

GAURANG K. PATEL
Advocate



ADDRESS : 202, Second Floor, Shukan Mall,
Visat char rasta, Motera, Sabarmati, ,
AHMEDABAD- 380005.

TITLE CLEAR CERTIFICATE & REPORT ON TITLE

To,

Land Owners :

1. Parmar Babuji Udaji,
 2. Janakba Babuji Parmar,
 3. Kalusinh @ Karansinh Babuji Parmar,
 4. Mukeshsinh Babuji Parmar,
 5. Bharatsinh Babuji Parmar,
 6. Ajitsinh Babuji Parmar,
- No. 1 to 6 owner of 38% land
Chandkheda, Ahmedabad.
7. Suvarn Developers,
- a Partnership Firm
No. 7 owner of 62% land

Developer :

Suvarn Developers,
a Partnership Firm
Add. D-202, Shyamal Complex,
New C. G. Road, Chandkheda,
Ahmedabad.

SUBJECT :- IN THE MATTER OF VERIFICATION OF TITLE in respect to the project **Suvarn Residency** situated on Non-Agriculture land bearing Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs. situated lying and being at Mouje village Chandkheda sim, Taluka Sabarmati, District Ahmedabad and Sub-District Ahmedabad-2 (Vadaj).

We refer to your instruction to investigate your title to the land above referred to and from that and from information and documents given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/ papers etc. furnished to us is/ are true and genuine and I declare as follows:-

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That said land of Survey no. 875/8/2, 2023 sq. mtrs., at Mouje village Chandkheda sim, was belonging to Visaji Madhuji in the year 1944 and he mortgaged this land to Manilal Jethabhai and entered in revenue record by Entry no. 2844 on dated 14-09-1947.

The said land entered as Khalsa Raiytwari and effect entered in revenue record by Entry no. 3529/341 on dated 26-08-1955.

That Visaji Madhuji name entered as ganotiya under Talukashri Order and effect entered in revenue record by Entry no. 3569 on dated 03-07-1956.

The Mortgage of Manilal Jethabhai paid on dated 11-05-1962 and released under both party answer and effect entered in revenue record by Entry no. 3738 on dated 19-12-1962.

The said Visaji Madhuji expired on dated 05-10-1965 and name of his legal heir Laxmanji Visaji Vaghela entered in revenue record by Entry no. 4205 on dated 26-11-1965.

The said Laxmanji Visaji Vaghela expired on dated 06-12-1992 and name of his legal heirs Ajitsinh Laxmanji Vaghela, Manharsinh Laxmanji Vaghela, Kirtikumar Laxmanji Vaghela, Jashvantsinh Laxmanji Vaghela, Kokilaben daughter of Laxmanji Vaghela, Varshaben daughter Laxmanji Vaghela and Takhuben widow of Laxmanji Vaghela entered in revenue record by Entry no. 6304 on dated 05-03-1994.

That Entry no. 8821, 8822 dated 08-02-2008, regarding change of Taluka - District Gandhinagar to Taluka Daskroi District Ahmedabad.

That co owner The said Takhuben widow of Laxmanji Vaghela expired on dated 19-06-2009 and her name deleted from revenue record by Entry no. 9658 on dated 17-04-2010.

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That co owner Ajitsinh Laxmansinh expired on dated 19-09-2010 and name of his legal heir Lilaben widow Ajitsinh Laxmansinh, Indrajitsinh Ajitsinh, Arunaba daughter of Ajitsinh Laxmansinh and Pradipsinh Ajitsinh entered in revenue record by Entry no. 10026 on dated 22-12-2010.

That Manharsinh Laxmanji Vaghela, Kirtikumar Laxmanji Vaghela, Jashvantsinh Laxmanji Vaghela, Kokilaben daughter of Laxmanji Vaghela, Varshaben daughter Laxmanji Vaghela, Lilaben widow Ajitsinh Laxmansinh, Indrajitsinh Ajitsinh, Arunaba daughter of Ajitsinh Laxmansinh and Pradipsinh Ajitsinh sold and conveyed land of Survey no. 875/8/2, 2023 sq. mtrs., situated at Mouje village Chandkheda sim to Babuji Udaji Parmar by registered sale deed sr. no. 1158 on dated 21-01-2011 and name of purchaser entered in revenue record by Entry no. 10093 on dated 29-01-2011.

