Rs.18.00 Crore in favour of Shriram Housing Finance Limited.
- [4] Provisions of the Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Gujarat Town Planning Scheme.
- [5] Verification of all original documents.

DATED THIS 4TH DAY OF AUGUST, 2022.



(Sharad N. Darji)

Advocate

Note :

- [1] This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1994 to 2022) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.



Ref. No. 6856

To,

"Samrudhdhi Developers"

A partnership firm through its

Admin. Partner, Vipul V. Sangani,

Add.: Block No. 77/3, F.P. No.115/1 & 115/2,

T.P.S.No.121, Hanspura, Ahmedabad-382330.

TITLE CERTIFICATE



Reg :- Non-agricultural land bearing **Final Plot No. 115/2 Paiki**, containing by admeasurements 2384 Sq. Mtrs. (Sub Plot No. (115/1+115/2)3 Paiki 2385 Sq. Mtrs. as per plans approved by AMC) (allotted in lieu of Block No. 77/3, containing by admeasurements 3974 Sq. Mtrs.) of T.P. Scheme No. 121 (Naroda-Hanspura-Kathwada), situate, lying and being at Moje Hanspura, Taluka Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) belonging to a partnership firm **"Samrudhdhi Developers"**.

THIS IS TO STATE THAT, I have examined titles to said land belonging to a partnership firm **"Samrudhdhi Developers"** and have caused to be taken searches of **available** revenue and registration record for last 30 years through our search clerk to the **Non-agricultural Land** bearing **Final Plot No. 115/2 Paiki**, containing by admeasurements 2384 Sq. Mtrs. (Sub Plot No. (115/1+115/2)3 Paiki 2385 Sq. Mtrs. as per plans approved by AMC) (allotted in lieu of Block No. 77/3, containing by admeasurements 3974 Sq. Mtrs.) of T.P. Scheme No. 121 (Naroda-Hanspura-Kathwada), situate, lying and being at Moje Hanspura, Taluka Asarwa in the Registration District Ahmedabad and Sub District of Ahmedabad-6 (Naroda) and from that and from the Declaration-Cum-Indemnity Bond filed before me and believing the same to be true, correct and trustworthy and also believing the documents/ papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by the owner that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective. I hereby opine that the same are clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A. Order and approved plans.

(P.T.O.)

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DATED THIS 4TH DAY OF AUGUST, 2022.



(Sharad N. Darji)

Advocate

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