

TITLE CLEARANCE CERTIFICATE

Mouje Ghuma

“Block No.850/B”

T.P.Scheme No.2 (Ghuma)

Final Plot No.222/2

Lalsinh R. Vaghela, Advocate

Mo.98250 81169

Office – 131, Silicon Valley, Shivrangani cross road, Satellite, Ahmedabad - 380015.

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TITLE CLEARANCE CERTIFICATE

To,
DREAM BUILDCON through its Partners
(1) Rajendrabhai Punjabhai Patel
(2) Chiragbhai Punjabhai Patel,
Res. at, 11, Kaushalya Bungalows,
Satellite, Ahmedabad.

Subject:- In the matter to property of Non-Agricultural land bearing Block No.850/B admeasuring about 2596 sq.mtrs. allotted Final Plot No.222/2 in Town Planning Scheme No.2 (Ghuma) admeasuring about 1558 sq.mtrs. (Bifurcated in 1402 sq. mtr for residential and 156 sq. mtr for commercial) situate, lying and being at Mouje Ghuma, Taluka Ghatlodia (old Dascroi) in Registration District Ahmedabad & Sub-District Ahmedabad-9 (Bopal) belonging to Dream Buildcon through its Partners (1) Rajendrabhai Punjabhai Patel & (2) Chiragbhai Punjabhai Patel.

After taking necessary search of last 30 years of Sub - Registrar Office's records at Ahmedabad-3 (Memnagar) & Ahmedabad-9 (Bopal) in the above subjected property Non-Agricultural land bearing Block No.850/B admeasuring about 2596 sq.mtrs. allotted Final Plot No.222/2 in Town Planning Scheme No.2 (Ghuma) admeasuring about 1558 sq.mtrs. (Bifurcated in 1402 sq. mtr for residential and 156 sq. mtr for commercial) situate, lying and being at Mouje Ghuma, Taluka Ghatlodia (old Dascroi) in Registration District Ahmedabad & Sub-District Ahmedabad-9 (Bopal). I am giving search report and title certificate as under:

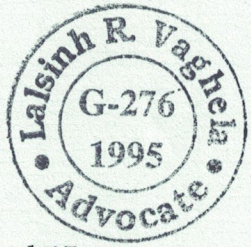
SEARCH REPORT

1. Originally, the land of Block No.850/B (old survey no.714/2) admeasuring about Acre 01-37 Guntha was belonging to Patel

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Narottambhai Shivabhai as a karta & manager of family prior to year 1951.

2. Thereafter, said survey no.714/2 and other lands devided in family partition as per the partition the said survey no.714/2 came to in share of Narottambhai Shivabhai as a indepented owner. Mutation entry to the said effect was made in the revenue record vide entry No.2592, dt.13-08-1961. The said entry was confirmed by concern revenue Authority.

3. Thereafter, That Occupier Narottam Shivabhai Patel died intestate on dated 25-02-1966, hence, the name of his legal heirs (1) Maniben Narottambhai Patel (2) Laljibhai Narottambhai Patel (3) Gordhanbhai Narottambhai Patel (4) Shantaben Narottambhai Patel (5) Dahyabhai Narottambhai Patel (6) Umiyaben Narottambhai Patel (7) Kantibhai Narottambhai Patel & (8) Jiviben wd/o Narottambhai Shivabhai was entered as co parcner in the revenue records. Mutation entry to the said effect was made in the revenue records vide entry No.2754, dt.01-07-1966. The said entry was confirmed by concern revenue Authority.

4. Thereafter, among the said co-owners Maniben Narottambhai Patel, Shantaben Narottambhai Patel, Umiyaben Narottambhai Patel & Jiviben wd/o Narottambhai Patel released their respective right from the revenue recrod of the said land in favor of other co-owners. Mutation entry to the said effect was made in the revenue records vide entry No.2755, dt.01-07-1966. The said entry was confirmed by concern revenue Authority.

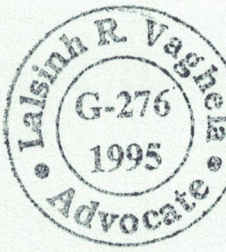
5. That amalgamation scheme became applicable to the land of village Ghuma under the Prevention of Fragmentation and Consolidation of Holdings Act, Subsequesntly, land of Survey No.714/2 admeasuring Acre 01-37 Gunthas was given Block No.850. Mutation entry to the said effect was made in the revenue record vide entry No.2901, dt.01-04-1969. The said entry was confirmed by concern revenue Authority.

6. Thereafter, said land occupier Gordhanbhai Narottambhai & other co-owners partation said land and other lands among the family settelment as per the settlement said land of block no.850 was came into joint share of Gordhanbhai Narottambhai, Dahyabhai Narottambhai & Kantibhai Narottambhai. Mutation entry to the said

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effect was made in the revenue record vide entry No.3048, dt.16-12-1975. The said entry was confirmed by concern revenue Authority.

