

JAGDISHCHANDRA G. PATEL
Advocate

Off. D-8, PARUL FLAT, NR. UMIYA VIJAY, SETELLITE, AHMEDABAD.
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4230/2025

To,

Dear Sir,

"SAMARPAN INFRA",
14, Signor Sky Line,
Nr. Pushkar Residency,
Zundal, Gandhinagar –
382421

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) more particularly described in the Schedule hereunder written belonging **"SAMARPAN INFRA"**, a partnership firm having its Office at : 14, Signor Sky Line, Nr. Pushkar Residency, Zundal, Gandhinagar – 382421.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to



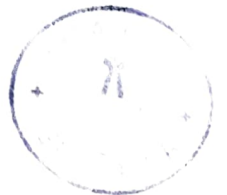
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state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :

DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) from 1994 to 2011, Sub-District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2023, Sub-District of Ahmedabad-11 (Aslali) from 2011 to 2023 and Sub-District of Ahmedabad-14 (Vastral) from 2023 to 2024 i.e. for the last more then 30 years viz. 1994 to 15/07/2025 (the registration records of the year 1994 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of 2008 to 2025 is not well maintained/ prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct and brief history of the said land as follows ;

01. Earlier, during the year 1955-56, the agricultural land bearing Survey No. 30/1 admeasuring 2 Acres and 19 Gunthas was under the absolute independent ownership and actual possession and enjoyment of Thakor Dosaji Jesangji, and the revenue record was maintained in his name as the sole and independent owner and possessor.



(3)

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02. That thereafter said owners had raised loan on security on the said land bearing Survey No. 30/1 admeasuring 2 Acres and 19 Gunthas from the Ramol Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2021 on 06/01/1959 duly certified by the concerned revenue authority on 20/07/1959.
03. That thereafter said owners had repaid the loan to Ramol Multipurpose Society and accordingly the said land has been released from the charge of the said Society. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2080 on dated 23/06/1960 duly certified by the concerned revenue authority.
04. That thereafter said owners had raised loan on security on the said land bearing Survey No. 30/1 from the Ramol Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 2081 on 23/06/1960 duly certified by the concerned revenue authority.



05. Thereafter, upon the demise of the said Thakor Dosaji Jesangji intestate on 30/05/1963, as per Hindu Law, the name of his heir, Thakor Chhaganji Dosaji, was entered in the revenue record as co-owner and possessor by way of inheritance with respect to the said land, and a corresponding note was made by way of Mutation Entry No. 2175 in Village Form No. 6 with effect from 22/06/1963, which was certified by the competent authority on 09/04/1964.
06. Furthermore, thereafter, as per the Notification dated 05/02/1986 issued by the Hon'ble Government of Gujarat and in accordance with the instructions contained in the letter bearing No.: Conversion Tax/Vashi. 6501 to 6507 dated 19/11/1986 issued by the Hon'ble District Collector, Daskroi, it was directed that in the villages falling within a radius of five kilometers from the newly extended limits of the Ahmedabad Municipal Corporation — which includes Survey No. 30/1 — the land shall, at the time of use for any purpose other than agricultural, be liable for conversion from 05/02/1986 onwards under the provisions of Section 67-A of the Gujarat Land Revenue Code. A corresponding formal entry regarding this was made in the Village Form No. 6 through Mutation Entry No. 4612 dated 25/11/1988, and the same was certified by the competent authority on 11/01/1989.
07. That thereafter said owners had raised loan on security on the said land bearing Survey No. 30/1 from the Ramol Sewa Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 4740 on 21/10/1992 duly certified by the concerned revenue authority on 15/04/1993.



