

BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad.
Mo.No.92288 88392

TITLE CERTIFICATE & REPORT

To,

Sampad Infrastructure, A partnership firm.

F-101, Sangath Silver, Visat-Gandhinagar Highway,
Motera, Ahmedabad.

Ref : In the matter of investigation to the title of non- agricultural
land bearing Final Plot No. 42 ad-measuring 3035 sq. mtrs.
of Town Planning Scheme No. 46 (Motera - Amiyapura -
Sughad) compromised of Survey No. 52 ad-measuring
5059 sq. mtrs. situate, lying and being at Mouje MOTERA
Village, Taluka - Sabarmati, Sub District Ahmedabad - 6
(Naroda) in the registration District of Ahmedabad
belonging to **Sampad Infrastructure, A partnership firm.**

In Pursuance of your instruction to investigate the title of the
aforesaid property, I have caused searches to be taken of relevant
revenue records available from the office of the Sub Registrar of
Assurances for a period of last about thirteen years. I have also perused
the following papers, documents, evidences produced before us & I
have relied on the facts mentioned therein believing the same to be
true.

1. That land bearing Survey No. 52 admeasuring about Acre 1-10
Gs i.e. 5059 sq. mtrs was belonging to Patel Sankardas Joitaram
since prior to the year 1968.
2. That as per the order bearing No. Ganot case 32/C Motora 7/67
dated 30-04-1968, name of Fubabhai Kesavalal as tenant was



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.9228888392

.. 2 ..

removed from the revenue record of the land bearing Survey No.52. Mutation entry to the said effect was made in the revenue record vide Entry No. 3198 dated 15-05-1968. However, We have not been provided with copy of this order.

3. That said Sankardas Joitaram died intestate on or about 27-08-1974 died intestate. Hence names of his heirs (1) Shambhu prasada alias Govindbhai) Sankardas, (2) Mahalaxmiben Sankardas, (3) Sardaben Sankardas were recorded in the revenue record. Mutation entry to the said effect was made in the revenue record vide Entry No.4061 dated 03-11-1988.
4. That said (1) Mahalaxmiben Shankardas & (2) Shardaben Shankardas released their right in favour of Shambhuprasad (alias Govindbhai Shankardas) with respect to the land bearing Survey No. 52. Mutation entry to the said effect was made in the revenue record vide Entry No. 4062 dated 03-11-1988.
5. That the land bearing Survey No.52 admeasuring 5059 sq.mtrs was released from the restriction of "FRAGMENT LAND". Mutation entry to the said effect was made in revenue record vide Entry No.4226 dated 10-04-1991. However, Copy of Entry No. 4226 provided to us is incomplete.
6. That said Shambhuprasad (alias Govindbhai Shankardas) sold and conveyed the land bearing Survey No.52 admeasuring 5059 sq.mtrs to Parshottambhai Fulabhai Patel vide sale deed which



BHARATBHAI K. SUTHAR
(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 3 ..

was registered before the sub-registrar of Gandhinagar at serial No. 2967 on dated 17-10-1994. Mutation entry to said effect was made in the revenue record vide Entry No. 4493 dated 19-10-1994. However, Copy of sale deed has not been provided to us.

7.

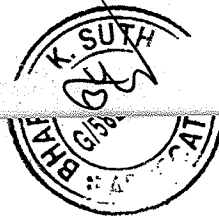
Thereafter owner of the said land namely Parshottambhai Fulabhai Patel sold and conveyed the land bearing Survey No. 52 admeasuring 5059 sq mtrs to (1) Navratbhai Chunibhai Patel, (2) Indiraben Navnitbhai Patel, (3) Manishaben Navnitbhai Patel, (4) Minalben Navnitbhai Patel, (5) Hemaben Navnitbhai Patel & (6) Rasmiben Navnitbhai Patel & (6) Rushabhbhai Navnitbhai Patel vide sale deed which was registered before the sub-registrar of Ahmedabad - 6 (Naroda) at serial No. 51 dated 18-01-1995. Mutation entry to the said effect was made in the revenue vide Entry No. 4525 dated 18-01-1995. However, Copy of the sale deed has not been provided to us.

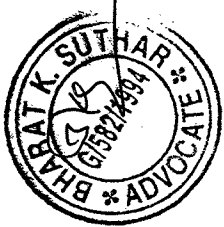
8.

