

## II TITLE CERTIFICATE II

**HARESH P. MEGHNATHI**  
**ADVOCATE**

**MO :- +91 98258 12214**

**Office.:-Shope No.-207,First Floor,Shubh Arcade,Nr.C.T.M. Crose Road,CTM,Amraiwadi,Ahmedabad**

**Re.:- D/3,Ami Akhand Anand Soc.Part-1,High-way Road,C.T.M. Amraiwadi, Ahmedabad.**

**Email :- hareshmeghnathi1537@yahoo.com**

**HARESH P. MEGHNATHI**

**ADVOCATE**

**9825812214**

Office: Shop No. 207, First Floor, Shubh Arcade, Near C.T.M.

Cross Road, C.T.M., Amraiwadi, Ahmedabad-380026

Resi. D/3, Ami Akhand Anand Society, Part-I, Highway Road,

C.T.M., Amraiwadi, Ahmedabad-380026

Ref. No.

Date:-13/06/2023

To,

SUNWOODS-SHREENATH DEVELOPERS LLP,

A partnership firm

of Ahmedabad.

**TITLE CLEARANCE CERTIFICATE WITH REPORT**

**SUBJECT:** Title Clearance Certificate in respect of the non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the land of 19913 sq. mtrs. of Revenue Survey No. 1154/1 being included in Town Planning Scheme No. 113 of Mouje Village VastralSIM of Tal. Vatvain the District Sub District Ahmedabad Zone-12 (Nikol) belonging to and in sole absolute ownership, occupation possession of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad.



Respected Sir,

As per the instruction given by Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad, the sole absolute owner, occupier, possessor of the above referred non agriculture land stating inter alia that the non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the land of 19913 sq. mtrs. of Revenue Survey No.



1154/1 being included in Town Planning Scheme No. 113 of Mouje Village VastralSIM of Tal. Vatvain the District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and in sole absolute ownership, occupation possession of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad. I have inspected and investigated the title to the above referred constructed property of flat by taking search in the office of the Sub Registrar, Ahmedabad - 1 (City) and in the office of the Sub Registrar, Ahmedabad - 7 (Odhav) and in the office of the Sub Registrar, Ahmedabad - 12 (Nikol) and other offices for the last more than 40 years and have gone through the relevant documents produced before me. My inspection, investigation and search revealed as under.



1. The non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the land of 19913 sq. mtrs. of Revenue Survey No. 1154/1 being included in Town Planning Scheme No. 113 of Mouje Village VastralSIM of Tal. Vatvain the District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and in sole absolute ownership, occupation possession of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad. (Hereinafter referred to as "the said land or the said property").
2. That search for the said property is taken at the office of the Sub-Registrar, Ahmedabad-1(City) (Receipt No. 202300200013029 dated 18/05/2023) for the period from the year 1980 to 1993 and at the office of the Sub-Registrar, Ahmedabad-7 (Odhav) (Receipt No. 8022023555867 dated 18/05/2023) for the period from the year 1994 to 2011 and at the office of the Sub-Registrar, Ahmedabad-12(Nikol) (Receipt No. 802202355 5725 dated 18/05/2023) for the period from the year 2011 to 2023 and in the said search also, any document is not being executed against the Title Certificate and the competent Authority has also issued Search Report to that respect and I have found that the non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the



land of 19913 sq. mtrs. of Revenue Survey No. 1154/1 being included in Town Planning Scheme No. 113 of Mouje Village VastralSIM of Tal. Vatvain the District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and in sole absolute ownership, occupation possession of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad.

3. I have verified the following documents.

1. Copy of Village form No. 7x12 of the said Survey No. 1154/1.
2. Copy of village form No. 6 - Register of Right.
3. Search papers obtained from the office of the Sub Registrar, Ahmedabad - 1 (City) and Ahmedabad - 7 (Odhav) and Ahmedabad - 12 (Nikol).

