

Nayna K. Gadhvi.
Advocate & Notary,
Sanad No. G/624/2000

Resi: - 9, Rajnigandha Bungalows,
Near Aditya Bungalows, Opp.
St. Kabir School, Sweet Corner Lane,
Near Surdhara Circle, Saal Hospital
Road Thaltej, Ahmedabad-54.
Mobile No. :9825325144

mail address: naynagadhvi44@yahoo.co.in

Title Clearance Certificate & Title Report.

To,

M/s. Sanmag Buildcon LLP(As Owner)
1705, Sankalp Squer-3,
Near Taj Skyline,
Sindhuhavan Road, Shilaj
Ahmedabad

Subject:- Investigation of title to the N.A. Open land bearing Survey No. 254 admeasuring 6981 sq.mtrs. of T.P. Scheme No. 215 of Final Plot No. 80 admeasuring about 4887 sq.mtrs. to-gather with construction standing thereon & to be constructing of scheme known as "Sankalp Gwala" situate lying and being at Mouje Village Ambli, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to M/s. Sanmag Buildcon LLP.

This is to Certify that , We have investigated the title to the above referred land which more particularly described in the Schedule hereunder written at relevant time, after taking necessary searches of the record being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad for the last 30 years for said purpose as also on perusal and verification of certain agreements, deeds, documents, order, permission, papers and plan etc. and percent to our search report dated 04/11/2022 on title annexed herewith, we give our report as under:

- 1 Since 1957 the land baring Survey No. 245(Old Survey No. 124/1 and 124/2) admeasuring 6981 sq.mtrs. was owned & possessed by Kashiram Shivram. **Entry to that effect was made in revenue records vide Entry no. 1032 dated 27/11/1957.**

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- 2 Thereafter Kashiram Shivram entered his legal heirs namely Keshabhai Kashiram, Amthiben Kashiram and Laxmiben Kashiram in the revenue record as co-owner of the said land. **Entry to that effect was made in revenue records vide Entry no. 1211 dated 05/01/1964.**
- 3 Thereafter as per order of Civil Judge Distribution took place Between the family, and as per distribution Survey no. 124/1 and 124/2 and other survey no. came into Laxmiben Kashiram **Entry to that effect was made in revenue records vide Entry no. 1292 dated 15/04/1967.**
- 4 Thereafter Commissioner Government issued Notification no. 1364/7837, which was published on 20/02/1964 in the Gujarat Gazette part-page 454 that to prevent fragmentation of agricultural land in Mumbai and under sec. 24(1) of Consolidation Act 1947, the State Government has planned to consolidate Survey no. 124/1 and 124/2 and given new Survey No. 254. **Entry to that effect was made in revenue records vide Entry no. 1319 dated 09/09/1968.**
- 5 Thereafter SLR of Ahmedabad issued order no. K.J.P.S.R.3 dated __/11/1967 and as per Dursti patrk consolidate Survey no. 124/1 and 124/2 and given new Survey No. 254. **Entry to that effect was made in revenue records vide Entry no. 1320 dated 16/09/1968.**
- 6 Thereafter Laxmiben Kashiram died on 16/03/1994 leaving behind her legal heirs namely (1) Vishnubhai Laxmandas, (2) Dashrathbhai Laxmandas, (3) Shardaben Laxmandas and (4) Vimlaben Laxmandas were entered their name in the revenue record. **Entry to that effect was made in revenue records vide Entry no. 2079 dated 20/09/1994.**
- 7 Thereafter (1)Vishnubhai Laxmand as self and karta of HUF and guardian of minor Jagrutiben, Nimishaben, Chintanbhai, (2) Dashrathbhai Laxmandas as self and karta of HUF and guardian of minor Hardikand Ankitaben, (3) Shardaben Laxmandas and (4) Vimlaben Laxmandas through their POA Bhikhabhai Jethidas agreed to sold land bearing

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Survey no. 254 admeasuring 6981 sq.mtrs. to (1) Bababhai Kalyanbhai (2) Prahladbhai Ambalak and (3) Damodarbai Madhavlal and executed registered Agreement to Sale, which was duly registrar of sub registrar of Ahmedabad at serial no. 4995 dated 30/11/1995.