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08. Furthermore, thereafter, upon the demise of the aforesaid Thakor Chhaganji Dosalji on 29/11/1994 intestate, as per Hindu Law, his legal heirs, namely : (1) Laxmiben Chhaganji Dosalji – widow of the deceased, (2) Kalaji Chhaganji Dosalji, (3) Kanaji Chhaganji Dosalji, and (4) Dashrathji Chhaganji Dosalji, were recorded in the revenue record as co-owners and possessors of the said land by way of inheritance. A corresponding formal entry in this regard was made in Village Form No. 6 through Mutation Entry No. 4798 dated 25/01/1995, and the same was certified by the competent authority on 23/05/1995.
09. That thereafter said owners had raised loan on security on the said land bearing Survey No. 30/1 from the Ramol Seva Sahkari Mandali. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 5392 on 11/03/2004 duly certified by the concerned revenue authority on 28/05/2004.
10. Furthermore, thereafter, upon the demise of the aforesaid Laxmiben Chhaganji Dosalji, widow, on 25/06/2007 intestate, and as the names of her legal heirs were already entered in the revenue record of the said land, her name as co-owner and possessor was removed from the revenue record of the said land. A corresponding formal entry in this regard was made in



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Village Form No. 6 by way of Mutation Entry No. 5967 dated 21/08/2007, and the same was certified by the competent authority on 08/11/2007.

11. Thereafter, a family partition took place among Kalaji Chhaganji, Kanaji Chhaganji, and Dashrathji Chhaganji on 11/02/2010, whereby out of the total land of Survey No. 30/1 admeasuring 10016 sq.mtrs: Land admeasuring 3338 sq.mtrs was allotted to Kalaji Chhaganji, Land admeasuring 3339 sq.mtrs was allotted to Kanaji Chhaganji, and Land admeasuring 3339 sq.mtrs was allotted to Dashrathji Chhaganji. A corresponding Mutation Entry No. 6685 dated 17/02/2010 was made in Village Form No. 6, which was certified by the competent authority on 27/04/2010.
12. Furthermore, earlier, out of the land bearing Revenue Survey No. 30/1 admeasuring 10,016 square meters, a portion admeasuring 3,339 square meters was agreed to be sold by (1) Dashrathji Chhaganji Thakor (2) Kalaji Chhaganji Thakor (3) Kanaji Chhaganji Thakor to Amrutbhai Hemabhai Patel on 10/08/2010. In consideration thereof, Amrutbhai Hemabhai Patel paid the earnest amount. In this regard, a Banakhat (Agreement to Sell) was duly registered with the Hon'ble Sub-Registrar, Ahmedabad-5 (Narol), under Serial No. 8446. Consequently, the aforesaid Amrutbhai Hemabhai Patel acquired primary rights to purchase the said land.



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However, thereafter said (1) Dashrathji Chhaganji Thakor (2) Kalaji Chhaganji Thakor (3) Kanaji Chhaganji Thakor cancelled the Agreement to Sell. A Cancellation Deed (without possession) in respect thereof was duly registered before the Hon'ble Sub-Registrar, Ahmedabad-13 (City Taluka) on 17/08/2012 under Serial No. 1113.

13. Thereafter, Dashrathji Chhaganji sold his share of land admeasuring 3339 sq.mtrs from Survey No. 30/1 to Amaratbhai Mangalbhai Patel on 15/10/2010, and the sale deed was registered under Serial No. 10787 at the Office of the Hon'ble Sub-Registrar, Ahmedabad-5 (Narol). A corresponding note was made by Mutation Entry No. 6919 dated 19/10/2010 in Village Form No. 6. However, as the said land was subject to the New Tenure, the transaction was initially rejected by the Circle Officer, Aslali on 22/12/2010. Subsequently, upon payment of the required premium, Amaratbhai Mangalbhai Patel filed RTS Appeal Case No. 119/2012 before the Hon'ble Deputy Collector, Daskroi, Ahmedabad, whereunder vide order dated 11/04/2012, the earlier rejection by the Circle Officer was set aside, and the sale transaction was confirmed. Mutation Entry No. 7429 dated 11/04/2012 was accordingly recorded and certified on 25/05/2012.