Thereafter Co-owners of the said land namely (1) Manishaben Navnitbhai Patel, (2) Minalben Navnitbhai Patel, (3) Hemaben Navnitbhai Patel & (4) Rasmiben Navnitbhai Patel released their right with respect to land bearing Survey No. 52 in favour of other Co-owners. Mutation entry to the said effect was made in revenue record vide Entry No. 5050.

9.

Thereafter Co-owner of the said land namely Riddhiben Rushabhbhai Patel was entered as a co-owner of the land bearing





BHARATBHAI K. SUTHAR

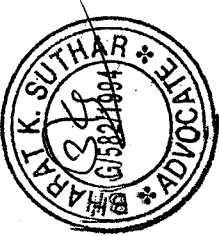
(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 4 ..

Sarvey No. 52 Mutation entry to the said effect was made in revenue record vide Entry No. 5636 dated 27-12-2005.

10. That as per order bearing No. G.H.M / 2008 / 2.M / PFR - 392008 - 35 - L 1 dated 17-01-2008, passed by Joint Secretary, Revenue Department, Gandhinagar, the records of all the lands of village Motera was ordered to be transferred to Taluka Dascroi of Ahmedabad District. Mutation entry to the said effect was made in the revenue records vide Entry No. 6141 dated 08-02-2008.
11. That as per order bearing No. CB / LND- 2 / C 4019 / 08 dated 30-01-2008, District Collector, Ahmedabad, the revenue record of Motera Nagar Palika along with various Survey Numbers of Village Motera was included within the limits of Taluka Dascroi District Ahmedabad. Mutation entry to the said effect was made in the revenue records vide Entry No. 6142 dated 08-02-2008.
12. That as per order of Mamlatdar, Dascroi bearing No. RTS / RECORD PROMULGATION / 35 / 2008 dated 24-12-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms, were directed to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 6295 dated 29-12-2008.
13. That vide order of the Revenue Department bearing No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, the Taluka City and Taluka



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 5 ..

Dascroi in Revenue District Ahmedabad were reconstituted and new Talukas viz. Taluka Ahmedabad (East) and Taluka Ahmedabad (West) were formed and accordingly Moje Motera which formed part of Taluka Dascroi is now included in Taluka Ahmedabad City (West). Mutation entry to the said effect was made in the revenue record vide Entry No. 7053 dated 03-05-2012.



14. That vide circular of the Revenue Department, the Taluka Ahmedabad City (East) and Taluka Ahmedabad City (West) in Revenue District Ahmedabad were reorganized and new Talukas were formed and accordingly land of Moje Motera which formed part of Taluka Ahmedabad City (West) is now made part of Taluka Sabarmati.
15. Thereafter co-owner of the said land namely Navnitbhai Chunilal Patel passed away 03-12-2018. Hence names of his heirs (1) Patel Indiraben Navnitbhai, (2) Patel Belaben Navnitbhai, (3) Patel Hemaben Navnitbhai, (4) Patel Manishaben Navnitbhai, (5) Patel Minalben Navnitbhai, (6) Patel Pritiben Navnitbhai & (7) Patel Rushabhbhai Navnitbhai were entered in the revenue record of land bearing Survey No. 52. Mutation entry to the said effect was made in the revenue record vide Entry No. 8581 dated 27-02-2019.
16. Thereafter co-owner of the said land namely Navnitbhai Chunilal Patel passed away on 03-12-2018 However Prior to his death he



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 6 ..

had executed a Will dated 01-06-2018 whereby he had bequeathed his share in the said land to his wife Indiraben Navnitbhai Patel and his son Rushabhbhai Navnitbhai Patel. Mutation entry to the said effect was made in the revenue record vide Entry No.8586 dated 28-02-2019..

17. That on Implementation of the Draft Town Planning Scheme No. 16 (Motera - Amiyapura – Sughad), land bearing Survey No. 52 admeasuring 5059 sq.mtrs is given Final Plot No. 42 and its area is fixed at 3035 sq mtrs.
18. That N.A. Use permission for residential purpose for land bearing Final Plot No. 42 (Survey No. 52) admeasuring about 3035 sq.mtrs of Town Planning Scheme No. 46 (Motera - Amiyapura - Sughad) is granted by Collector, Ahmedabad vide its order bearing No. CB / NA / AHMEDABAD / MOTERA / 52 / 996614 / 2019 dated 08-02-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 8591 dated 15-03-2019.
19. Thereafter owners of the said land namely (1) Rushabhbhai Navnitbhai Patel, (2) Indiraben Navnitbhai Patel & (3) Riddhiben Rushabhbhai Patel sold and conveyed land bearing Final Plot No. 42 admeasuring about 3035 sq.mtrs (given in lieu of land bearing Survey No. 52 admeasuring about 5059 sq.mtrs) of Town Planning Scheme No. 46 (Motera-Amiyapura-Sughad) to Sampad Infrastructure, a partnership firm vide sale deed which was registered before the sub-registrar of Ahmedabad - 6 (Naroda)



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 7 ..

at serial No. 8679 on dated 09-05-2019. Mutation entry to the said effect was made in the revenue records vide Entry No. 8624 dated 06-06-2019.

