

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates

TITLE CERTIFICATE

Date : 30-11-2020

To,
M/S. SSD BUILDCON LLP
Shop No. 3 + 4, Haridarshan Shopping Center,
Opp. Patel Society, Sardarnagar, Ahmedabad.

Sub.:- Investigation of title pertaining to Non-Agricultural land bearing
Final Plot No. : 51/1 (bearing Revenue Survey No.: 205
Paiki admeasuring about 2000.00 Square Meter Khata No.:
4450 Old Khata No.: 1294 Paiki), admeasuring about 1200.00
Square Meters (For Residential Purpose 989.47 Square
Meters and Commercial Purpose 210.53 Square Meters), of
Town Planning Scheme No.: 97 (Naroda), Situate, Lying and
Being at Sim - Naroda, Taluka Asarwa in the Registration District
Sub-District Ahmedabad-6 (Naroda).



1.

Head Office : E-416, Sumel Business Park-3, Opp. New Cloth Market, Raipur, Ahmedabad-380 002.
Ph : 66173329.

Branch Office : Block No. 152/B, Nr. Shastri School, Talawadi Circle, Hansol, Sardar Nagar, Ahmedabad-382 475.

Subhash P. Awtani
(M) 93289 22555

AWTANI & Co.

Advocates



Under direct instructions of my client M/S. SSD BUILDCON through its Partner Mr. Dilip Nandlal Talreja, residing at Bungalow No. 15, Shree Mahalaxmi Bungalows, Opp. Mother Dairy, Gandhinagar, I have carried out necessary search from 1990 before the Sub Registrar of Assurances at Ahmedabad-6 (Naroda) only pertaining to the captioned property and my opinion is as under:

1. Earlier the said Revenue Survey No.: 205 paiki agricultural land admeasuring about 2000.00 Square Meter of Khata No.: 4450 (Old Khata No.: 1294) was owned and possessed by Ramanbhai Hemabhai.
2. Thereafter, Ramanbhai Hemabhai died intestate on dt.27-08-2000 and the names of his legal heirs 1.Madhuben Wd/o. Ramanbhai, 2.Sushilaben D/o. Ramanbhai, 3. Rasikbhai S/o. Ramanbhai, 4. Indubhai S/o. Ramanbhai and 5. Chandrikaben D/o. Ramanbhai's names were entered in Revenue

Subhash P. Awtani

2.

Head Office : E-416, Sumel Business Park-3, Opp. New Cloth Market, Raipur, Ahmedabad-380 002.

Ph : 66173329.

Branch Office : Block No.152/B, Nr. Shastri School, Talawadi Circle, Hansol, Sardar Nagar, Ahmedabad-382 475.

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates



Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial No. 13923 dtd.21-03-2005 and the same was approved on dtd.02-08-2005.

3. Thereafter, there being mistake in Computerized Revenue Records i.e. in form No.: 7/12 and the same was rectified as per Shati Register by City Mamlatdar, Ahmedabad office by its order No. RTS /Sudhara Hukam/ Shatiyadi / S R No. 1910/08, Dtd. 29-09-08. Effect of the same was given in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial No. 16532 dtd.06-11-2008 and the same was approved on dtd.10-12-2008.

4. Thereafter, on Dt.27-07-2007 one of the owners of the captioned land namely Madhuben Wd/o. Ramanbhai Hemabhai died intestate and the her name of the owner was removed by were entered in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by entry bearing Serial No. 19469 dtd.06-05-2013 in village form No. 6 and the said entry was cancelled due to technical reasons. Thereafter, on dt.06-12-2013 the said entry bearing

3.

Subhash P. Awtani

Head Office : E-416, Sumel Business Park-3, Opp. New Cloth Market, Raipur, Ahmedabad-380 002.

Ph : 66173329.

Branch Office : Block No. 152/B, Nr. Shastri School, Talawadi Circle, Hansol, Sardar Nagar, Ahmedabad-382 475

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates



Entry No.: 19469 was approved. Thus, 1. Sushilaben D/o. Ramanbhai, 2. Rasikbhai S/o. Ramanbhai, 3. Indubhai S/o. Ramanbhai and 4. Chandrikaben D/o. Ramanbhai became the absolute co-owners of the captioned property.