7. That, during the life time of said Gordhanbhai Narottambhai the name of his legal heirs (1) Govindbhai Gordhanbhai (2) Kanubhai Gordhanbhai (3) Hareshkumar Gordhanbhai (4) Rajendrakumar Gordhanbhai (5) Laxmiben Gordhanbhai (6) Leelaben Gordhanbhai (7) Jyotsanaben Gordhanbhai (8) Kailashben Gordhanbhai and (9) Alkaben Gordhanbhai as a co-owner in the revenue record of the said land of block no.850. Mutation entry to the said effect was made in the revenue record vide entry No.3852, dt.17-08-1987. The said entry was confirmed by concern revenue Authority.

8. Thereafter, among the said co-owners Leelaben Gordhanbhai, Jyotsanaben Gordhanbhai, Kailashben Gordhanbhai & Alkaben Gordhanbhai release their respective right from the revenue record of the said land in favor of other co-owners. Mutation entry to the said effect was made in the revenue records vide entry No.3865, dt.24-10-1987. The said entry was confirmed by concern revenue Authority.

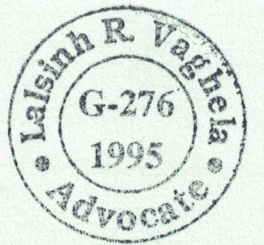
9. That, during the life time of said Dahyabhai Narottambhai the name of his legal heirs (1) Bharatbhai Dahyabhai (2) Ashokbhai Dahyabhai (3) Kaushikbhai Dahyabhai (4) Sureshbhai Dahyabhai (5) Kokilaben Dahyabhai & (6) Savitaben w/o Dahyabhai as a co-owners in the revenue record of the said land of block no.850. Mutation entry to the said effect was made in the revenue record vide entry No.3939, dt.27-02-1988. The said entry was confirmed by concern revenue Authority.

10. That, during the life time of said Kantibhai Narottambhai the name of his legal heirs (1) Praveenbhai Kantibhai (2) Gauriben Kantibhai (3) Rohitbhai Kantibhai (4) Atulbhai Kantibhai (5) Jagdishbhai Kantibhai & (6) Sudhaben Kantibhai as a co-owners in the revenue record of the said land of block no.850. Mutation entry to the said effect was made in the revenue record vide entry No.5272, dt.09-08-1994. The said entry was confirmed by concern revenue Authority.

11. Thereafter, among the said co-owners Praveenbhai Kantibhai expired instated on dated 03-08-2013 and his legal heirs namely (1) Sharmisthaben Praveenbhai (2) Samir Praveenbhai (3) Monaben Praveenbhai (4) Mayur Praveenbhai was entered in revenue record as

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a co-parcener. Mutation entry to the said effect was made in the revenue record vide entry No.7209, dt.11-04-2006. The said entry was confirmed by concern revenue Authority.

12. Thereafter, as per application given by said occupiers for dividadion of land (Block Vibhajan) to the Deputy Collector, Viramgam Prant and as per application Deputy Collector, Viramgam Prant has given permission for dividadion of land (Block Vibhajan) vide its order no. ADM/Ghuma/Block Vibhajan/SR No.93/10 on dated 08-03-2010. Mutation entry to the said effect was made in the revenue record vide entry No.8497, dt.15-04-2010. The said entry was confirmed by concern revenue Authority.

13. As per order of Dy. Collector K.J.P.S.R. Durasti issued by Dy. Inspector of land of Records, Ahmedabad block no.850 admeasuring about 7790 sq. mtr land was divided in three parts and (A) Block no.850/A admeasuring 2597 sq. mtr occupier by Dahyabhai Narottambhai, Bharatbhai Dahyabhai, Ashokbhai Dahyabhai, Kaushikbhai Dahyabhai, Sureshbhai Dahyabhai, Kokilaben Dahyabhai and Savitaben Dahyabhai (B) Block no.850/B admeasuring 2596 sq. mtr occupier by Govindbhai Gordhanbhai, Kanubhai Gordhanbhai, Sureshbhai Gordhanbhai, Rajendrabhai Gordhanbhai and Laxmiben Gordhanbhai and (C) Block No.850/C admeasuring 2503 sq. mtr occupier by Kantibhai Gordhanbhai, Jagdishbhai Gordhanbhai, Gauriben Kantibhai, Sudhaben Kantibhai, Rohitbhai Kantibhai, Atulkumar Kantibhai, Sharmisthaben Praeenbhai, Sameer Praveenbhai, Monaben Praveenbhai & Mayur Praveenbhai. Mutation entry to the said effect was made in the revenue record vide entry No.8561, dt.27-05-2010. The said entry was confirmed by concern revenue Authority.