4. Earlier, in the year 1977-78, the said agriculture land of Old Tenure of Revenue Survey No. 1154 of the area of Acre 6-28 Guntha was situated of the co-ownership and physical possession occupation of (1) Hothaji Jeraji (2) Chunthaji Leraji (3) Jivanji Shankarji (4) Punaji Shankarji (5) AmrajiShankaji (6) Shanaji Mangalji (7) Dahyaji Khodaji (8) Bhalaji Khodaji (9) Chanchalben Khodaji and was running in their names as owner occupier in the government revenue record.

5. Thereafter, on demise of Khodaji Dajiji, account holder of the said land of Survey No. 1154 and others before about two years, the names of (1) Dahyaji Khodaji (2) Bhalaji Khodaji (3) Chamanji Khodaji and (4) Bai Chanchal Wd/o Khodaji Dajiji were entered in the said land on giving replies by the heirs and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 520 dated 05/09/1965, which is certified on dated 18/06/1966 by the relevant officer.

6. That for the entry No. 1021 noted in the village form No. 7/12 of Survey No. 1154/1 of MoujeVastral, the Revenue Talati, Vastral has issued a letter vide O.W. No. 2348/2022 dated 16/09/2022 stating that for the entry No. 1021, the papers of the chapter are not traceable though searching, hence the certified copy cannot be given for the present.





7. Thereafter, the said Dahyaji Khodaji as himself and as a Karta and Manager of his Hindu Undivided Family sold and conveyed the land of the said Survey No. 1154 of the area of Acre 6-28 Gunthapalki of the area of Acre 1-0 Guntha to (1) Vallabhbhai Govindbhai (2) Dhirubhai Vallabhbhai (3) Bhagwanbhai Vallabhbhai (4) Himmatbhai Vallabhbhai on dated 12/04/1988 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad vide Sr. No. 6520 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2166 dated 13/02/1992, which is certified on dated 25/08/1992 by the relevant officer.
8. Thereafter, on demise of the said Dahyaji Khodaji on dated 06/01/1989 and during his life time, his wife also being expired, according to Hindu Law, the names of (1) Ratilal Dahyaji (2) Raiben Dahyaji (3) Vijaybhai Dahyaji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2230 dated 19/09/1994, which is certified on dated 25/01/1995 by the relevant officer.
9. Thereafter, on demise of the said Bhalaji Khodaji on dated 20/03/1984, according to Hindu Law, the names of (1) Ramanji Bhalaji (2) Kantibhai Bhalaji (3) Kanjibhai Bhalaji (4) Shardaben Bhalaji (5) Surtaben Wd/o Bhalaji Khodaji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2231 dated 21/09/1994, which is certified on dated 25/01/1995 by the relevant officer.
10. Thereafter, on demise of the said Chunthaji Leraji on dated 31/12/1981, according to Hindu Law, the names of (1) Melaji Chunthaji (2) Savitaben Chunthaji (3) Ramilaben Chunthaji (4) Kantaben Chunthaji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2459 dated 16/08/1996, which is certified on dated 27/09/1996 by the relevant officer.



11. Thereafter, on demise of the said Hothaji Jeraí on dated 10/10/1995, according to Hindu Law, the names of (1) Bhikhaji Hothaji (2) Kalaji Hothaji (3) Laasiben Hothaji (4) Revaben Hothaji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2470 dated 01/09/1996, which is certified on dated 27/12/1996 by the relevant officer.
12. Thereafter, on demise of the said Bhagwanbhai Vallabhbhai Patel on dated 16/04/1990, according to Hindu Law, the names of (1) Geetaben Wd/o Bhagwanbhai Vallabhbhai Patel (2) Amitaben Bhagwanbhai Patel (3) Bhavin Bhagwanbhai Patel (4) minor Pradip Bhagwanbhai Patel through his guardian Geetaben Vallabhbhai Patel were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2724 dated 19/11/1999, which is certified on dated 07/01/2000 by the relevant officer.
13. Thereafter, the said Dahyaji Khodaji as himself and as a Karta and Manager of his Hindu Undivided Family sold and conveyed the land of the said Survey No. 1154 of the area of Acre 6-28 Gunthapaiki of the area of Acre 1-0 Guntha to (1) Vallabhbhai Govindbhai (2) Dhirubhai Vallabhbhai (3) Bhagwanbhai Vallabhbhai (4) Himmatbhai Vallabhbhai on dated 12/04/1988 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad vide Sr. No. 6520 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2166 dated 13/12/1992, which is certified on dated 25/08/1992 by the relevant officer, for which the government reviewing it, the breach of section - 8 of the Fragmentation Act being caused in transfer of the said land, the Hon. Deputy Collector, ViramgamPrant, Ahmedabad vide his case No. 4/99 dated 08/02/2000, under section - 9 of the said Act, setting aside the said transfer, recovering an amount of Rs.250/- (Rupees Two Hundred fifty only) from the original land owner, order was passed to recover as outstanding of the land revenue and to remove