- 8 Thereafter (1) Vishnubhai Laxmand as self and karta of HUF and guardian of minor Jagrutiben, Nimishaben, Chintanbhai, (2) Dashrathbhai Laxmandas as self and karta of HUF and guardian of minor Hardik and Ankitaben, (3) Shardaben Laxmandas and (4) Vimlaben Laxmandas through their POA Bhikhabhai Jethidas sold and conveyed land bearing Survey no. 254 admeasuring 6981 sq.mtrs. to (1) Prahladbhai Jeramdas (undivided share in the land admeasuring 1255 sq.mtrs.), (2) Umedbhai Jeramdas (undivided share in the land admeasuring 1255 sq.mtrs.), (3) Motilal Jeramdas (undivided share in the land admeasuring 1961 sq.mtrs.), (4) Maneklal Jeramdas (undivided share in the land admeasuring 1255 sq.mtrs.), (5) Chinubhai Jeramdas (undivided share in the land admeasuring 1255 sq.mtrs.) through registered Sale Deed confirmed by (1) Bababhai Kalyanbhai (2) Prahladbhai Ambalak and (3) Damodarbai Madhavlal through (1) Bababhai Kalyanbhai (2) Prahladbhai Ambalak and (3) Damodarbai Madhavlal, which was duly registrar of sub registrar of Ahmedabad at serial no. 1960 dated 15/05/1996. **Entry to that effect was made in revenue records vide Entry no. 2322 dated 14/08/1996.**
- 9 Thereafter land owner Prahladbhai Jeramdas, Umedbhai Jeramdas, Motilal Jeramdas, Maneklal Jeramdas and Chinubhai Jeramdas applied to enter names of their legal heirs Naginbhai Prahladbhai, Vashudevhai Prahladbhai, Dashrathbhai Prahladbhai, Kanubhai Prahladbhai, Bipinchandra Kashiram, Dineshbhai Kashiram, Gautambhai Kashiram, Chatrabhuji Motilal, Pravin Maneklal, Mahendra Maneklal and Pradip Chinubhai as co-owners of his share of land were entered in revenue record. **Entry to that effect was made in revenue records vide Entry no. 2516 dated 26/09/1997.**

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- 10 Thereafter Prahladbhai Jeramdas died on 17/12/2000 leaving behind him his legal heir namely Naginbhai Prahladbhai, Vashudevabhai Prahladbhai, Dashrathbhai Prahladbhai, Kanubhai Prahladbhai and Jyotshnaben Prahladbhai were entered their name in the revenue record. **Entry to that effect was made in revenue records vide Entry no. 2668 dated 07/04/2001.**
- 11 Thereafter Umedbhai Jeramdas died on 15/07/2003 leaving behind him his legal heir namely Kamlaben Umedbhai was entered her name in the revenue record. **Entry to that effect was made in revenue records vide Entry no. 3040 dated 12/02/2004.**
- 12 Thereafter Kamlaben Umedbhai died on 15/02/2009 and during his alive she made a Registered WILL and as per WILL the said undivided share in the land admeasuring 1255 sq.mtrs. transferred in the name of Amitaben W/o Dineshkumar Pramukhbhai Patel and D/o Motilal Jeramdas. **Entry to that effect was made in revenue records vide Entry no. 4114 dated 08/07/2009.**
- 13 Thereafter Chinubhai Jeramdas applied to enter names of his legal heirs namely Kantaben Chinubhai Patel, Praghnaben Chinubhai Patel, Pradipbhai Chinubhai Patel, Nimishben Chinubhai Patel and Sonalben Chinubhai Patel as co-owners of his share of land were entered in revenue record. **Entry to that effect was made in revenue records vide Entry no. 5515 dated 22/09/2016.**
- 14 Thereafter Maneklal Jeramdas died on 27/08/2017 leaving behind him his legal heirs namely Madhuben Maneklal Patel, Pravindbhai Maneklal Patel, Mahendrabhai Maneklal Patel, Harshidben Maneklal Patel were entered their name in the revenue record. **Entry to that effect was made in revenue records vide Entry no. 6033 dated 11/01/2019.**
- 15 Thereafter Harshidben Maneklal Patel release her right in the said undivided share in the land admeasuring 1255 sq.mtrs. paiki 104.58 sq.mtrs. in favour of Madhuben Maneklal

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Patel, Pravindbhai Maneklal Patel, Mahendrabhai Maneklal Patel and executed Registered Released Deed at serial no. 743 dated 09/04/2019. Therefore, Harshidben Maneklal Patel deleted her name in the revenue record. **Entry to that effect was made in revenue records vide Entry no. 6136 dated 20/06/2019.**

