UMESH R.KAPADIA
Advocate.
Sanad No.G.724/82

Mob.No.9427505522 & 9376127376
E-mail: umesh.kapadia14@g-mail.com

Office: 311,Janpath Complex,
Nehru Bridge Corner,
Ashram Road,
Ahmedabad.

TITLE CLEARANCE CERTIFICATE

To,

1. Tarunbhai Santarambhai,
2. Gaurav Santarambhai,
3. Nrunal Santarambhai,
4. Ushadevi Santarambhai,

307, Sarthik Square,

Bodakdev, Ahmedabad.

Ref: Investigation of title to the property situate, lying and being Mouje Sargasan, Survey No.40/1, T.P.Scheme No.8 Sargasan, Final Plot No.34/1, admeasuring 4426 sq.mtrs. N.A.Land in Registration District Sub District Gandhinagar belonging to Tarunbhai Santarambhai, Gaurav Santarambhai, Mrunal Santarambhai, and Ushadevi Santarambhai.

As per the instructions given by you, I have investigated the title to the property situated at Mouje Sargasan, Survey No.40/1, T.P.Scheme No.8 Sargasan, Final Plot No.34/1, admeasuring 4426 sq.mtrs. N.A.Land in Registration District Sub District Gandhinagar as I have found the same is clear, marketable and free from reasonable doubt and without encumbrance subject to:-

Usual Declaration being made by you at the time of Sale or Transfer.

SCHEDULE

All that piece and parcel land ground hereditaments and property situate, lying and being Mouje Sargasan, Survey No.40/1, T.P.Scheme No.8 Sargasan, Final Plot No.34/1, admeasuring 4426 sq.mtrs. N. A. Land.

Ahmedabad;
Dt.27/ / /2022

U.R. Kapadia
Dt. 27th Jan. 22

(Umesh R.Kapadia)
Advocate.

C S Dave
B Com, LLB, MBA
(ADVOCATE)
Gujarat High court

Cell - 9687665042
E Mail – csdaveadvocate@gmail.com
Enrolment No: G/1326/2002

FURTHER TITLE CLEARANCE CERTIFICATE

To,
M/s. SAVLA SANIDHYA INFRACON LLP
401, Pushpak-66,
Opp. Medilink Hospital,
132 Ft. Ring Road,
Satellite,
Ahmedabad-380015

Date: 21/02/2023

Ref: Further Title Clearance Certificate

This is to certify that, M/s. Savla Sanidhya Infracon LLP are the Possessor and Developer of the Non-Agricultural Land bearing Mouje: Sargasan, Taluka: Gandhinagar, District: Gandhinagar bearing Survey No.40/1, Town Planning Scheme No.8, Final Plot No.34/1 admeasuring 4426.00 Sq. Mtrs. in the Registration Sub-District of Gandhinagar, is clear, marketable and free from any pending litigation and is free from all encumbrances.

SCHEDULE
(Description of Property)

All that piece or parcel of non-agricultural land situate, lying and being at Mouje: Sargasan, Taluka: Gandhinagar, District: Gandhinagar bearing Survey No.40/1, Town Planning Scheme No.8, Final Plot No.34/1 admeasuring 4426.00 Sq. Mtrs. in the Registration Sub-District of Gandhinagar and all that dwelling unsold residential & commercial units being constructed by M/s. Savla Sanidhya Infracon LLP:-

Thanking You,
For, C. S. DAVE

C. S. DAVE
ADVOCATE
GUJARAT

ADVOCATE
Enrolment No.:- G/1326/2002

Chirag S. Dave
Advocate
(Enrollment No.G/1326/2002)

C S Dave
B Com, LLB, MBA
(ADVOCATE)
Gujarat High court

Cell - 9687665042
E Mail – csdaveadvocate@gmail.com
Enrolment No: G/1326/2002

FURTHER TITLE CLEARANCE CERTIFICATE

To,
M/s. SAVLA SANIDHYA INFRACON LLP
401, Pushpak-66,
Opp. Medilink Hospital,
132 Ft. Ring Road,
Satellite,
Ahmedabad-380015

Date: 21/02/2023

Ref: Further Title Clearance Certificate

This is to certify that, M/s. Savla Sanidhya Infracon LLP are the Owner, Possessor and Developer of the Non-Agricultural Land bearing Mouje: Sargasan, Taluka: Gandhinagar, District: Gandhinagar bearing Survey No.33, Town Planning Scheme No.8, Final Plot No.32/3/2 admeasuring 3142.65 Sq. Mtrs. in the Registration Sub-District of Gandhinagar, is clear, marketable and free from any pending litigation and is free from all encumbrances.