the holder holding illegal possession and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2767 dated 25/02/2000, which is certified on dated 19/04/2000 by the relevant officer.

14. Thereafter, on demise of the said Jivanji Shnkaji on dated 21/10/2001, according to Hindu Law, the names of (1) Santokben Wd/o JivanjiShankaji (2) Bharatji Jivanji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 2968 dated 01/11/2001, which is certified by the relevant officer.

15. Thereafter, for the said land, as per case No. 273/68 dated 12/09/1968 of the Hon. Mamlatdar and Nyayadhikaran of the Agricultural land, under section of the Tenancy Act, the said tenant (1) Hothaji Jeraji (2) Chunthaji Jeraji (3) Jivanji Shankarji (4) Punaji Shankarji etc. paying up the purchase value and interest of the said land Rs.658/- + Rs.1050/- = Rs.1708/- (Rupees One Thousand Seven Hundred Eight only) to the land owner Hemangray Shyamray, the Certificate No. L.S.P.-C-9 dated 25/03/2003 as per Form No. 9 was allotted to the said (1) HothajiJeraji (2) Chunthaji Jeraji (3) Jivanji Shankarji (4) Punaji Shankarji etc. and order was passed to delete the entry of charge from the other right and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 3165 dated 25/03/2003, which is certified on dated 16/05/2003 by the relevant officer.

16. Thereafter, on demise of the said Shanaji Mangalji in the year 1991 and on demise of his wife Shantaben Shanaji on dated 09/01/2005 and also on demise of his one son Shakraji Shanaji, according to Hindu Law, the names of (1) Ramaji Shanaji (2) Laxmanji Shanaji (3) Ravjiji Shanaji (4) VilasbenShanaji (5) Savitaben Wd/o Shakraji Shanaji (6) minor Sangitaben Shakraji (7) Minor Kalpesh Shakraji were entered as his heirs of the land of his share in the revenue record of the said land as co-owners, occupiers and one regular entry for the same is entered in the Village Form No. 6 vide



mutation entry No. 3659 dated 29/08/2005, which is certified on dated 18/10/2005 by the relevant officer.

17. Thereafter, in the name of the farmer account holder Shri Ramaji Shanaji etc., the said land of Survey No. 1154p and others are situated. On submitting an application by them to enter the names of (1) Habaji Mangaji (2) Takhuben Wd/o Budhaji Mangaji (3) Fakaji Budhaji (4) Pratapji Budhaji (5) Rekhaben Budhaji (6) Mahendrabhai Budhaji (7) Manjilaben Budhaji in the said land as co-partners, an entry made to enter the said names and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 3667 dated 02/09/2005, but the said entry is cancelled on dated 03/02/2006 by the Circle Officer, Aslali on the ground that no straight line heirs.

18.

Thereafter, the said Vijaybhai Dahyaji as himself and as a Karta and Manager of his Hindu Undivided Family sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of 4047 sq. mtrs. to (1) Jayantibhai Kalubhai (2) Vimlaben kalubhai on dated 31/12/2005 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad vide Sr. No. 5968 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 3782 dated 11/01/2006, which is certified on dated 14/02/2006 by the relevant officer.

