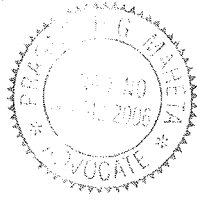


PRAGNESH G. MAHETA
Advocate

TITLE CLEARANCE CERTIFICATE



PRAGNESH G. MAHETA

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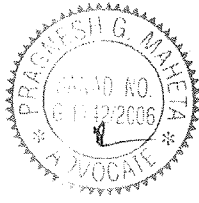
Ref. No.

Date: 15.07.2022

TITLE CLEARANCE CERTIFICATE

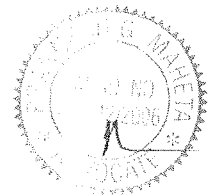
Subject:

Title Clearance Certificate of N.A. land bearing Sub Plot No. 2, admeasuring 3455 sq.mtrs. of F.P. No. 219/2, admeasuring 8122 sq.mtrs. out of F.P. Nos. 219/1 and 219/2, total admeasuring 16087 sq.mtrs. of T.P.S. No. 1 (Bareja) allotted in lieu of land bearing Block/Survey No. 2669/004 (Old Block/Survey No. 1736, Old Survey No. 1892, 1901 and 1910), admeasuring 26811 sq.mtrs. of Village-Bareja, Taluka-Dascroi, within District Ahmedabad and Registration Sub District of Ahmedabad-11 (Aslali). (Hereinafter referred to as the said land), which is belongs to Mahavir Corporation, a partnership firm.



With reference to the necessary papers produced and handed over to me for the said land. After inspection, checking, scrutinizing all the papers produced before me to my opinion I hereby come to the conclusion that:

1. The land bearing Old Survey No. 1892, 1901 and 1910 originally belonged to Liladhar Mandir through its admn. Rambhai Bhulabhai Patel.
2. Thereafter the said land purchased by Chimanbhai Shanabhai from the said Liladhar Mandir through its admn. Rambhai Bhulabhai Patel on 23.1.1979. Entry No. 7375 dtd. 7.3.1979.
3. Thereafter Consolidation Scheme is made applicable in the said village and Block No. 1736 is allotted in lieu of said Old Survey No. 1892, 1901 and 1910. Entry No. 7776 dtd. 23.10.1982.
4. Thereafter Chimanbhai Shanabhai expired on 11.2.1996, henceforth the names of his legal heirs Revaben wd/o. Chimanbhai Shanabhai, Jashubhai Chimanbhai and Kanaiyalal Chimanbhai were entered in revenue record vide Entry No. 10573 dtd. 5.4.2002.





