

TITLE CLERANCE CERTIFICATE WITH REPORT

Ref : PVT/019-TCC/2023

Date : 10-06-2023

To,

M/s.Shyam Soham Realty a partnership Firm
Ahmedabad.

Dear Sir,

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **AMIYAPUR**, Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar bearing Survey No.5+114/003 admeasuring 7564 Sq.Mtrs. covered under T.P. Scheme No.410 (Amiyapur-Sughad-Zundal) and allotted a **Final Plot No.239/3/1 admeasuring 3739 Sq.Mtrs. & Final Plot No.239/3/2 admeasuring 799 Sq.Mtrs. Total admeasuring 4538 Sq.Mtrs.** or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **M/s.Shyam Soham Realty, a Partnership Firm** through its partners:

1. Dhavalkumar Jaykrishnabhai Patel
2. Piyushbhai Ramanlal Patel
3. Pragadesh Jaykrishna Patel
4. Manubhai Ramanlal Patel
5. Manish Pankajkumar Patel
6. Narendrakumar Jivanlal Patel
7. Vipulkumar Jivanlal Patel
8. Tushar Ravjibhai Patel
9. Bhaveshkumar Jamnadas Patel
10. Dhaval Maheshkumar Patel.

And To be floated a scheme known as **"SHYAM SOHAM"**.**Subject To : :-**

- 1...Any other laws, acts, rules and regulation as may be applicable at the time being in force.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/AMC and provisions of Town Planning Scheme.
- 3...Laws applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/ property/project/units.
- 4...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.



5...Fulfillment of Terms and condition laid down in Non-Agricultural Use permission.

6...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.

7...Name of M/s.Shyam Soham Realty a partnership Firm being entered in the revenue records/city survey records.

SCHEDULE :-

Non Agricultural land bearing Survey No.5+114/003 adm.7564 Sq.Mtrs. covered under T.P. Scheme No.410 (Amiyapur-Sughad-Zundal) and allotted a **Final Plot No.239/3/1 admeasuring 3739 Sq.Mtrs. & Final Plot No.239/3/2 admeasuring 799 Sq.Mtrs. Total admeasuring 4538 Sq.Mtrs.** of Mouje Village **AMIYAPUR** Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar belonging to **M/s.Shyam Soham Realty, a Partnership Firm.** And To be floated a scheme known as **"SHYAM SOHAM"**.

VI...TRACING OF TITLE :

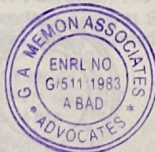
1...That, the land bearing Survey No.5 adm. Acre 5-24 Gunthas And Survey No.114 admeasuring Acre 1-10 Gunthas originally belonged to Dhuliben d/o Bhatiji Hiraji.

2...Thereafter, Dhuliben d/o Bhatiji Hiraji got entered the name of her heirs viz : [1] Laxmiben d/o Lakhaji Hamirji [2] Manchhiben d/o Lakhaji Hamirji [3] Galuben d/o Lakhaji Hamirji [4] Shanabhai Lakhaji & [5] Shankarbhai Lakhaji. And their names were entered as co-owner in the said land of Survey No.5 & Survey No.114. Entry to that effect was recorded in mutation entry book vide entry No.627 dated 02-06-1966.

3...Thereafter, [1] Laxmiben d/o Lakhaji Hamirji [2] Manchhiben d/o Lakhaji Hamirji [3] Galuben d/o Lakhaji Hamirji released their rights title and interest from the said land in favour of other co-owner. Hence their names were deleted from revenue records of Survey No.5 & Survey No.114. Entry to that effect was recorded in mutation entry book vide entry No.634 dated 02-06-1966.

4...Thereafter, an oral partition was made between Shanabhai Lakhaji & Shankarbhai Lakhaji in respect of said land along with other lands of family. And as per said partition land bearing Survey No.5 admeasuring Acre 3-24 Gunthas & Survey No.114 adm. Acre 1-10 Gunthas came to the share of Shankarbhai Lakhaji as his share. Entry to that effect was recorded in mutation entry book vide entry No.696 dated 06-11-1968.