19. Thereafter, the said (1) Bhikhaji Hothaji (2) Kalaji Hothaji (3) Lasiben Hothaji (4) Revaben Hothaji (5) Melaji Chunthaji (6) Savitaben Chunthaji (7) Ramilaben Chunthaji (8) Kantaben Chunthaji (9) Punaji Shankarji (10) Amraji Shankarji (11) Ratilal Dahyaji (12) Raiben Dahyaji (13) Vijaybhai Dahyaji (14) Ramanji Bhalaji (15) Kantibhai Bhalaji (16) Shardaben Bhalaji (17) Surtaben Wd/o Bhalaji Khodaji (18) Santokben Wd/o Jivanji Shankarji (19) Bharatji Jivanji (20) Kanjibhai Bhalaji (21) Ramaji Shanaji (22) Laxmanji Shanaji (23) Ravjiiji Shanaji (24) Vilasben Shanaji (25) Savitaben Wd/o Shakraji Shanaji (26) minor Sangitaben Shakraji through her guardian Savitaben Shakraji (27) minor Kalpesh Shakraji through his guardian Savitaben Shakraji sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of



15866 sq. mtrs. to (1) Jayantibhai Kalubhai (2) Vimlaben kalubhai on dated 08/12/2005 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-7 (Odhav) vide Sr. No. 5379 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 3783 dated 11/01/2006, which is certified on dated 14/02/2006 by the relevant officer.

20. Thereafter, the said (1) Bhikhaji Hothaji (2) Kalaji Hothaji (3) Lasiben Hothaji (4) Revaben Hothaji (5) Melaji Chunthaji (6) Savitaben Chunthaji (7) Ramilaben Chunthaji (8) Kantaben Chunthaji (9) Punaji Shankarji (10) Amraji Shankarji (11) Ratilal Dahyaji (12) Raiben Dahyaji (13) Vijaybhai Dahyaji (14) Ramanji Bhalaji (15) Kantibhai Bhalaji (16) Shardaben Bhalaji (17) Surtaben Wd/o Bhalaji Khodaji and (18) Kanjibhai Bhalaji waived their respective share right interest nourishing in the said land of Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of 7201 sq. mtrs. willingly in favour of other co-owners, their names were deleted from the revenue record of the said land as co-owners occupiers and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 3824 dated 03/03/2006, which is certified on dated 10/04/2006 by the relevant officer.

21. Thereafter, the said (1) Santokben Wd/o Jivanjib Shankarji (2) Bharatji Jivanji (3) Ramaji Shanaji (4) Laxmanji Shanaji (5) Ravjiji Shanaji (6) Vilasben Shanaji (7) Savitaben Wd/o Shakraji Shanaji (8) minor Sangitaben Shakraji through her guardian Savitaben Shakraji (9) minor Kalpesh Shakraji through his guardian Savitaben Shakraji sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of 7201 sq. mtrs. to (1) Patel Jayantibhai Laxmanbhai (2) Patel Shardaben Jayantibhai on dated 07/03/2008 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 2451 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 4708 dated 03/04/2008, which is certified on dated 19/06/2008 by the relevant officer.

22. Thereafter, as per order No. RTS/Record Promulgation/78/08 dated 12/12/2008 of the Mamlatdar, Dascroi, tallying the computerized 7/12



with the handwritten 7/12, correction was made in the computerized 7/12 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 5040 dated 04/04/2009, which is certified on dated 23/06/2009 by the relevant officer.

23. Thereafter, the said Narendrakumar Somabhai Patel had purchased the said land from Jayantibhai Hargovandas Patel's heirs (1) Bhanuben w/o Jayantilal Hargovandas Patel etc. on dated 09/02/2010 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-7 (Odhav) vide Sr. No. 1633. A dispute being arisen for the said sale deed, the said Narendrakumar Somabhai Patel etc. filed civil suit No. 484/2010 in the Court of Hon. Principal Senior Civil Judge, Ahmedabad (Rural) for which lispendence was registered in the office of the Hon. Sub Registrar of Ahmedabad-7 (Odhav) vide Sr. No. 10709 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 6190 dated 14/09/2011 for which entertaining Takrari Case RTS/Case No. 48/12 before the Circle Officer, Kathwada, as per his order dated 11/11/2011, it was cancelled on dated 21/01/2012.