14. Thereafter, Govindbhai Gordhanbhai Patel, Kanubhai Gordhanbhai, Hareshbhai Gordhanbhai, Rajendrabhai Gordhanbhai & Laxmiben Gordhanbhai sold and conveyed said land to Naranbhai Gordhanbhai Patel by way of registered sale deed, which was registered at sub-registrar, Ahmedabad-3 (Memnagar) under serial no.10580, dated 04-08-2010. Mutation entry to the said effect was made in the revenue record vide entry No.8738, dated 01-12-2010. The said entry was confirmed by concern revenue Authority.

15. Thereafter, said land occupier taken a loan from The Ghuma Seva Sahkari Mandali ltd and create burden on the said land.

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Mutation entry to the said effect was made in the revenue record vide entry No.9250, dated 14-05-2012. The said entry was confirmed by concern revenue Authority.

16. Thereafter, the said land owner Naranbhai Gordhanbhai expired instated on dated 27-08-2011 and his legal heirs namely (1) Champaben wd/o Naranbhai & (2) Ramchandra Naranbhai was entered in revenue record as a co-owner. Mutation entry to the said effect was made in the revenue record vide entry No.9404, dt.21-03-2013. The said entry was confirmed by concern revenue Authority.

17. Thereafter, said land owner taken a loan from The Ghuma Seva Sahkari Mandali Ltd and create burden on the said land and other lands. Mutation entry to the said effect was made in the revenue record vide entry No.9744, dated 23-05-2014. The said entry was confirmed by concern revenue Authority.

18. Thereafter, Among the said co-owner Champaben wd/o Naranbhai expired instated on dated 16-10-2013 and her legal heir namely Ramchandra Naranbhai was entered in revenue record as a owner. Mutation entry to the said effect was made in the revenue record vide entry No.9793, dated 19-07-2014. The said entry was confirmed by concern revenue Authority.

19. That, during the life time of said Ramchandra Naranbhai the name of his legal heirs (1) Patel Sarlaben Ramchandra (2) Patel Sanket Ramchandra & (3) Patel Jhajhal Ramchandra as a co-owner in the revenue record of the said land of block no.850/B. Mutation entry to the said effect was made in the revenue record vide entry No.9875, dated 20-11-2014. The said entry was confirmed by concern revenue Authority.

20. Thereafter, said land owner repaid loan with interest taken from The Ghuma Seva Sahkari Mandali limited and mandali has given no-due certificate. As per no-due certificate deleted burden on the said land by revenue authority. Mutation entry to the said effect was made in the revenue record vide entry No.10008, dated 13-05-2015. The said entry was confirmed by concern revenue Authority.

21. That on implementation of Draft Town Planning Scheme No.2 (Ghuma) the land of Block No.850/B admeasuring 2596 sq. mtrs. is given Final Plot No.222/2 and area fixed 1558 sq. mtrs.

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22. Necessary Non-Agriculture Permission for Residential use granted by Collector, Ahmedabad vide its order No. CB/CTS-1/N.A/Ghuma/ Block no./Sr. no./ Block no.850/B/ S.R.2245/2015 on dated 16-02-2016. Mutation entry to the said effect was made in the revenue record vide entry No.10205, dated 20-02-2016. The said entry was confirmed by concern revenue Authority.
23. Thereafter, said land owner (1) Ramchandra Naranbhai (2) Patel Sarlaben Ramchandra (3) Patel Sanket Ramchandra & (4) Patel Jhajhal Ramchandra was sold and conveyed said non-agricultural land for residential use of block no.850/B admeasuring about 1558 to Dharmeshbhai Kalidas Patel & Baldevbhai Somabhai Patel by way of registered sale deed, which was registered at sub-registrar, Ahmedabad-9 (Bopal) under serial no.3695, dated 31-05-2016. Mutation entry to the said effect was made in the revenue record vide entry No.10325, dated 14-06-2016. The said entry was confirmed by concern revenue Authority.
24. Thereafter, Non-Agriculture Permission for commercial use admeasuring about 156 sq. mtr out of 1558 sq. mtr land for residential use granted by Collector, Ahmedabad vide its order No. CB/CTS-1/N.A/S.R.1015/2017 on dated 29-01-2018. Mutation entry to the said effect was made in the revenue record vide entry No.10864, dated 15-02-2018. The said entry was confirmed by concern revenue Authority.
25. Thereafter, said land owner Dharmeshbhai Kalidas Patel & Baldevbhai Somabhai was sold and conveyed said nonagricultural land for residential & commercial use of block no.850/B admeasuring about 1558 to Rajendrabhai Punjabhai Patel & Chiragbhai Punjabhai Patel by way of registered sale deed, which was registered at sub-registrar, Ahmedabad-9 (Bopal) under serial no.5224, dated 10-08-2020. Mutation entry to the said effect was made in the revenue record vide entry No.11916, dated 14-08-2020. The said entry was confirmed by concern revenue Authority.
26. Thereafter, said land owner Rajendrabhai Punjabhai Patel & Chiragbhai Punjabhai Patel sold and conveyed said land to Dream Buildcon through its partners (1) Rajendrabhai Punjabhai Patel & (2) Chiragbhai Punjabhai Patel by way of registered sale deed, which was registered at sub-registrar, Ahmedabad-9 (Bopal) under serial

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no.11768, dated 18-07-2022. Mutation entry to the said effect was made in the revenue record vide entry No. 12920, dated 04-08-2022. The said entry was confirmed by concern revenue Authority.