5...Thereafter, said land bearing Survey No.5 admeasuring Acre 3-24 Gunthas paiki admeasuring Hec Are Mtrs. 0-18-00 Sq.Mtrs. acquired for Patnagar Yojana Vibhag-1 and possession was acquired by The Land Acquisition Officer, Gandhinagar vide his order No.LAQ/Case No.17 dated 05-08-1968 and Taluka Hukam Nol.RTS (V.) 1251 dated 12-08-1968. Entry to that effect was recorded in mutation entry book vide entry No.697 dated 30-11-1968.



6...Thereafter, land bearing Survey No.5 paiki admeasuring Acre 3-06 Gunthas and Survey No.114 admeasuring Acre 1-10 Gunthas amalgamated with each other and area fixed as Acre 4-16 Gunthas vide order of The Mamlatdar Gandhinagar bearing order No.RTS/Amiyapur/Vashi/1534 dated 30-08-1972. Entry to that effect was recorded in mutation entry book vide entry No.782 dated 05-09-1972.

7...Thereafter, Shankarji Lakhaji sold and conveyed the said land of Survey No.5 adm.Acre 3-24 Gunthas & Survey No.114 Acre 1-10 Gunthas to Bhailabhai Motibhai by a registered sale deed dated No.,714 dated 11-09-1975. The said sale deed was confirmed by Banakhat holder Balvantbhai Parsdhotambhai Bhavsar. Entry to that effect was recorded in mutation entry book vide entry No.815 dated 29-05-1976.

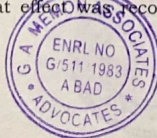
8...Thereafter, Bhailabhai Motibhai sold and conveyed the said land of Survey No.114 Acre 1-10 Gunthas to Shyamsunder Makhanlal Tribewala & Jagdishprasad Makhanlal Tribewala by a registered sale deed No.489 dated 30-03-1981. However, wrongly Mentioned Survey No.5 instead of Survey No.114 in mutation entry. And entry to that effect was recorded in mutation entry book vide entry No.873 dated 16-04-1981, which was cancelled.

9...That, The Mamlatdar and Agricultural Tribunal vide its order No.5440/86 dated 21-01-1980 regarding sale transaction between Bhailabhai Motibhai in favour of Shyamsunder Makhanlal Tribewala & Jagdishprasad Makhanwala Tribewala treated as null and void. Hence name of Bhailabhai Motibhai was continue as owner-possessor of the said land. Entry to that effect was recorded in mutation entry book vide entry No.967 dated 23-02-1987 & 969 dated 01-08-1987 were certified.

10...That, Bhailabhai Motibhai died on 09-06-1987, he made a WILL dated 07-04-1987, and as per said WILL, said land of Survey No.5+114 Acre 4-16 Gunthas i.e. admeasuring Acre 19627 Sq.Mtrs. bequeathed to Makhanlal Mohanlal Tribewala. Entry to that effect was recorded in mutation entry book vide entry No.972 dated 12-10-1987. Lateron said Mutation entry No.972 was cancelled vide order No.RTS/Revision/ No.25/92 dated 05-07-1993 passed by The District Collector, Gandhinagar. Entry to that effect was recorded in mutation entry book vide entry No.1169 dated 21-07-1993 & 1489 dated 15-12-2004 & 1490 dated 30-12-2004.

11...Thereafter, a rectification register No.6 introduced by The DILR vide its letter No.KJP/SR No. __ dated 26-09-1986 and letter of The Mamlatdar bearing No.KJP/V-60/R-59/85 dated 13-11-1985 land bearing Survey No.5 admeasuring 14569 Sq.Mtrs. reduced as admeasuring 12769 Sq.Mtrs. as acquired for Gandhinagar Express Highway. Entry to that effect was recorded in mutation entry book vide entry No.1076 dated 03-01-1990. However, as per Village Form-7 of the year 1981-82 measurements of the land of Survey No.5+114 mentioned as 19627 Sq.Mtrs. and reduced after acquisition admeasuring 17827 Sq.Mtrs.