Thereafter, on arrival of compromise between the parties, Narendrabhai Somabhai Patel etc. cancelled the sale deed executed in their favour on dated 13/04/2015 which is registered in the office of the Hon. Sub Registrar, Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 747.

24. Thereafter, on establishment of new two Talukas of Ahmedabad Taluka i.e. Ahmedabad (East) and Ahmedabad (West) on merger of City and Dascroi Taluka of Ahmedabad District vide Resolution No. PFR / 102011 / 275 / L / 1, dated 17/03/2012, an entry to enter Vastral Village of City (West) Taluka in Ahmedabad City (East) made accordingly and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 6540 dated 03/05/2012, which is certified on dated 05/05/2012 by the relevant officer.

25. Thereafter, as per the resolution of the revenue department of the government, new taluka being established in Ahmedabad District, inclusion of the said Village Vastral was made in Vatva Taluka.



26. Thereafter, the said (1) Patel Jayantibhai Laxmanbhai (2) Patel Shardaben Jayantibhai sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. palki of the area of 7201 sq. mtrs. to (1) Ratilal Baldevdas Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) (2) Shalleshbhai Ratilal Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (3) Pravinbhai Ratilal Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (4) Shankarbhai Chaturbhai Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (5) Karanbhai Shankarbhai Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (6) Krunalbhai Kamleshbhai Patel (Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (7) Chiragbhai Kamleshbhai Patel (Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (8) Premilaben Rameshbhai Patel (Purchaser of 12.5 paise in the proportionate of 100 paise of one rupee) (9) Rameshbhai Prahladbhai Patel (Purchaser of 12.5 paise in the proportionate of 100 paise of one rupee) (10) Hiteshbhai Mahendrabhai Patel (Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (11) Khodabhai @ Jigneshbhai Ishwarbhai Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) (12) Sugambhai Jigneshbhai Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) on dated 18/03/2013 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 622/2013 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 6933 dated 18/03/2013, which is cancelled by the Circle Officer, Rakhial on dated 06/05/2013, therefore, afresh regular entry for the said sale is entered in the Village Form No. 6 vide mutation entry No. 6972 dated 09/04/2013 which is certified on dated 03/06/2013 by the relevant officer.

27. Thereafter, for the said land, the said Dhirubhai Vallabhbai etc. Revision Application vide 11/2004 was filed before the Revenue Department (Appeal) Ahmedabad, therein order was passed vide his order No. AMD/11/2004 dated 28/07/2017 to reject the said Revision



application of the appellant and to confirm the order No. Con Case No. 04/1999 dated 08/02/2000 of the Deputy Collector, Viramgam Prant and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 8864 dated 07/09/2017, which is certified on dated 06/11/2017 by the relevant officer.

28. Thereafter, inclusion of the said land of Revenue Survey No. 1154 of the area of 27114 sq. mtrs. being made in Draft T.P. Scheme No. 113 (Vastral), the land of the area of 10846 sq. mtrs. was gone under T.P. Deduction and rest of the land was allotted Final Plot No. 148 and whose area was fixed 16268 sq. mtrs. was fixed.
29. Thereafter, vide order No. CB/Pr.S.Pr./Survey No. / Block No. 1154 paiki/S.R.1202/2018 dated 11/02/2019 of the Hon. District Collector, Ahmedabad, the land of Revenue Survey No. 1154 paiki, T.P. Scheme No. 113, Final Plot No. 148 of the area of 4321 sq. mtrs. was converted into Old Tenure for the non agriculture purpose and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 9676 dated 18/03/2019, which is certified on dated 25/04/2019 by the relevant officer.
30. Thereafter, vide order No. CB/NA/Ahmedabad/Vastral/1154P1008254/2019 dated 16/03/2019 of the Hon. District Collector, Ahmedabad, the land of Revenue Survey No. 1154 paiki, T.P. Scheme No. 113, Final Plot No. 148 of the area of 4321 sq. mtrs. was converted into non agriculture for multipurpose usage and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 9724 dated 01/05/2019, which is certified on dated 10/06/2019 by the relevant officer.
31. Thereafter, the said (1) Ratilal Baldevdas Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) (2) Shalleshbhai Ratilal Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (3) Pravinbhai Ratilal Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (4) Shankarbhai Chaturbhai Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (5) Karanbhai Shankarbhai Patel (Purchaser of 7.50 paise in the proportionate of 100 paise of one rupee) (6) Krunalbhai Kamleshbhai Patel



(Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (7) Chiragbhai Kamleshbhai Patel (Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (8) Premilaben Rameshbhai Patel (Purchaser of 12.5 paise in the proportionate of 100 paise of one rupee) (9) Rameshbhai Prahladbhai Patel (Purchaser of 12.5 paise in the proportionate of 100 paise of one rupee) (10) Hiteshbhai Mahendrabhai Patel (Purchaser of 05 paise in the proportionate of 100 paise of one rupee) (11) Khodabhai @ Jigneshbhai Ishwarbhai Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) (12) Sugambhai Jigneshbhai Patel (Purchaser of 10 paise in the proportionate of 100 paise of one rupee) sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of 7201 sq. mtrs., T.P. Scheme No. 113, Final Plot No. 148, Sub Plot No. 148/2 of the area of 4321 sq. mtrs. land to (1) Nikhil Rameshbhai Gajera (partner of 30 percent) (2) Paresh Dhirubhai Patel (partner of 30 percent) (3) Ankit Ramreshbhai Dobariya (partner of 27.5 percent) (4) Laljibhai Becharbhai Patel (partner of 7.5 percent) (5) Vijaybhai Natwarbhai Patel (partner of 05 percent) on dated 22/05/2019 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 9571 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 9802 dated 11/06/2019, which is rejected by the Circle Officer, Vastralon dated 16/08/2019, therefore, afresh regular entry for the said sale is entered in the Village Form No. 6 vide mutation entry No. 9807 dated 25/06/2019 which is certified on dated 27/08/2019 by the relevant officer.

32. Thereafter, in the said land of 16268 sq. mtrs. of Final Plot No. 148, plans of sub plotting was approved by Ahmedabad Municipal Corporation vide case No. LTS/ EZ/190118/CGDCR/A0461/M1, Raja Chitthi No. 00255/ 190118/A0461/M1 dated 15/02/2018 and according to it, the land of the area of 11948 sq. mtrs. of Final Plot No. 148 paiki to the share of (1) Jayantibhai Kalubhailand (2) Vimlaben Kalubhai was allotted Sub Plot No. 1 (i.e. Sub Plot No. 148/1 of the area of 11947 sq. mtrs.) (Agriculture) whereas the land of the area of 4321 sq. mtrs. of Final Plot No. 148 paiki to the share of Nikhil



Rameshbhai b Gajera etc. was allotted Sub Plot No. 2 (i.e. Sub Plot No. 148/2) of the area of 4321 sq. mtrs. (non agriculture).

33. Thereafter, the said (1) Nikhil Rameshbhai Gajera (partner of 30 percent) (2) Paresh Dhirubhai Patel (partner of 30 percent) (3) Ankit Ramreshbhai Dobariya (partner of 27.5 percent) (4) Laljibhai Becharbhai Patel (partner of 7.5 percent) (5) Vijaybhai Natwarbhai Patel (partner of 05 percent) sold and conveyed the land of the said Survey No. 1154 of the area of 27114 sq. mtrs. paiki of the area of 7201 sq. mtrs., T.P. Scheme No. 113, Final Plot No. 148 paiki (Sub Plot No. 148/2), of the area of 4321 sq. mtrs. land to Gayatri Infra, a partnership firm, for and on its behalf, its administrative partner Paresh Dhirubhai Dobariya on dated 21/08/2020 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-13 (City Taluka Agri.) vide Sr. No. 9145 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 10364 dated 03/09/20120, which is certified by the relevant officer on dated 21/10/2020.

34. Thereafter, vide order No. 6757/07/16/027/2022 dated 28/11/2022 of the Hon. District Collector, Ahmedabad, the land of Revenue Survey No. 1154 paiki, T.P. Scheme No. 113, Final Plot No. 148 paiki of the area of 11948 sq. mtrs. was converted into Old Tenure for the non agriculture (multipurpose usage) and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 11887 dated 28/11/2022, which is certified on dated 29/12/2022 by the relevant officer.