27. That vide order of the revenue department, Gujarat Sarkar ordinance no. Dh M/2022/107/M/P F 2/312022/ 398/ L 1 on dated 26-08-2022, the said village Ghuma remove from Dascroi Taluka and entered in Territory of Ghatlodia Taluka. Mutation entry to the said effect was made in the revenue record vide entry No. 12965, dated 12-09-2022. The said entry was confirmed by concern revenue Authority.

28. We have not found any charge or encumbrance subsistence as on the date which respect of the said land in the revenue record or available record of Sub-registrar.

29. Thus, as on today the above said property bearing Non-Agricultural land bearing Block No.850/B admeasuring about 2596 sq.mtrs. allotted Final Plot No.222/2 in Town Planning Scheme No.2 (Ghuma) admeasuring about 1558 sq.mtrs. (Bifurcated in 1402 sq. mtr for residential and 156 sq. mtr for commercial) situate, lying and being at Mouje Ghuma, Taluka Ghatlodia (old Dascroi) in Registration District Ahmedabad & Sub-District Ahmedabad-9 (Bopal). Their name was entered in the society & relevant record of Government & semi Government.

Place : Ahmedabad

Date : 02-06-2023

Lalsinh R. Vaghela

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131, Silicon Valley, Shivranjani Cross Road,
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Lalsinh R. Vaghela, Advocate

Search Receipt No.- 8022023604474

Date - 29-05-2023

Sub-Registrar Office, Ahmedabad-3 (Memnagar)

Search Receipt No.- 8022023604436

Date - 30-05-2023

Sub-Registrar Office, Ahmedabad-9 (Bopal)

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TITLE CLEARANCE CERTIFICATE

This is to certify that the above subject Non-Agricultural land bearing Block No.850/B admeasuring about 2596 sq.mtrs. allotted Final Plot No.222/2 in Town Planning Scheme No.2 (Ghuma) admeasuring about 1558 sq.mtrs. (Bifurcated in 1402 sq. mtr for residential and 156 sq. mtr for commercial) situate, lying and being at Mouje Ghuma, Taluka Ghatlodia (old Dascroi) in Registration District Ahmedabad & Sub-District Ahmedabad-9 (Bopal) is free from all the reasonable doubts, burdens and encumbrances and litigations. The said property can be sold, transferred or mortgaged to any other person/s. Thus, the title is clear and marketable.

Boundaries of Final plot no.222/2 are as under :

East : by land of Final plot no.221
West : by 12 meters T.P. Road
North : by land of Final plot no.222/1
South : by land of Final plot no.222/3

Place : Ahmedabad
Date : 02-06-2023

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Note:

1. All original papers should be obtained before any transaction.
2. All laws are made applicable from time to time.
3. The title is based upon the search records provided by the Respective Sub-Registrar Offices.
4. Verification of all original documents.
5. Fulfillment of terms and conditions laid down in N.A. use permission and approved plan and revisions made thereof, if any.
6. Provisions of Draft Town Planning Scheme no.2 (Ghuma) and variations if any, and use of land as per zone of AUDA.
7. Laws applicable and in force to effect legally and properly for the sale, transfer or any other transaction with respect to the said land.

RECEIPT

Login ID PDEN		8022023604436		BARCODE				Printed On		29/05/2023 12:21:03	
Department Superintendent of Stamps And Inspector General Of Registration				Payer Details							
Details				TAX ID (If Any)							
				Full Name		Lalsinh R Vaghela					
Office Name		S.R.O - Ahmedabad-9 Bopal		Address		Satellite, Ahmedabad					
Location		AHMEDABAD									
Year		2023-2024 One time									
Transaction No		Account Head Details		Amount (RS.)		Bank CIN		Date		Bank-Branch	
20230529552979744		Registration Fee (0030-03-104-00)		240.00		245.00		57000013551003029052317073		29/05/2023	
		Stamp Duty (0030-02-102-01)		5.00						SBIEPAY	
Total Amount :-				245.00							
Total Amount In Words :-				Rupees Two Hundred Forty Five Only							
Remarks (If Any)											

SS&IGR-GUJARAT

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