12...Thereafter, Makhanlal Mohanlal Tribewala filed an Appeal before Secretary, Gujarat State vide case No.SRD/HKP/GDHN/5/93 dated 10-11-1993 against them order of The Collector, Gandhinagar, the said appeal was dismissed by The Secretary, Gujarat State. And then filed a Sp.Civil Application No.13058/1994 before The Hon'ble High Court of Gujarat against the order of The Secretary, Gujarat State. The said petition was withdraw by the applicant. Entry to that effect was recorded in mutation entry book vide entry No.1578 dated 05-12-2006.



13...Thereafter, Bhailabhai Motibhai died on 09-06-1987 leaving behind his heirs [1] Vimlaben d/o Bhailalbhai Motibhai [2] Sushilaben d/o Bhailalbhai Motibhai [3] Manibhai Bhailalbhai [4] Manjulaben d/o Bhailalbhai Motibhai [5] Pravinbhai Bhailalbhai & [6] Kailasben d/o Bhailalbhai Motibhai, and their names were entered in the revenue records. Entry to that effect was recorded in mutation entry book vide entry No.1598 dated 14-02-2007 was certified.

14...Thereafter, Pravinbhai Bhailalbhai sold and conveyed the land bearing Survey No.5+114 admeasuring 17827 Sq.Mtrs. to [1] Shaileshbhai Naranbhai Patel (37.50%) & [2] Kanchanbhai Baldevbhai Patel (62.50%) by a registered sale deed No.12201 dated 02-12-2006. [Mutation entry No.1610 dated 10-03-2007 was certified.]

15...Thereafter, [1] Vimlaben d/o Bhailalbhai Motibhai [2] Sushilaben d/o Bhailalbhai Motibhai [3] Manibhai Bhailalbhai [4] Manjulaben d/o Bhailalbhai Motibhai & [5] Kailasben d/o Bhailalbhai Motibhai through their POAH Prakashbhai Bhogilal Patel executed a registered deed of confirmation No.2546 dated 27-02-2007 in favour of [1] Shaileshbhai Naranbhai Patel (37.50%) & [2] Kanchanbhai Baldevbhai Patel (62.50%).

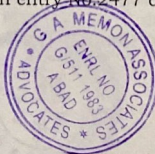
16...Thereafter, [1] Shaileshbhai Naranbhai Patel (37.50%) & [2] Kanchanbhai Baldevbhai Patel (62.50%) sold and conveyed the land bearing Survey No.5+114 admeasuring 17827 Sq.Mtrs. to Kalpeshbhai Bachubhai Amin by a registered sale deed No.4518 dated 13-04-2007. [Mutation entry No.1623 dated 23-05-2007 was certified]

17...Thereafter, an implementation of Town Planning Scheme No.410 (Amiyapur-Zundal-Sughad) Final Plot No.239/1/1 admeasuring 6306 Sq.Mtrs. & Final Plot No.239/1/2 admeasuring 2594 Sq.Mtrs. & Final Plot No.239/2 admeasuring 1797 Sq.Mtrs. given in lieu of Survey No.5+114 admeasuring 17827 Sq.Mtrs. as per Form-F issued by Junior Town Development Officer, Gandhinagar.