35. Thereafter, vide order No. 6826/07/16/027/2022 dated 16/03/2019 of the Hon. District Collector, Ahmedabad, the land of Revenue Survey No. 1154 paiki, T.P. Scheme No. 113, Final Plot No. 148 paiki of the area of 11948 sq. mtrs. was converted into non agriculture (for multipurpose usage) and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 11889 dated 30/11/2022, which is certified on dated 31/12/2022 by the relevant officer.

36. Thereafter, as per order No. DSO/D.R.K./S.R. No. 315/21-22 dated 29/12/2022 of the D.I.L.R., Ahmedabad, two different parts of the





said land of Survey No. 1154 of the area of 27114 sq. mtrs.. Out of it, Hissa No. 1 i.e. Survey No. 1154/1, area 19913 sq. mtrs. land came to the share of (1) Jayantibhai Kalubhai (2) Vimlaben Kalubhai and Hissa No. 2 i.e. Survey No. 1154/2, area 7201 sq. mtrs. land came to the share of Gayatri Infra, a partnership firm and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 11936 dated 29/12/2022, which is certified on dated 23/01/2023 by the relevant officer.

37. Thereafter, the said (1) Jayantibhai kalubhai (2) Vimlaben Kalubhai sold and conveyed the non agriculture land of Revenue Survey No. 1154/1 of the area of 19913 sq. mtrs., T.P. Scheme No. 113 (Vastral), Final Plot No. 148/paiki area 11948 sq. mtrs. (which is sub Plot No. 1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 (i.e. Sub Plot No. 148/1) of the area of 11947 sq. mtrs.) that non agriculture land to SUNWOODS-SHREENATH DEVELOPERS LLP on dated 06/04/2023 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-12 (Nikol) vide Sr. No. 9427 and one regular entry for the same is entered in the Village Form No. 6 vide mutation entry No. 12202 dated 13/04/2023 and the said entry is certified on dated 05/06/2023.

38. Thereafter, the non agriculture land of Revenue Survey No. 1154/1 of the area of 19913 sq. mtrs., T.P. Scheme No. 113 (Vastral), Final Plot No. 148/paiki area 11948 sq. mtrs. (which is sub Plot No. 1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 (i.e. Sub Plot No. 148/1) of the area of 11947 sq. mtrs.) that non agriculture land was sold and conveyed by (1) Jayantibhai kalubhai (2) Vimlaben Kalubhai to SUNWOODS-SHREENATH DEVELOPERS LLP on dated 06/04/2023 for which a sale deed is registered in the office of the Hon. Sub Registrar of Ahmedabad-12 (Nikol) vide Sr. No. 9427, for which, a rectification deed to the said registered Sale Deed No. 9427 is executed on dated 05/06/2023 which is registered in the office of the Hon. Sub Registrar of Ahmedabad-12 (Nikol) vide Sr. No. 15244 on dated 05/06/2023.

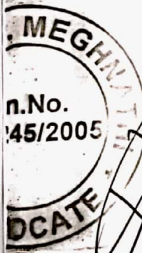


39. Thereafter, for the sub plot in the non agriculture land of Revenue Survey No. 1154/1 of the area of 19913 sq. mtrs., T.P. Scheme No. 113 (Vastral), Final Plot No. 148/paiki area 11948 sq. mtrs. (which is sub Plot No. 1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 (i.e. Sub Plot No. 148/1) of the area of 11947 sq. mtrs.), Ahmedabad Municipal Corporation has approved the application vide No. 001BDP22232695 dated 17/03/2023 and Development Permission No. 001LD22230589 and according to it, the land of the area of 11948 sq. mtrs. of Final Plot No. 148 paiki were allotted the land of 2260.10 sq. mtrs. land of Sub Plot No. 1 and the land of 9686.90 sq. mtrs. land of Sub Plot No. 2.