SCHEDULE
(Description of Property)

All that piece or parcel of non-agricultural land situate, lying and being at Mouje: Sargasan, Taluka: Gandhinagar, District: Gandhinagar bearing Survey No.33, Town Planning Scheme No.8, Final Plot No.32/3/2 admeasuring 3142.65 Sq. Mtrs. in the Registration Sub-District of Gandhinagar and all that dwelling unsold residential & commercial units being constructed by M/s. Savla Sanidhya Infracon LLP:-

Thanking You,
For, C. S. DAVE
ADVOCATE
Enrolment No. G/1326/2002

Chirag C. Dave
Advocate
(Enrollment No.G/1326/2002)

C. S. DAVE ADVOCATE GUJARAT COURT

ADVOCATE

F. K. Lakhani Associates
Advocates
601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

TITLE CLEARANCE CERTIFICATE
TO WHOM IT MAY CONCERN

RE: TITLE CLEARANCE CERTIFICATE TO THE LAND BEARING **BLOCK / SURVEY NO.33** ADMEASURING 22713 SQ.MTRS. WHICH COMPRISED IN DRAFT TOWN PLANNING SCHEME NO.8 (SARGASAN) AND ALLOTTED FINAL PLOT NO.32 NON AGRICULTURAL LAND ADMEASURING 14763 SQ.MTRS. PAIKI FINAL PLOT NO.32/3 ADMEASURING 7189.66 SQ.MTRS. FOR RESIDENTIAL/COMMERCIAL PURPOSE SITUATED AT **MOUJE: SARGASAN,** TALUKA: GANDHINAGAR IN THE REGISTRATION SUB DISTRICT AND DISTRICT OF GANDHINAGAR – GUJARAT BELONGING TO **(1) USHADEVI SANTRAMBHAI, (2) PRITIBEN TARUNBHAI, (3) GAURAVBHAI SANTRAMBHAI, (4) MRUNALBHAI SANTRAMBHAI and (4) TARUNBHAI SANTRAMBHAI.**

F. K. LAKHANI ASSOCIATES ADVOCATES GANDHINAGAR

F. K. Lakhani Associates
Advocates
601, 6th Floor, Haveli Arcade, Above Radhe Sweets, Sector - 11, Gandhinagar - 382011
E-mail : fklakhani_associates@yahoo.in, Ph. 079 232 21627

We hereby certify on the basis of necessary searches caused by us at the office of The Sub Registrar, Gandhinagar for last 30 years and on verification of latest Revenue Records and on the basis of relevant title deeds produced before us by the party that titles to the Land bearing **Block / Survey No.33** admeasuring 22713 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.8 (SARGASAN) and allotted Final Plot No.32 Non Agricultural Land admeasuring 14763 Sq.Mtrs. Paiki Final Plot No.32/3 admeasuring 7189.66 Sq.Mtrs. for Residential/Commercial Purpose situated at **MOUJE: SARGASAN,** TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR – GUJARAT which is more particularly described in the SCHEDULE hereunder written are clear and marketable and the same are belonging to **(1) USHADEVI SANTRAMBHAI, (2) PRITIBEN TARUNBHAI, (3) GAURAVBHAI SANTRAMBHAI, (4) MRUNALBHAI SANTRAMBHAI and (4) TARUNBHAI SANTRAMBHAI.**

F.K. LAKHANI ASSOCIATES
ADVOCATES
GANDHINAGAR

::SCHEDULE::
(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the Land situated at **MOUJE: SARGASAN,** TALUKA: GANDHINAGAR in the Registration Sub District and District of GANDHINAGAR - GUJARAT bearing **Block / Survey No.33** admeasuring 22713 Sq.Mtrs. which comprised in Draft Town Planning Scheme No.8 (SARGASAN) and allotted Final Plot No.32 Non Agricultural Land admeasuring 14763 Sq.Mtrs. Paiki Final Plot No.32/3 admeasuring 7189.66 Sq.Mtrs. for Residential/Commercial Purpose and bounded as follows:-

Boundaries:-

EAST : 18.00 MTRS. WIDE ROAD
WEST : FINAL PLOT NO.32/2
NORTH : FINAL PLOT NO.34/1
SOUTH : 18.00 MTRS. WIDE ROAD

PLACE : GANDHINAGAR
DATE : 10/03/2021

FOR F. K. LAKHANI ASSOCIATES

LAKHANI ASSOCIATES ADVOCATES GANDHINAGAR