

Bipin T. Prajapati

(M) 9898102365

B. Com., LL.B.
Advocate & Notary



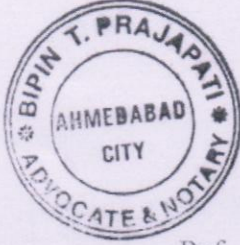
● Office ●
336, 3rd Floor, Rudra Business Park,
Nr. Saidham Tenament, Opp. kashinath Park,
Mahadevnagar, Vastral Road, Ahmedabad.

● Court ●
Block - A - Table No. 140, Ground Floor,
Gheekanta Court,
Ahmedabad-380 001.

Resi. : 101/A. Kashinath Park, Opp. Saidham Tenament, Vastral Road, Ahmedabad-382418.

Ref. No.

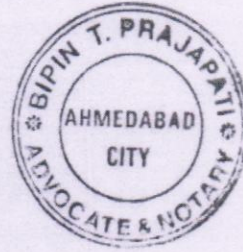
Date : 07/07/2022



TITLE CLEARANCE CERTIFICATE
WITH SEARCH REPORT

Ref. : INVESTIGATION OF TITLES OF Multipurpose Non-Agricultural land admeasuring about 971 Sq. Mtrs. of Final Plot No.81/2/1 (Old F.P. No.81/2) of T.P. Scheme No.118 allotted to the lend admeasuring 0-16-19 He.Are.Sq.Mtrs. of Aakar Rs. 2.87 paisa of Block/Survey No.499 (Old Block/ Survey No.165/2) situated at Mouje: Singarva, Taluka:Daskroi in the registration District of Ahmedabad-12 (Nikol).

As per instructions provided to me and all Xerox copy of papers/ documents submitted to me, I have gone through all such papers/ documents for investigation of immovable property i.e. Non Agricultural Land (more particularly described in the Schedule hereunder and hereinafter referred as "the said property") I have arranged for necessary search for the last Forty Two years vide application No.13136, Dtd.21/06/2022 for the year 1980 to 1993 and vide application No.12438, dtd.21/06/2022 for the year 1994 to 2011 and vide application No.2640, dtd.24/06/2022 for the year 2011 to 2022 and vide application No.8955, dtd.22/06/2022 for the year 2011 to 2022 and on the basis of the same as well as documents provided to me I issued this report on title as under :-



{{ 2 }}

(A)... It appears that on or around the year 1970 the Old Tenure land, situate lying and bearing at Mouje Singarva bearing Survey No.165/2 was belonging to Shankarbhai Mathurbhai, Galabji Shanaji and other.

(B)... Thereafter, Shankarbhai Mathurbhai was expired on 14.11.1999 and therefore the names of his legal heir namely Somabhai Shankarbhai, Shardaben Shankarbhai, Kamlaben Shankarbhai, late Maheshbhai Shankarbhai legal heirs Varshaben Maheshbhai, Raiben Wd/o Shankarbhai Mathurbhai were entered in the revenue records. Entry to the said effect was made in the revenue records vide Entry No.2067 dtd.18/12/1999 which is certified by competent authority.

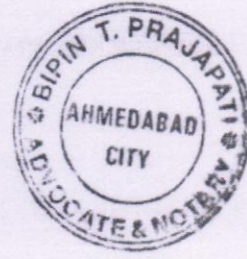
(C)... Thereafter, that the Ahmedabad Mahanagarpalika has extended the Town Limits, so the Survey Nos. or Block Nos. entered in extended Town Limits will have to pay Conversion Tax for change in the use of land for Non-Agricultural purpose under and by virtue of Provisions of Section 67-A of Land Revenue Act and by order of the Mamlatdar, Daseroi dated 07-02-1987 vide his Order No. Jamin/ Conversion/ Vashi/ 3774 entered the Conversion Tax Entry in the Village form Number 7/12 in other rights. Entry to the said effect was made in revenue records vide entry No.1668, dated 25-06-1987 which was certified by concerned authority.

(D)... Thereafter, Galaji Shanaji was expired on 04.06.2007 and therefore the names of his legal heir namely Abhesinh Gulabsinh, Manubhai Gulabsinh, Ravjibhai Gulabsinh, Kalidas Gulabsinh, Jilaben Gulabsinh, Vinaben Gulabsinh, Kantaben Gulabsinh and Ichhaben Wd/o Gulabsinh Shanaji were entered in the revenue records. Entry to the said effect was made in the revenue records vide Entry No.2570 dtd.17/12/2009 which is certified by competent authority.