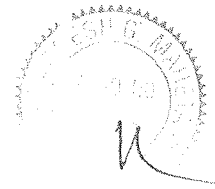
PRAGNESH G. MAHETA

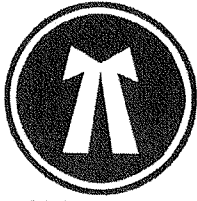
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5. Thereafter Dy. Collector of Viramgam Prant by its Order No. Jamin/Juni Sharat/V-1107/SR-8/2005 dtd. 9.5.2005 converted the said land into Old Tenure Land. Entry No. 11282 dtd. 2.7.2005.
6. Thereafter Ashiben wd/o. Hirabhai expired on 18.11.1989, henceforth her name was deleted from the revenue record vide Entry No. 13828 dtd. 7.6.2013, however the said entry is cancelled.
7. Thereafter Ashiben wd/o. Hirabhai expired on 18.11.1989, henceforth the names of her legal heirs Maganbhai Shanabhai, Keshavbhai Shanabhai, Kusumben wd/o. Kacharabhai, Kanaiyalal Chimanbhai, Jasubhai Chimanbhai, Revaben Chimanbhai and Paresb Kacharabhai were entered in revenue record vide Entry No. 14018 dtd. 21.9.2013, however the said entry is also cancelled.
8. Thereafter Ashiben wd/o. Hirabhai expired on 18.11.1989, henceforth the names of her legal heirs Maganbhai Shanabhai, Keshavbhai Shanabhai, Kusumben wd/o. Kacharabhai, Kanaiyalal Chimanbhai, Jasubhai Chimanbhai, Revaben Chimanbhai, Paresb Kacharabhai and Shantaben Dhulabhai were entered in revenue record vide Entry No. 14023 dtd. 25.9.2013, however the said entry is also cancelled.
9. Thereafter Shantaben Dhulabhai, Kusumben Kacharabhai and Paresb Kacharabhai were released their all rights from the said land in favor of Maganbhai Jashubhai and Keshavbhai Jashubhai, henceforth their names were deleted from the revenue record vide Entry No. 14026 dtd. 27.9.2013, which is also cancelled.
10. Thereafter Town Planning Scheme No. 1 (Bareja) is made applicable in the said village and F.P. No. 219/1 and 219/2 has been allotted in lieu of said Block No. 1736.
11. Thereafter Maganbhai Shanabhai and others agree and convey to sell out the land bearing F.P. No. 219/2, admeasuring 8122 sq.mtrs. (Survey No. 1736 paiki 13536 sq.mtrs.) land to Mahavir Corporation, a partnership firm and for which an Agreement for Sale executed amongst them vide Sr. No. 1790 dtd. 11.10.2013.





ADVOCATE

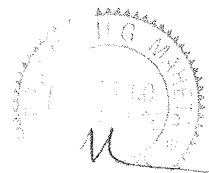
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12. Thereafter District Collector of Ahmedabad by its Order No. ACB/TNC/Premium/SR-1519/2012 dtd. 24.2.2014 released the exemption of new tenure and informed to pay premium amount for N.A. purpose of land bearing F.P. No. 219/2. Entry No. 14165 dtd. 26.2.2014.
13. Thereafter District Collector of Ahmedabad by its Order No. ACB/TNC/Premium/SR-1520/2012 dtd. 24.2.2014 released the exemption of new tenure and informed to pay premium amount for N.A. purpose of land bearing F.P. No. 219/1. Entry No. 14166 dtd. 26.2.2014.
14. Thereafter Ashiben wd/o. Hirabhai expired on 18.11.1989, henceforth the names of her legal heirs Maganbhai Shanabhai, Keshavbhai Shanabhai, Kusumben wd/o. Kacharabhai, Kanaiyalal Chimanbhai, Jasubhai Chimanbhai, Revaben Chimanbhai, Paresh Kacharabhai, Shantaben Dhulabhai, Parulben Kacharabhai and Rupalben Kacharabhai were entered in revenue record vide Entry No. 14182 dtd. 20.3.2014.
15. Thereafter District collector of Ahmedabad by its Order No. EST/NA/TBKH/Tatkal/K-65/SR-119/2014 dtd. 1.7.2014 issued N.A. permission for the land bearing Survey / Block No. 1736, T.P. No. 1, admeasuring 25799 sq.mtrs. paiki 8122 sq.mtrs. (N.A. permission for residential purpose of land admeasuring 7272 sq.mtrs. and N.A. permission for commercial purpose of land admeasuring 850 sq.mtrs.). Entry No. 14291 dtd. 5.7.2014.
16. Thereafter District collector of Ahmedabad by its Order No. EST/NA /TBKH/ Tatkal/K-65/SR-120/2014 dtd. 1.7.2014 issued N.A. permission for the land bearing Survey / Block No. 1736, T.P. No. 1, admeasuring 25799 sq.mtrs. paiki 7965 sq.mtrs. (N.A. permission for residential purpose of land admeasuring 6905 sq.mtrs. and N.A. permission for commercial purpose of land admeasuring 1060 sq.mtrs.). Entry No. 14292 dtd. 5.7.2014.
17. Thereafter by way of Reg. Sale Deed No. 5395 dtd. 11.7.2014, the N.A. land bearing F.P. No. 219/2, admeasuring 8122 sq.mtrs. purchased by Mahavir Corporation, a partnership firm through its partner Nirav Vrajlal Baroliya from the said Maganbhai Shanabhai and others. Entry No. 14348 dtd. 28.8.2014.