40. Thereafter, Ahmedabad Municipal Corporation has issued Zoning Certificate vide application No. RZ20200805/3156 dated 05/08/2020 stating that the land of Final Plot No. 148 of T.P. Scheme No. 113 Vastral (Final), RE. D.P. Sheet No. 107+108 comes in Residential Zone-2 (Two) R2 and in connection with S.P. Ring Road, as per section - 12 (2) comes in Residential Affordable Housing Zone (RAH).

41. Thereafter, Ahmedabad Municipal Corporation has issued Commencement Letter (Raja Chitthi) vide case No. BLNTI/EZ/ 090423 CGDCRV A7437/ R0/M1, RajaChitthi No. 08216/090423/A7437/R0/M1 dated 14 APR 2023 for the development (construction) in the land of SP No.1 of SP No. 1 of FP No. 148.

42. And under the instructions of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad, the sole absolute owner of the said property of the non agriculture land mentioned above, we advocate had got published the Public Notice inviting objections if any for the issuance of Title Clearance Certificate for the said property in the daily newspapers "DIVYA BHASKAR" on dated 15/05/2023, but within the stipulated period mentioned in the said Public Notices, any written objection or any type of correspondence for the said property from anyone else is not received till this date.





43. As such, the non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the land of 19913 sq. mtrs. of Revenue Survey No. 1154/1 being included in Town Planning Scheme No. 113 of Mouje Village VastralSIM of Tal. Vatvain the District Sub District Ahmedabad Zone - 12 (Nikol) belonging to and in sole absolute ownership, occupation possession of Sunwoods-Shreenath Developers LLP, a partnership firm of Ahmedabad.

44. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrances nor any suit, petition, appeal, revision seems to be pending in any court of Tribunal in respect thereof. Perusing the above referred documents, I am of the opinion that the said property referred above, which is more particularly described in the Schedule hereunder written is clear, marketable and free from any encumbrances.

45. That I have caused necessary search from the relevant records and documents produced before me and find that in my opinion, titles of the said property are free from all and any reasonable doubts subject to (1) provisions of Bombay Land Revenue Act (2) provisions of Bombay Tenancy Act (3) any other law, Act in force applicable to the said land and (4) usual declaration made at the time of transfer.

All the papers so produced are returned herewith.

SCHEDULE OF ABOVE REFERRED IMMOVEABLE PROPERTY

The non agriculture land of 11947 sq. mtrs. of Sub Plot No. 1 i.e. Sub Plot No. 148/1 as per the plans approved by Ahmedabad Municipal Corporation on dated 15/02/2018 of Final Plot No. 148 paiki allotted 11948 sq. mtrs. land which is allotted to the land of 19913 sq. mtrs. of Revenue Survey No. 1154/1 being included in Town Planning Scheme No. 113 of

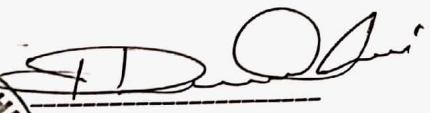


Mouje Village VastralSIM of Tal. Vatvain the District Sub District  
Ahmedabad Zone - 12 (Nikol) belonging to and in sole absolute ownership,  
occupation possession of Sunwoods-Shreenath Developers LLP, a  
partnership firm of Ahmedabad.

Ahmedabad.

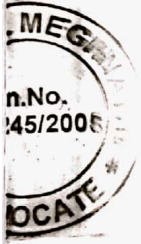
Date:-13/06/2023.



  
Haresh P. Meghnathi,  
Advocate.

NOTE :

Please note that the registration record of the year 1994 to 2023 of the Sub  
Registrar's office is destroyed / torn out, hence it cannot be inspected and  
its search is not available. That the computerized record (1980 to 2023) is  
not well prepared / maintained by the State Government agency and hence  
may be erroneous and according to the report of the computerized search,  
we have issued this Title Clearance Certificate cum Report.



Ahmedabad.

Date:-13/06/2023.



  
Haresh P. Meghnathi,  
Advocate.

Note :-

I am not responsible for any unregistered deed or documents  
executed by the land owners and I am not responsible for  
any suit or proceedings pending before any Court of law.