- 16 Thereafter District Collector issued N.A. permission for the land bearing Survey No. 254 of T.P. Scheme No. 215 of Final Plot no. 80 admeasuring 4887 sq.mtrs. vide its order no. 2330/07/17/056/2021 dated 20/10/2021 for Multipurpose. **Entry to that effect was made in revenue records vide Entry no. 6571 dated 20/10/2021.**
- 17 Thereafter Motilal Jeramdas gifted his undivided share in the land admeasuring 617.75 sq.mtrs. in faovur of Nil Chatrabhuj Patel, Manil Chatrabhuj Patel, Varshben Nitinbhai Patel, Jayshriben Manojbhai Patel, through registered Gift Deed, which was duly registered before the sub registrar of Ahmedabad at serial no. 3448 on 03/03/2022. **Entry to that effect was made in revenue records vide Entry no. 6681 dated 16/03/2022.**
- 18 Thereafter Manil Chatrabhuj Patel executed General Power of Attorney in favour of Chatrabhuj Motilal Patel and Smita Chatrabhuj Patel through registered General Power of Attorney, which was duly registered before the sub registrar of Ahmedabad at serial no. 3454 on 03/03/2022.
- 19 Thereafter (1) Chinubhai Jeramdas(as per Survey no. Admeasuring 627.5 sq.mtrs. – as per final plot admeasuring 439.277 sq.mtrs.), (2) Nagindbhai Prahladbhai(as per Survey no. Admeasuring 251 sq.mtrs. – as per final plot admeasuring 175.711 sq.mtrs.), (3)Vashudevbbhai Prahladbhai(as per Survey no. Admeasuring 251 sq.mtrs. – as per final plot admeasuring 175.711 sq.mtrs.), (4) Dashrathbhai Prahladbhai(as per Survey no. Admeasuring 251 sq.mtrs. – as per final plot admeasuring 175.711 sq.mtrs.), (5) Kanubhai Prahladbhai(as per Survey no. Admeasuring 251 sq.mtrs. – as per final plot admeasuring 175.711 sq.mtrs.), (6) Jyotshnaben Prahladbhai(as per Survey no. Admeasuring 251

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sq.mtrs. – as per final plot admeasuring 175.710 sq.mtrs.), (7) Pravin Maneklal (as per Survey no. Admeasuring 418.333 sq.mtrs. – as per final plot admeasuring 292.851 sq.mtrs.), (8) Mahendra Maneklal (as per Survey no. Admeasuring 418.333 sq.mtrs. – as per final plot admeasuring 292.851 sq.mtrs.), (9) Pravinbhai Chinubhai (as per Survey no. Admeasuring 627.5 sq.mtrs. – as per final plot admeasuring 439.277 sq.mtrs.), (10) Chartrabhuj Motilal (as per Survey no. Admeasuring 980.5 sq.mtrs. – as per final plot admeasuring 686.392 sq.mtrs.), (11) Amitaben W/o Dineshkumar Pramukhbhai Patel and D/o Motilal Jeramdas (as per Survey no. Admeasuring 1255 sq.mtrs. – as per final plot admeasuring 878.554 sq.mtrs.), (12) Madhuben Maneklal Patel (as per Survey no. Admeasuring 418.334 sq.mtrs. – as per final plot admeasuring 292.852 sq.mtrs.), (13) Motibhai Jeramdas Patel (as per Survey no. Admeasuring 98.06 sq.mtrs. – as per final plot admeasuring 68.642 sq.mtrs.), (14) Neel Chatrabhuj Patel (as per Survey no. Admeasuring 353 sq.mtrs. – as per final plot admeasuring 247.10 sq.mtrs.), (15) Manil Chatrabhuj Patel through her POA holder Chartrabhuj Motilal (as per Survey no. Admeasuring 294.100 sq.mtrs. – as per final plot admeasuring 209.91 sq.mtrs.), (16) Varshaben Nitinbhai Patel (as per Survey no. Admeasuring 117.670 sq.mtrs. – as per final plot admeasuring 82.37 sq.mtrs.) and (17) Jayshriben Manojbhai Patel (as per Survey no. Admeasuring 117.670 sq.mtrs. – as per final plot admeasuring 439.277 sq.mtrs.) sold and conveyed said land bearing Survey No. 254 admeasuring 6981 sq.mtrs. of T.P. Scheme No. 215 of Final Plot No. 80 admeasuring about 4887 sq.mtrs. in favour of M/s. Sanmag Buildcon LLP through registered Sale Deed, which was duly registered before the sub registrar of Ahmedabad at serial no. 8851 on 27/05/2022. **Entry to that effect was made in revenue records vide Entry no. 6747 dated 08/06/2022.**