20. From the Documents provided to us it appears that the heirs of Parshottam bhai Fulabhai Patel, Viz (1) Rajendrabhai Parshottambhai Patel, (2) Prabhaben Rajendrabhai Patel, (3) Hemendra Rajendrabhai Patel, (4) Jignesh Rajendrabhai Patel, (5) Shilpaben Sanjaybhai Patel & (6) Sarswatiben Naimeshkumar Patel had filed a Regular Civil Suit No. 246 / 07 against Rushabhbhai Navnitbhai Patel and others.

Thereafter Settlement has taken between partes and (1) Rajendrabhai Parshottambhai Patel, (2) Prabhaben Rajendrabhai Patel, (3) Hemendra Rajendrabhai Patel, (4) Jignesh Rajendrabhai Patel, (5) Shilpaben Sanjaybhai Patel & (6) Sarswatiben Naimeshkumar Patel has excuted Declaration cum Conformation deed dated 03-09-2019 registered before the sub- registrar of Ahmedabad -6 (Naroda) whereby they have declared that the said civil suit has been withdrand and has confirmed the ownership of Sampad Infrastructure, a partnership firm to the land bearing Final Plot No. 42 admeasuring about 3035 sq.mtrs (given in lieu of land bearing Survey No.52 admeasuring about 5059 sq.mtrs) of Town Planning Scheme No. 46 (Motera - Amiyapura- Sughad) However, We have not been provided with copy of above mention civil suit and its order of withdrawal.



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 8 ..

21. We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
22. The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.
23. This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
24. This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligence of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
25. As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

.. 9 ..

UNDER THE CIRCUMSTANCES, We hereby certify that in
respect to non-agricultural land bearing Final Plot No. 42 ad-measuring
3035 sq. mtrs. of Town Planning Scheme No. 46 (Motera - Amiyapura -
Sughad) comprised of Survey No. 52 ad-measuring 5059 sq. mtrs.
situate, lying and being at Mouje MOTERA Village, Taluka - Sabarmati,
Sub District Ahmedabad - 6 (Naroda) in the registration District of
Ahmedabad is belonging to **Sampad Infrastructure, A partnership**
firm and the title is clear and marketable and free from all encumbrances
and attachments or any kind of encumbrances without any reasonable
doubts and charges, subject to....

1. Usual Declaration on title being made at the time of Transfer &
fulfillment of the conditions laid down in N. A. Order and revisions
made thereof, if any.
2. Provisions of the Town Planning and use as per Zone of AMC
and Plans of Construction being sanctioned by AMC and
Provisions of Town Planning Scheme & notes mentioned in this
title report being verified.
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.

Place : Ahmedabad.

Date : June 10, 2021.

Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.

BHARAT K. SUTHAR

B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodaya Road, Gota, A'bad



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No.92288 88392

TITLE CERTIFICATE

Ref: Title Clearance Certificate of non-agricultural land bearing Final Plot No. 42 ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 46 (Motera - Amiyapura - Sughad) compromised of Survey No. 52 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje MOTERA Village, Taluka - Sabarmati, Sub District Ahmedabad - 6 (Naroda) in the registration District of Ahmedabad belonging to **Sampad Infrastructure, A partnership firm.**

Under the instruction of my client I have investigated the title of above mentioned land and Search taken by our office clerk and he has taken last 30 years search of revenue record and sub registrar record index - II register, Some of Sub-registrar record damages or not available.

I have investigated the title of non-agricultural land bearing Final Plot No. 42 ad-measuring 3035 sq. mtrs. of Town Planning Scheme No. 46 (Motera - Amiyapura - Sughad) compromised of Survey No. 52 ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje MOTERA Village, Taluka - Sabarmati, Sub District Ahmedabad - 6 (Naroda) in the registration District of Ahmedabad belonging to **Sampad Infrastructure, A partnership firm** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : June 10, 2021.