14. That thereafter the said land bearing Survey No. 30/1 admeasuring 10016 sq.mtrs was included in T.P. Scheme No. 115 (Ramol), where 4006 sq.mtrs was deducted towards T.P. cut, and the remaining 6010 sq.mtrs were allotted Final Plot No. 14/1.
15. That during as per the Order No. Land/New Condition/Ramol/SR-393/10 dated 25/10/2010 issued by the Honourable District Collector, Ahmedabad, the restrictions imposed under the New Tenure on the land bearing Survey No. 30/1 admeasuring 10016 sq.mtrs were removed with respect to sale, transfer, and change of usage. A corresponding note was made in Village Form No. 6 by Mutation Entry No. 6942 dated 20/11/2010, certified by the competent authority on 07/11/2011.
16. Subsequently, by virtue of Resolution No. PFR/102011/ 275/L/1 dated 17/03/2012 passed by the Revenue Department, Government of Gujarat, the City and Daskroi Talukas of Ahmedabad District were reorganized, resulting in the creation of new Talukas known as Ahmedabad (East) and Ahmedabad (West), and the village Ramol came to be included within Ahmedabad (East) Taluka. A corresponding note was made in Village Form No. 6 by Mutation Entry No. 7439 dated 03/05/2012, certified by the competent authority on 05/05/2012.
17. Thereafter, upon further reorganization of Talukas in Ahmedabad District as per the Resolution of the Honourable Government of Gujarat, the village Ramol was included in Vatva Taluka.



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18. Subsequently, as per the order dated 22/09/2021 issued by the Town Planning Officer, Ahmedabad Urban Development Authority, Urban Planning Scheme Unit-3 (Town Planner-2), in Case No. 12/3881, out of the land bearing Survey No. 30/1 admeasuring 10016 sq.mtrs included in T.P. Scheme No. 115 (Ramol), 4006 sq.mtrs was deducted towards T.P. acquisition, and The balance land was allotted as Final Plot No. 14/1 admeasuring 6010 sq.mtrs. Out of this, Amaratbhai Mangalbhai Patel's share of 3339 sq.mtrs was designated as Survey No. 30/1/2, T.P. Scheme No. 115, Final Plot No. 14/1/2 admeasuring 2003 sq.mtrs.
19. Thereafter, as per the Order No. Land/ACB/TNC/Premium/SR-1157/2012 dated 03/07/2013 issued by the Hon'ble District Collector, Ahmedabad (Ganot Branch), the land bearing Survey No. 30/1/2 admeasuring 2003 sq.mtrs, pertaining to T.P. Scheme No. 115, Final Plot No. 14/1/2, was converted from the New Tenure to the Old Tenure for non-agricultural residential purpose, and a corresponding note was made by Mutation Entry No. 7884 dated 06/07/2013, certified by the competent authority on 13/09/2013.



20. Subsequently, by virtue of the Order No. EAST/NA/T.Bi.Khe/Tatkal/K-65/SR-257/2013 dated 31/08/2013 issued by the Honourable District Collector, Ahmedabad, the land bearing Survey No. 30/1/2 admeasuring 2003 sq.mtrs, T.P. Scheme No. 115, Final Plot No. 14/1/2, was permitted for non-agricultural residential use under the Old Condition. A corresponding Mutation Entry No. 7950 dated 13/09/2013 was recorded in Village Form No. 6, certified by the competent authority on 26/11/2013.
21. Thereafter, Amaratbhai Mangalbhai Patel sold the land bearing Survey No. 30/1/2, T.P. Scheme No. 115, Final Plot No. 14/1/2 admeasuring 2003 sq.mtrs, to M/s. Panchdev Realty, namely (1) Jogidas Ratnabhai Jogarana, (2) Thakkar Jitendra Mangaldas, (3) Abhaykumar Dharamchand Kakriya, (4) Thakkar Vishnubhai Jayantilal, and (5) Viraj Sunil Modi, by executing a Sale Deed on 02/11/2013. The Sale Deed was registered at the office of the Hon'ble Sub-Registrar, Ahmedabad-11 (Aslali) under Serial No. 7397, and a corresponding Mutation Entry No. 8019 dated 15/11/2013 was made in Village Form No. 6, certified by the competent authority on 01/01/2014.

Earlier, out of the land bearing Revenue Survey No. 30/1/2, admeasuring 3,339 square meters, a portion of land admeasuring 1,996 square yards situated towards the Ramol Toll Tax side was agreed to be sold by Amratbhai Mangalbhai Patel to (1) Jogidas Ratnabhai Jograna, (2) Thakkar Jitendra Mangaldas, (3) Thakkar Vishnubhai Jayantilal, and (4) Abhaykumar Dharmchand Kakriya on 17/08/2012. In consideration of the said transaction, the abovementioned



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persons had received the earnest money. In this regard, a Banakhat (Agreement to Sell) was duly registered with the Hon'ble Sub-Registrar, Ahmedabad-13 (City Taluka), under Serial No. 1118. Since then, (1) Jogidas Ratnabhai Jograna, (2) Thakkar Jitendra Mangaladas, (3) Thakkar Vishnubhai Jayantilal, and (4) Abhaykumar Dharmchand Kakriya had acquired primary rights in respect of the said land.