17...That, Ganot revision application in respect of Ganot Case No.198/2003 of Bhilalbhai Motibhai through his heir Pravinbhai Bhailalbhai Patel against Prahladi Shankarji Thakor heir of late Shankarji Lakhaji was remanded. [Mutation entry No.2100 dated 08-07-2014. And again later on Notice issued under section 84 (c) was closed. And also Ganot Case No.47/14 was also rejected. [Mutation entry No.2161 dated 05-07-2015 Mutation entry No.2392 dated 29-09-2018]

18...Thereafter, Kalpeshbhai Bachubhai Amin sold and conveyed the land bearing Final Plot No.239/1/1 admeasuring 6306 Sq.Mtrs. & Final Plot No.239/1/2 admeasuring 2594 Sq.Mtrs. & Final Plot No.239/2 admeasuring 1797 Sq.Mtrs. Total adm.10697 Sq.Mtrs. of TPS 410 (Amiyapur-Zundal-Sughad) allotted in lieu of Survey No.5+114 admeasuring 17827 Sq.Mtrs. to M/s.Platinum Infra a partnership Firm through its partner Shaileshbhai Kalubhai Vekariya by a registered sale deed No.20549 dated 19-08-2019. [Mutation entry No.2453 dated 19-08-2019 was certified]

18...That, Non-Agricultural Use permission was granted by The District Collector, Gandhinagar vide his order No.228/06/03/058/2019 dated 29-06-2019 to land of Final Plot No.239/1/1 admeasuring 6303 Sq.Mtrs. & Final Plot No.239/1/2 admeasuring 2594 Sq.Mtrs. & Final Plot No.239/2 admeasuring 1797 Sq.Mtrs. Total adm.10697 Sq.Mtrs. of TPS 410 (Amiyapur-Zundal-Sughad) [Mutation entry No.2445 dated 05-07-2019 & sudhara hukam recorded vide mutation entry No.2477 dated 10-10-2019]



19...Thereafter, a rectification register No.13 was introduced by The DILR, vide his order No.KJP/SR/Gandhi/223/2020-21 dated 09-08-2021 & No.KJP/SR/Gandhi/228/2020-21 dated 12-08-2021 rectified the measurement of Survey No.5+114 paiki Survey No.5 admeasuring 12769 Sq.Mtrs. And land bearing Survey No.5 paiki 303 Sq.Mtrs. acquired for Road of M/s.Platinum Infra. And area of Survey No.114 fixed as admeasuring 5059 Sq.Mtrs. Total area of Survey No.05+114 admeasuring 17468 Sq.Mtrs. And then said land divided in to two parts i.e.Survey No.5+114/001 admeasuring 7318 Sq.Mtrs., Survey No.5+114/002 admeasuring 2586 Sq.Mtrs. and Survey No.5+114/003 admeasuring 7564 Sq.Mtrs. all of M/s.Platinum Infra a partnership Firm. [Mutation entry No.2635, 2636 & 2638 dated 12-08-2021]

20...Thereafter, M/s.Platinum Infra a partnership Firm through its partner Shaileshbhai Kalubhai Vekariya sold and conveyed the land bearing Survey No.5+114 paiki Hissa No.3 being Final Plot No.239/1/1 admeasuring 6306 Sq.Mtrs. paiki western side admeasuring 4539 Sq.Mtrs. to Kalpeshkumar Ashwinbhai Amin & Sunilkumar Bhanvarlal Bhandari by a registered sale deed No.34822 dated 26-10-2021. [Mutation entry No.2666 dated 22-11-2021]

21...That, Town Development Authority, Ahmedabad Town Development Yojana Ekam-1 vide his letter No.2/Yojna No.410 (Amiyapur-Zundal-Sughad) Case No.251/3/1306 dated 02-03-2023 given Original Plot No.239/3/1 adm.6233 Sq.Mtrs. & Original Plot No.239/3/2 admeasuring 1331 Sq.Mtrs. to **Final Plot No.239/3/1 adm.3739 Sq.Mtrs. & Final Plot No.239/3/2 adm.799 Sq.Mtrs. Total adm.4538 Sq.Mtrs.**