BHARAT K. SUTHAR

B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,

Opp. Vandemantram Township,

Nr. Vishwas City, New S.G. Road,

Chandlodaya Road, Gota, A'bad

Bharat Kantilal Suthar. Advocate

Enrolment No. G / 582 / 1994.



BHARATBHAI K. SUTHAR

(Advocate)

Address: F - 401, Shrinath Avenue, Gota,
Ahmedabad.
Mo.No.92288 88392

NON - ENCUMBRANCE CERTIFICATE

Sampad Infrastructure, A partnership firm

F-101, Sangath Silver, Visat-Gandhinagar Highway,
Motera, Ahmedabad.

This is to certify that the scheme of Residential units known as
" **CENTRUM BY SAMPAD** " situated non- agricultural land bearing
Final Plot No.42 ad-measuring 3035 sq. mtrs. of Town Planning Scheme
No. 46 (Motera - Amiyapura - Sughad) comprised of Survey No. 52
ad-measuring 5059 sq. mtrs. situate, lying and being at Mouje MOTERA
Village, Taluka - Sabarmati, Sub District Ahmedabad - 6 (Naroda) in
the registration District of Ahmedabad and further it is developed by
Sampad Infrastructure, A partnership firm.

Pursuant of scrutiny of records of said land we have not found
of any charge created on said land by **Sampad Infrastructure, A
partnership firm** and land owner / developer has not borrowed loan
against charge of said entire land and / or construction / project standing
thereon with any bank, company or financial institution and land is
having clear and marketable title as per Title Certificate & encumbrance
free.

This is further stated that it is not a Title Certificate and hereby
certify I have issued this Certificate only on the basis of available
records of land in question.

Place : Ahmedabad.

Date : June 10, 2021.


Bharatbhai K. Suthar. Advocate

Enrolment No. G / 582 / 1994.

Note :- This Certificate is issued on the basis of Search Report
obtained from Sub - Registrar Office and This Certificate does not
contains units sold or agreed to sell by above said firm and bankers of
the such allottee members.

BHARAT K. SUTHAR
B.Com, LL.B., (Advocate)

F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodaya Road, Gota, A'bad

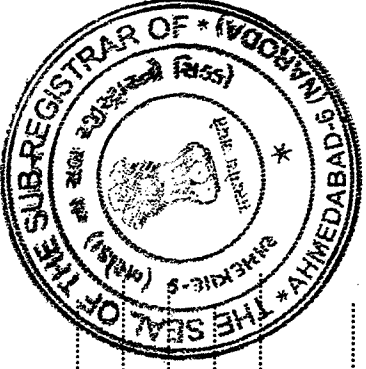
અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે નં-52, ટીપી-46, એફપી-42

Search in : મોટેરા / Motera

પહોંચ નંબર 2021005021258 અરજી નંબર 2021 વર્ષ 2021
તારીખ 2 માટે જૂન 2021

રજુ કરનારનું નામ મનીષલાલ કે પટેલ રૂ. ચેસા
નીચે પ્રમાણે ફી પહોંચી



રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 58 થી 59).....
શોધ અગર તપાસણી.....Year: 2011 2021 220.00
દંડ કલમ-24.....
કલમ-38 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી.....

કુલ એકંદરે રૂ. 220.00

અંકે રૂપીયા બે સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

BIPINCHANDRA JAYANTILAL MAHERIYA

સબ રજીસ્ટ્રાર
અમદાવાદ-5- નરોડા

અંકે રૂ. : 220.00

20210608441885320

સબ રજીસ્ટ્રાર, અમદાવાદ-5- નરોડા

કચ્છના જિલ્લાના સબ-રજિસ્ટ્રાર ઓફિસ (SRO) Ahmedabad-6 Naroda
અને જિલ્લાના ઉપવારિકા ક્ષેત્ર પટ્ટણી અને જિલ્લાના ના
સચીવની ઓફિસમાં જાહેર કરવામાં આવેલ છે.

[illegible][illegible]

ટાઈટલ-૧૭૫

Sub-Registrar Office(SRO) Ahmedabad-
6 Naroda



ପ୍ରାଙ୍ଗୁଳ ଗର୍ଭାବସ୍ଥା : ୫୨-୫୨, ୫୨-୫୨, ୫୨-୫୨, ୫୨-୫୨

[illegible][illegible]

ટાઈટલ-માટે