However, as the aforementioned persons (1) Jogidas Ratnabhai Jograna, (2) Thakkar Jitendra Mangaladas, (3) Thakkar Vishnubhai Jayantilal, and (4) Abhaykumar Dharmchand Kakriya did not intend to proceed with the sale of the said land in their personal names, with their mutual consent, the said Amratbhai Mangalbhai Patel cancelled the said Banakhat. A document evidencing the cancellation of the Banakhat (without possession) was duly registered before the Hon'ble Sub-Registrar, Ahmedabad-13 (City Taluka) on 01/11/2013 under Serial No. 2495, which was confirmed by the (1) Jogidas Ratnabhai Jograna, (2) Abhaykumar Dharmchand Kakriya (3) Legal heirs of Thakkar Jitendra Mangaladas viz. (1) Ashish Jitendra Thakkar, (2) Nilu Ben – daughter of Jitendrabhai and wife of Rohit Garodiya, and (3) Shraddha Ben – daughter of Jitendrabhai and wife of Nimish Danani (4) Kalpannaben Jitendra Thakkar by Deed of Confirmation has been executed



(12)

and duly registered before the Hon'ble Sub-Registrar, Ahmedabad-14 (Vastral), on dated 4509 under Serial No. 19/03/2025.

22. That thereafter said owners had repaid the loan to The Ramol Sewa Sahkari Mandali Limited and accordingly the said land has been released from the charge of the said Mandali vide its Certificate dated 11/10/2013. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 8309 on dated 03/09/2014 duly certified by the concerned revenue authority on dated 24/11/2014.
23. Thereafter, one of the partners of the partnership firm "M/s. Panchdev Realty," namely Thakkar Vishnubhai Jayantilal (having a 20% share), relinquished his right, title, and interest corresponding to his 20% share (i.e., land admeasuring 400.6 sq.mtrs out of the total 2003 sq.mtrs of Survey No. 30/1/2, T.P. Scheme No. 115, Final Plot No. 14/1/2) in favor of the remaining partners, namely (1) Thakkar Jitendra Mangaldas (20% share) and (2) Abhaykumar Dharamchand Kakriya (20% share), by executing a Release Deed dated 17/10/2016. The said Release Deed was registered with the Hon'ble Sub



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Registrar, Ahmedabad-11 (Aslali) on 18/10/2016 under Serial No. 9572. Accordingly, thereafter, (1) Thakkar Jitendra Mangaldas (holding 30% share) and (2) Abhaykumar Dharamchand Kakriya (holding 30% share) became the partners in the said firm "M/s. Panchdev Realty" with respect to the said property. A corresponding note was made by way of Mutation Entry No. 8910 dated 07/11/2016 in Village Form No. 6, certified by the competent authority on 20/12/2016.

24. Subsequently, by virtue of Order No. 4094/07/16/028/2022 dated 16/07/2022 issued by the Honorable District Collector, Ahmedabad, the land bearing Survey No. 30/1/2 admeasuring 3339 sq.mtrs, T.P. Scheme No. 115, Final Plot No. 14/1/2, was duly converted into non-agricultural land, and a corresponding note was made in Village Form No. 6 by way of Mutation Entry No. 10603 dated 16/07/2022, certified by the competent authority on 02/08/2022.
25. Thereafter, one of the 30% partners in the said firm "M/s. Panchdev Realty," Thakkar Jitendra Mangaldas, passed away intestate on 15/03/2023. As per Hindu Law, his heirs are: (1) Ashish Jitendra Thakkar, (2) Niluben Jitendrabhai, daughter married to Rohit Garodia, (3) Shraddhaben Jitendrabhai, daughter married to Nimish Danani, and (4) Kalpanaben