20 Thereafter Ahmedabad Municipal Corporation sanctioned Plan and also issued 'Commencement Letter vide its

(1) Case no. BHNTS/NWZ/060122/CGDCRV/A5550/R0/M1 Rajachitthi
No.05804/060122/A5550/R0/M1 for the Block no. "A",

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(2) Case no. BHNTS/NWZ/060122/CGDCRV/A5551/R0/M1 Rajachitthi
No.05805/060122/A5551/R0/M1 for the Block no. "B",

(3) Case no. BHNTS/NWZ/060122/CGDCRV/A5552/R0/M1 Rajachitthi
No.05806/060122/A5552/R0/M1 for the Block no. "C"

and

(4) Case no. BHNTS/NWZ/060122/CGDCRV/A5553/R0/M1 Rajachitthi
No.05807/060122/A5553/R0/M1 for the Block no. "D" dated 25/02/2022.

21 Thereafter Ahmedabad Municipal Corporation revised Plan and also issued 'Commencement Letter vide its Rajachitthi no. 07064/060122/A5553/R1/M1 dated 20/10/2022 in Case No. BHNTS/NWZ/060122/CGDCRV/A5553/R1/M1 for Block No. "D".

22 After getting all the permission M/s. Sanmag Buildcon LLP, a partnership firm have lunched scheme for residential units for the members known as "Sankalp Gwala".

So, the Titles of said piece and parcel of immovable property bearing N.A. Open land bearing Survey No. 254 admeasuring 6981 sq.mtrs. of T.P. Scheme No. 215 of Final Plot No. 80 admeasuring about 4887 sq.mtrs. to-gather with construction standing thereon & to be constructing of scheme known as "Sankalp Gwala" situate lying and being at Mouje Village Ambli, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) owned and possessed by M/s. Sanmag Buildcon LLP.

The search of the said Land is done in Sub-Registrar Office Ahmedabad-1(City) for years 1991-1993, in Receipt No. 202200200029313, Ahmedabad-3(Memnagar) for years 1994-2011 in Receipt No. 202200100034342, & Ahmedabad-9(Bopal) for years 2011-2022 in Receipt No. 202230900030436 dated 04/11/2022 and the Entry of records of Village form No. 7 & 12, village form No. 6, and other Documents provided to us by Owners are verified by us me and Advocate Vishva Mittal Shah and said land came to independent Ownership and possession of M/s. Sanmag Buildcon LLP and that fact is proved that there is no any types of rights, interest, relations, of any persons of institute on the said Land.

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23 At Present the said Land stand in the Name of M/s. Sanmag Buildcon LLP.

24 Title of the above mentioned property bearing the N.A. Open land bearing Survey No. 254 admeasuring 6981 sq.mtrs. of T.P. Scheme No. 215 of Final Plot No. 80 admeasuring about 4887 sq.mtrs. to-gather with construction standing thereon & to be constructing of scheme known as" Sankalp Gwala" situate lying and being at Mouje Village Ambli, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal) belonging to M/s. Sanmag Buildcon LLP are **clear, marketable and free from all encumbrances and free from reasonable doubts.**

The Scheduled of above referred to

N.A. Open land bearing Survey No. 254 admeasuring 6981 sq.mtrs. of T.P. Scheme No. 215 of Final Plot No. 80 admeasuring about 4887 sq.mtrs. to-gather with construction standing thereon & to be constructing of scheme known as" Sankalp Gwala" situate lying and being at Mouje Village Ambli, Taluka Ghatlodia, Registration District Ahmedabad and Sub-District Ahmedabad-9 (Bopal).

Place: Ahmedabad

Date: 05/11/2022

Signature of the Advocate
NAYNA GADHVI
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Gujarat High Court

Enclosed:

Two Search Receipts of last thirty years taken from Sub Registrar Office Ahmedabad-1(City) for years 1991-1993, in Receipt No. 202200200029313, Ahmedabad-3(Memnagar) for years 1994-2011 in Receipt No. 202200100034342, & Ahmedabad-9(Bopal) for years 2011-2022 in Receipt No. 202230900030436 dated 04/11/2022 respectively.

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