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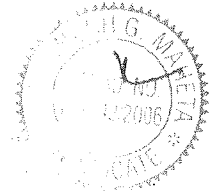
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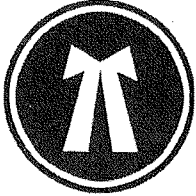
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18. That the said Shantaben Dhulabhai executed one Confirmation Deed vide Sr. No. 5838 dtd. 28.7.2014 with reference to the afore-said Sale Deed Reg. No. 5395/2014.
19. Thereafter the promulgation proceedings was made for the lands of village-Bareja and as per same, New Block No. 2669/004 has been allotted in lieu of Old Block/Survey No. 1736 and the area of New Block No. 2669/004 is fixed as 26811 sq.mtrs. Entry No. 15090 dtd. 2.12.2016.
20. Thereafter Hon'ble DILR of Ahmedabad by its Order No. DSO/DRK/KJP/SR No. 525/2020 dtd. 13.7.2020 made hissa durasti of land bearing Block/Survey No. 2669 into four parts viz. Block/Survey No. 2669/001 to 2669/004 and as per same, the land bearing Block/Survey No. 2669/004, admeasuring 3455 sq.mtrs. and TP deducted 2303 sq.mtrs. total 5758 sq.mtrs. land came to the ownership rights of Mahavir Corporation, a partnership firm. Entry No. 16045 dtd. 13.7.2020.
21. Since then said Mahavir Corporation, a partnership firm become the sole and absolute owner, occupier and possessor of said land.
22. That the Ahmedabad Urban Development Authority by its Order No. PRM/24/3/2022/101 dtd.17.06.2022 issued development permission for the said land.
23. Said Mahavir Corporation, a partnership firm desirous to develop the said land under the name and style of OMKAR ANANTA as per approved plan by AUDA.

Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that the said land duly held by Mahavir Corporation, a partnership firm as owner of the said land and now the said land is also in their names in Government, Semi-Government records, revenue records and local offices of Govt. body.

After scrutiny of the papers, documents and statement given by the owner of said land, in my opinion that, there is no any charge, interest, hypothecation,





ADVOCATE

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mortgage, lien and not in any custody of anybody and not taken any loan, advances by way of mortgaging, hypothecating said land to any financial institutions, bank, banks or private or public adventures and financial institutions and therefore there is no any kind of shares, rights, interest, proportion shares, partition, claim, charges, encumbrances lien, and there is on any kind of maintenance of livelihood of anybody upon said land therefore the said land is free from all kind of charges, lien, interest, objection, and interruption.

I scrutinized a public notice published by me in local daily news paper Divya Bhaskar on 23.6.2022 declaring that, if any person have any kind of objection, interruption, have ny kind of objection, interruption, have any kind of rights, titles, interest, charges, claim-suit, lien, maintenance of livelihood about the above said land, thereafter Title clearance certificate will be issued him with the remarks that the said land is free from all kind of encumbrances without doubt and its title is clear and marketable. With reference to the afore-said public notice, I have not received any objection from anybody.

Further more, out of all the documents, papers produced before me, I also taken search of the said land vide Receipt No. 202200200018211, Application No. 14206 dtd. 5.7.2022 & Receipt No. 202200500018927, Application No. 10991 dtd. 5.7.2022 & Receipt No. 202231100021822, Application No. 7947 dtd. 5.7.2022 for the period year 1992 to 2022 from the office of Sub-Registrar, Ahmedabad.

REPORT

In view of the above to my opinion that the said land is belonging to Mahavir Corporation, a partnership firm and is free from all kind of doubts and encumbrances and there is no charge of anybody over the said land and the title of the said land is clear and marketable.

Issued without prejudice.

Place: Ahmedabad

Date: 15.07.2022

PRAGNESH G. MAHETA


ADVOCATE