Jitendra Thakkar. However, during his lifetime, the deceased had executed a valid Will, whereby he bequeathed his partnership rights and interests after his demise to Kalpanaben Jitendra Thakkar. Accordingly, the present partners of "M/s. Panchdev Realty" with respect to the said property are: (1) Jogidas Ratnabhai Jogarana (20% share), (2) Abhaykumar Dharamchand Kakriya (30% share), (3) Viraj Sunil Modi (20% share), and (4) Kalpanaben Jitendra Thakkar (30% share). The said change was formalized through a Partnership Change Deed dated 25/04/2024, registered with the Hon'ble Sub Registrar, Ahmedabad-14 (Vastral) under Serial No. 5497. Correspondingly, a note was made by Mutation Entry No. 11398 dated 13/06/2024 in Village Form No. 6, certified by the competent authority on 02/08/2024.

That said (1) Ashish Jitendra Thakkar, (2) Nilu Ben - daughter of Jitendrabhai and wife of Rohit Garodiya, and (3) Shraddha Ben - daughter of Jitendrabhai and wife of Nimish Danani, confirmed aforesaid Partnership Change Deed by Deed of Confirmation registered before the Hon'ble Sub-Registrar, Ahmedabad-14 (Vastral), on dated 19/03/2025 under Serial No. 4510.

26. That thereafter the said "M/s. Panchdev Realty" a partnership firm through its partners (1) Jogidas Ratnabhai Jogarana (2) Kalpanaben Jitendra Thakkar (3) Abhaykumar Dharamchand Kakriya (4) Viraj Sunil Modi have been sold and conveyed the said Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003



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sq.mts. of Mouje Ramol to **"SAMARPAN INFRA"**, a partnership firm by Deed of Conveyance dated 18/03/2025 duly registered with the Sub-Registrar of Ahmedabad-14 (Vastral) under serial No. 4434. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No. 11709 on dated 29/03/2025 duly certified by the concerned revenue authority on dated 14/05/2025.

27. That thereafter said **"SAMARPAN INFRA"**, a partnership agreed to sell said Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mtrs. PAIKI admeasuring 1001 sq. mtrs. to Jograna Kartik Jogidas by agreement to Sell dated 29/03/2025 duly registered with the Sub-Registrar of Ahmedabad - 14 (Vastral) under Serial No. 5469, but thereafter said agreement to sell is being cancelled by Cancellation Agreement to Sell dated 30/07/2025 duly registered with Sub-registrar of Ahmedabad - 14 (Vastral) under Serial No. 12243 .

28. That thereafter said **"SAMARPAN INFRA"** got approved a plan from the Ahmedabad Municipal Corporation for construction of Commercial/Residential Units on the said land vide its Development Permission dated 05/07/2025 and implement a



scheme to be known as will **"SIGNORE SOMMET"** and since then said Firm is holding the same as an absolute owner and possessor thereof.

29. That during the course of investigation of title to the land in question M/s. Vijay Y. Chaugule & Co., Advocated had issued a public notice in the Gujarati daily newspaper "GUJARAT SAMACHAR" dated 27/06/2024 in the name of previous owners inviting objections if any from the Public in General for issuing Title Clearance Certificate in relation thereto and in response to said public notice he has not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land it is seen from Letter dated 15/07/2024 issued by M/s. Vijay Y. Chaugule & Co., Advocate.
30. That By Declaration on 01/08/2025 made on oath by aforesaid owners attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute individual property and except them no other person, body or authority has any right, title and interest in the said land and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
31. That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in



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the entries or records right, any defects/defects in the sale deeds executed by the predecessors of present owners and the concerned power of attorneys for execution of the sale deeds and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.

Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **"SAMARPAN INFRA"** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **"SAMARPAN INFRA"** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and



- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) and same is bounded as follow.

On or towards the North : By Final Plot No. 146
On or towards the South : By 24 Meter T. P. Road
On or towards the East : By S. P. Ring Road
and 12 Meter Service Road
On or towards the West : By Survey No. 24 + 26 PAIKI

PLACE : AHMEDABAD

DATE : 01/08/2025



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G/1925/2000, ADVOCATE
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BCG Enrollment No. 1925/2000