5. Thereafter, the captioned land bearing Revenue Survey No. 205 admesuring about 2000.00 square meters was included in Town Planning Scheme No.: 97 and was allotted Final Plot No.: 51/1 and measurement of the Final Plot No.: 51/1 was finalised about 1200.00 Square Meters.
6. Thereafter, the captioned land was converted in Old Tenure by Order No.: CB/ Pra.S.Pra./ Premium/ Naroda/ Block No. 205/ SR 690/2017, Dtd. 24-07-2018, of Ahmedabad District Collector- Office. Effect of the same was given in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial No. 22166 dtd.03-08-2018 and the same was approved on dtd.30-10-2018. *S. Awtani*

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates



7. Thereafter, District Collector- Ahmedabad Office by its Order No.: CB/ tabikhe/Nikol/S.N./Block No.205 Paiki/S.R.787/2018, Dtd. 26-09-2018 the captioned land is granted Non Agricultural permission, partly for Residential (989.47 Sqaure Meters) and partly for Commercial (210.53 Sqaure Meters) Purpose. Effect of the same was given in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial No. 22255 dtd.09-10-2018 and the same was approved on dtd.01-01-2019.
8. Thereafter, on Dt.01-06-2019, 1. Rajubhai Nanakram Nechlani, 2. Arjandas Thakurdas Lokwani, 3.Lal Nihalchand Bhurani, 4.Ravi Ramesh Lulla and 5.Dilipkumar Nandlal Talreja purchased the captioned property from 1.Sushilaben Ramanbhai (through her P.O.A. holders Rasikbhai Ramanbhai and Indubhai Ramanbhai), 2. Rasikbhai Ramanbhai, 3. Indubhai Ramanbhai and 4. Chandrikaben Ramanbhai (through her P.O.A. holders Rasikbhai Ramanbhai and Indubhai Ramanbhai), by a registered Sale Deed registered on the same day in the office of Sub-Registrar of Assurances-6 of Ahmedabad under Serial No. 10380. Effect of the same was given in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial 5.

Subhash P. Awtani

Head Office : E-416, Sunel Business Park-3, Opp. New Cloth Market, Raipur, Ahmedabad-380 002.
Ph : 66173329.

Branch Office : Block No.152/B, Nr. Shastri School, Talawadi Circle, Hansol, Sardar Nagar, Ahmedabad-382 475.

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates



No. 22596 dtd.10-06-2019 and the same was approved on dtd.29-08-2019. Thus, 1. Rajubhai Nanakram Nechlani, 2. Arjandas Thakurdas Lokwani, 3.Lal Nihalchand Bhurani, 4.Ravi Ramesh Lulla and 5.Dilipkumar Nandlal Talreja became the absolute co-owners of the captioned property.

9. Thereafter, on Dt.07-09-2020, M/s. SSD BUILDCON a Partnership firm purchased the captioned property from 1. Rajubhai Nanakram Nechlani, 2. Arjandas Thakurdas Lokwani, 3.Lal Nihalchand Bhurani, 4.Ravi Ramesh Lulla and 5.Dilipkumar Nandlal Talreja, by a registered Sale Deed registered on the same day in the office of Sub-Registrar of Assurances-6 of Ahmedabad under Serial No. 10407. Effect of the same was given in Revenue Record's Register-6 (Hakk Patrak Form No.: 6) by Entry Serial No. 22596 dtd.10-06-2019 and the same was approved on dtd.29-08-2019. Thus, M/s. SSD BUILDCON a Partnership firm became the absolute owner of the captioned property. *Subhash P. Awtani*

6.

Head Office : E-416, Sumel Business Park-3, Opp. New Cloth Market, Raipur, Ahmedabad-380 002.
Ph : 66173329.

Branch Office : Block No.152/B, Nr. Shastri School, Talawadi Circle, Hansol, Sardar Nagar, Ahmedabad-382 475.

Subhash P. Awtani
(M) 93289 22555

AWTANI & CO.

Advocates



10. I have given Public Notice, on dt.16-11-2020 pertaining to title of the Captioned Property in Divya Bhaskar- Ahmedabad news paper, inviting objections etc. Till today I have not received any objection from anyone.
11. Considering above facts and aspects and after perusing copies of search report from the office of the Sub Registrar of Assurances-6 Ahmedabad only, in my opinion, the title of M/S. SSD BUILDCON pertaining to Non-Agricultural land bearing Final Plot No. : 51/1 (bearing Revenue Survey No.: 205 Paiki admeasuring about 0-20-00 H. Area equivalent to 2000.00 Square Meter Khata No.: 1294 Paiki), admeasuring about 1200.00 Square Meters (For Residential Purpose 989.47 SquareMeters and Commercial Purpose 210.53 Square Meters), of Town Planning Scheme No.: 97 (Naroda), Situate, Lying and Being at Sim - Naroda, Taluka Asarwa in the Registration District Sub-District Ahmedabad-6 (Naroda) is clear and Marketable subject to:-

Subhash P. Awtani

Subhash P. Awtani

(M) 93289 22555

AWTANI & CO.

Advocates

A) Verification of Original Papers.

B). Any other Law, Acts and Rules if applicable.



Subhash P. Awtani

Subhash P. Awtani

Advocate

Note:

Please note that the computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous and I have issued this Title Clearance Certificate cum Report according to computerized search report from Sub-Registrar-6 Ahmedabad office and other documents presented before me only. *Subhash P. Awtani*