

Kamal G. Brahmhatt
ADVOCATE

Off Address :

12, Simandhar Complex, Nr. Ambe Mata's
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Ahmedabad - 380005
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Date : 23/11/2017

TITLE CLEARANCE CERTIFICATE

**Re : Title clearance certificate of non agriculture
land admeasuring 681 sq.mtrs of Final Plot No.
858 paiki of T.P. Scheme No. 21 of Sabarmati
(Leiu of City Survey No. 71/1) situated lying
and being at Moje : Acher, Talka : Sabarmati,
District Sub District Ahmedabad : 2 (Vadaj)**

Shri AMRUTKUMAR BHABHUTMAL SANGHVI have demanded Title
clearance Certificate from me for the above subject land and following
documents are submitted with us.

1. 7/12 Uttara
2. 6/A Hak Patrak
3. Non Agriculture order
4. Construction permission
5. Land Sale Deed
6. Development Agreement
7. Brouser

THIS IS TO CETIFY THAT I have caused the necessary immediate
searches to be taken from the revenue records and sub registrar record by
receipt no. 2017003049655 dtd. 22/11/2017 of application no.29788 for the
period of last 20 years wherein 1997 to 2007 search is taken by manual books
and 2007 to 2013 computerise search and the books of record in the office of
Registrar Gandhinagar is well not maintained and torn condition. And as per the
search AMRUTKUMAR BHABHUTMAL SANGHVI is sole possessioner and
proprietor of the land bearing **non** agriculture land admeasuring 627.01 Sq.mtrs.
out of total land 681 sq.mtrs of Final Plot No. 858 paiki of T.P. Scheme No. 21 of
Sabarmati (Leiu of City Survey No. 71/1) although Development rights is given to
Shubh Infraspce Pvt. Ltd.



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That the said land was on the name Bipinchandra Shivprasad Zha (2) Girishchandra Shivprasad Zha (3) Minaxiben D/o. Rajnikant Zha w/o. Udayankumar Dave (4) Rasmikaben D/o. Rajnikant Zha W/o. Vikaskumar Raval (5) Prashant Chandrakant Zha (6) Paresh Chandrakant Zha (7) Darshna D/o. Chandrakant Zha w/o. Jitendrakumar Jani in the year 1997 and before.

Then M/s. Shreenath Real Estate a partnership Firm have purchased the said land from the land owner by Reg. Sale Deed No. 14186 Dt.23/7/2008 which is approved in Revenue Record by Mutation Entry No. 11724 Dt.20/6/2009.

Then AMRUTKUMAR BHABHUTMAL SANGHVI have purchased the said land from the land owner by Reg. Sale Deed No. 8736 Dt.30/8/2012 which is approved in Revenue Record by Mutation Entry No. 191. The said land is also converted in non agriculture Rules by Dist. Collector Ahmedabad Order No. NA/U-1/Section 65A/Acher/Case No. 104/2015 Dt.5/10/2015. And also Ahmedabad Municipal Corporation sanction a construction permission by Raja Chitthi No. 5754/170114/A1155/R1/M1 Dt.16/4/2016.

The said AMRUTKUMAR BHABHUTMAL SANGHVI have appointed M/s. Shubh Infraspaces Pvt. Ltd. as a Developer for Developing the said land by Registering Development Agreement in the Office of Sub Registrar Ahmedabad : 2 (Vadaj) Dt.7/7/2015. Then after receiving a Raja Chitthi from AMC land owner and developer put a Commercial/Residential scheme on the Name Samruddhi Residency. Which includes 8 commercial units and 41 Residential Units. And also avail a booking from the member and project loan from the (1) AU HOUSING FINANCE LTD. (2) CAPRI GLOBAL CAPITAL LTD. (3) INDIA INFOLINE FINANCE LTD.



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Now I hereby title certificate on the basis of the search taken from office of Registrar Ahmedabad :2 (Vadaj) and paper submitted before me is clear and marketable and free from reasonable doubts is as under subject to undivided land sold to the member by Register Sale Deed and no due certificate from respective Bank/Finance Company.

NO ENCUMBRANCE CERTIFICATE

This is to certify that **non agriculture land admeasuring 627.01 Sq.mtrs. out of total land 681 sq.mtrs of Final Plot No. 858 paiki of T.P. Scheme No. 21 of Sabarmati (Leiu of City Survey No. 71/1) situated lying and being at Moje : Acher, Talka : Sabarmati, District Sub District Ahmedabad : 2 (Vadaj)** non agriculture land is belonging to **AMRUTKUMAR BHABHUTMAL SANGHVI.**

Dt. 23/11/2017

Place : AHMEDABAD



A handwritten signature in blue ink, consisting of stylized loops and strokes, positioned above the printed name and address.

KAMAL G. BRAHMBHATT
Advocate : Regd. No. G/644/2002
15/16, Simmdhur Complex, Ramnagar,
Sabarmati, AHMEDABAD-380 005.