22...Thereafter, Kalpeshkumar Ashwinbhai Amin & Sunilkumar Bhanvarlal Bhandari sold and conveyed the land bearing Survey No.5+114/003 adm.7564 Sq.Mtrs. (Account No.423) being Final Plot No.239/3/1 adm.3739 Sq.Mtrs. & Final Plot No.239/3/2 adm.799 Sq.Mtrs. Total adm.4538 Sq.Mtrs. of Residential Purpose to M/s.Shyam Soham Realty a partnership Firm by a registered sale deed No.18246 dated 10-04-2023. [Mutation entry No.2849 dated 12-04-2023 was certified]

23...Since then, M/s.Shyam Soham Realty a partnership Firm is owner and possessor of the land bearing Survey No.5+114/003 adm.7564 Sq.Mtrs. (Account No.423) being Final Plot No.239/3/1 adm.3739 Sq.Mtrs. & Final Plot No.239/3/2 adm.799 Sq.Mtrs. Total adm.4538 Sq.Mtrs. of TPS No.410 (Amiyapur-Zundal-Sughad) of Residential Purpose.

We have published a public Notice in daily news paper (Gujarati Edition) **Gujarat Samachar dated 14-05-2023** inviting any objections against the issuance of Title Clearance Certificate. Till date we have not received any objection so far.

From the search of available records of The Sub Registrar, [Index II] Concerned we have not found any other charge or encumbrance to have been created on the said property. We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.

APPLICATION OF CEILING/LAND REFORMS ACT:-

A...That, Non-Agricultural Use permission was granted by The District Collector, Gandhinagar vide his order No.228/06/03/058/2019 dated 29-06-2019 to land of Final Plot No.239/1/1 admeasuring 6303 Sq.Mtrs. & Final Plot No.239/1/2 admeasuring 2594



OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE, B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDABAD-380009.
ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26580599, 26580698

Sq.Mtrs. & Final Plot No.239/2 admeasuring 1797 Sq.Mtrs. Total adm.10697 Sq.Mtrs. of TPS 410 (Amiyapur-Zundal-Sughad) [Mutation entry No.2445 dated 05-07-2019 & sudhara hukam recorded vide mutation entry No.2477 dated 10-10-2019]

B...That, Gandhinagar Municipal Corporation have sanction a building plan and also issued a development permission No.PRM/GMC/232/AMIYAPUR-410/03/2023/8480 dt.27-04-2023 for construction Block : A+B+C, D i.e. 27 units of Commercial & 191 Units of Residential Total 218 Units.

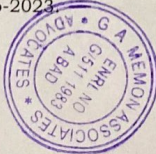
FINAL CERTIFICATE :-

In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural land bearing Survey No.5+114/003 adm.7564 Sq.Mtrs. covered under T.P. Scheme No.410 (Amiyapur-Sughad-Zundal) and allotted a **Final Plot No.239/3/1 admeasuring 3739 Sq.Mtrs. & Final Plot No.239/3/2 admeasuring 799 Sq.Mtrs.** Total admeasuring 4538 Sq.Mtrs. of Mouje Village **AMIYAPUR** Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :-

- 1...Any other laws, acts, rules and regulation as may be applicable at the time being in force.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/GMC and provisions of Town Planning Scheme.
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- 6...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.
- 7...Name of M/s.Shyam Soham Realty a partnership Firm being entered in the revenue records/city survey records.

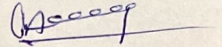
Encl :- Search receipt No.44478/13566 dated 25-05-2023 & 8022023578104 dated 23-05-2023. 8022023657109 dated 13-06-2023.



Note:- I have not scrutinized any original deed/document related to the said property. Hence it is insisted to observe and scrutinize all original deed/documents before any disbursal.

Thanking You,

Yours Truly,
G.A.MEMON ASSOCIATES



Note of caution and disclaimer

- 1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.
- 2...Please note that the registration record of the year 1989 to 2007 of The Sub Registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous resulting in to our error.
- 3...We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.
- 4...We have not responsible for any Unregistered deed or documents executed by the land owners and any suit of procesesings pendig before any court of law.
- 5...WE have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.