That under application of Babuji Udaji Parmar name of his legal heirs Janakba wife of Babuji Parmar, Kalusinh @ Karansinh Babuji Parmar, Mukeshsinh Babuji Parmar, Bharatsinh Babuji Parmar and Ajitsinh Babuji Parmar entered in revenue record by Entry no. 10199 on dated 28-04-2011.

That Entry no. 10761 dated 03-05-2012, regarding change of Taluka Daskroi to Taluka Ahmedabad City West.

That Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs.

That District Collector Ahmedabad given Non Agricultural Use Permission to land bearing Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs. situated lying and being at Mouje village Chandkheda sim, (Residential purpose 534 sq. mtrs. and Commercial purpose 680

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sq. mtrs.) under Order no. CB/Jamin-2/N.A./Chandkheda/S.no./Block no. 875/8/2/SR-618/2017 on dated 13-11-2017 and effect entered in revenue record by Entry no. 12922 on dated 04-12-2017.

That land owners 1. Parmar Babuji Udaji, 2. Janakba Babuji Parmar, 3. Kalusinh @ Karansinh Babuji Parmar, 4. Mukeshsinh Babuji Parmar, 5. Bharatsinh Babuji Parmar and 6. Ajitsinh Babuji Parmar, sold and conveyed land of Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs. paiki 62% share i.e. 752.68 sq. mtrs. situated at Mouje village Chandkheda sim to Suvarn Developers, a Partnership Firm by registered sale deed sr. no. 5052 on dated 27-03-2018.

That land owners 1. Parmar Babuji Udaji, 2. Janakba Babuji Parmar, 3. Kalusinh @ Karansinh Babuji Parmar, 4. Mukeshsinh Babuji Parmar, 5. Bharatsinh Babuji Parmar and 6. Ajitsinh Babuji Parmar, entered into Development Agreement for land of Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs. paiki 38% share i.e. 461.32 sq. mtrs. situated at Mouje Chandkheda sim with Suvarn Developers, a Partnership Firm by registered Development deed sr. no. 5057 on dated 27-03-2018.

That Ahmedabad Municipal Corporation (AMC) on dated 29-05-2019 issued Commencement Letter (Rajachitthi) under Case no. BLNTI/WZ/280219/CGDCRV/A2024/R0/M1, Rajachitthi no. 01919/280219/A2024/R0/M1 for 26 Residential units and 12 Non Residential units. And Scheme introduced known as SuvarnResidency

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.

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The report is not complete report 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 or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.

This report on title is based on the revenue record given by you and available Sub-Registrar, Gandhinagar record (Index-II) only through our search clerk by Appl. no. 16551, dated 29-05-2019 for the year 2007 to 2010 and Sub-Registrar, Ahmedabad-2 (Vadaj) record (Index-II) only through our search clerk by Appl. no. 17550, dated 11-06-2019 for the year 2010 to 2019 .

This report is merely an 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 or Semi-Government officer. Also for the negligency or lackness in the world of searches, the undersigned shall not be a held responsible in any case.

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.

UNDER THE CIRUMSTANCES, we hereby certify that the project **Suvarn Residency** situated on Non-Agriculture land bearing Survey no. 875/8/2, 2023 sq. mtrs., given T. P. Scheme No. 76/B (Chandkheda), Final Plot No. 327, admeasuring 1214 sq.mtrs. situated lying and being at Mouje village Chandkheda sim, Taluka Sabarmati, District Ahmedabad and Sub-District Ahmedabad-2 (Vadaj). Taluka Sabarmati, District Ahmedabad and Sub-District Ahmedabad-2 (Vadaj)

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is belonging to **Land Owners** : 1. Parmar Babuji Udaji, 2. Janakba Babuji Parmar, 3. Kalusinh @ Karansinh Babuji Parmar, 4. Mukeshsinh Babuji Parmar, 5. Bharatsinh Babuji Parmar, 6. Ajitsinh Babuji Parmar, No. 1 to 6 owner of 38% land, 7. Suvarn Developers, a Partnership Firm No. 7 owner of 62% land & **Developer** : Suvarn Developers, 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. All original papers, deeds, records, permissions and latest documents should be verify.
2. Usual Declaration on title should be obtain.
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 :- 11-07-2019



(G.K. Patel)

Gaurang K. Patel, Advocate

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