(E)... Thereafter, Kalidas Galabji Chauhan was entered his legal heir namely Sitaben Kalidas Chauhan, Sajanaben Kalidas Chauhan, Anjuben Kalidas Chauhan and Jayeshbhai Kalidas Chauhan in his



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presence in the revenue records. Entry to the said effect was made in the revenue records vide Entry No.4298 dtd.13/03/2020 which is certified by competent authority.

(F)... Thereafter, Ichhaben Wd/o Gulabsinh Shanaji was expired on 02.04.2015 and therefore the names of her legal heirs namely Abhesinh Gulabsinh, Manubhai Gulabsinh, Ravjibhai Gulabsinh, Kalaji Gulabsinh, Jilaben Gulabsinh, Vinaben Gulabsinh and Kantaben Gulabsinh were entered in the revenue records. Entry to the said effect was made in the revenue records vide Entry No.4423 dtd.24/10/2020 which is certified by competent authority.

(G)... Thereafter, Raiben Wd/o Shankarbhai was expired on 14.03.2006 and therefore the names of her legal heirs namely Shardaben Shankarbhai, Somabhai Sankarbhai, Kamlaben Shankarbhai and Varshaben Maheshbhai were entered in the revenue records. Entry to the said effect was made in the revenue records vide Entry No.4424 dtd.24/10/2020 which is certified by competent authority.

(H)... Thereafter, Jilaben Gulabsinh, Vinaben Gulabsinh W/o Udaji Thakor, Kantaben Gulabsinh, Sitaben Kalidas Chauhan, Sajanaben Kalidas Chauhan W/o Ranjitbhai, Anjuben Kalidas Chauhan W/o Thakor Sureshkumar, Jayeshbhai Kalidas Chauhan waive their rights from this land in favour of Abhesinh Gulabsinh, Manubhai Gulabsinh, Ravjibhai Gulabsinh and Kalidas Gulabsinh by Release Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, under Serial No.2598, dated 15-10-2020. Entry to the said effect was made in revenue records vide entry No.4426, dated 30-10-2020 which was certified by concerned authority on 17-12-2020.

(I)... Thereafter, Shardaben Shankarbhai W/o Chimanlal, Kamlaben Shankarbhai W/o Vinodbhai and Varshaben Shankarbhai W/o Navinbhai waive their rights from this land in favour of Somabhai

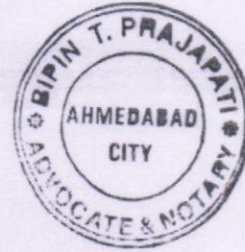


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(K)... Thereafter Somabhai Shankarbhai, Abhesinh Gulabsinh, Manubhai Gulabsinh, Ravjibhai Gulabsinh and Kalidas Gulabsinh has sold and conveyed the said land bearing Survey No.499 (Old Block/ Survey No.165/2), admeasuring 971 sq.mtrs. N.A. lands to (1) Nandlal Mavjibhai Bhimani (30% Share), (2) Karan Dilipbhai Bhimani (25% Share), (3) Soni Arth Nileshkumar (20% Share), (4) Bhadiyadra Sureshbhai Ramjibhai (10% Share), (5) Bhimani Bhavin Rameshbhai (10% Share) and (6) Bhuva Kishorbhai Vallabhbhai (5 % Share) by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad, under Serial No.5927, dated 09-03-2021. Entry to the said effect was made in revenue records vide entry No.4551, dated 31-03-2021 which was certified by concerned authority on dtd. 08-06-2021.



{{ 5 }}

(L)... Thereafter (1) Nandlal Mavjibhai Bhimani (30% Share), (2) Karan Dilipbhai Bhimani (25% Share), (3) Soni Arth Nileshkumar (20% Share), (4) Bhadiyadra Sureshbhai Ramjibhai (10% Share), (5) Bhimani Bhavin Rameshbhai (10% Share) and (6) Bhuva Kishorbhai Vallabbhbhai (5 % Share) have sold and conveyed the said land bearing Survey No.499, admeasuring 971 sq.mtrs. Multipurpose N.A. land to Vinayak Buildcon a partnership firm, by Sale Deed, which was duly registered with the office of the Sub-Registrar, Ahmedabad-12 (Nilol), under Serial No.26647, dated 01-12-2021. Entry to the said effect was made in revenue records vide entry No.4736, dated 28-12-2021 which was certified by concerned authority on 09-02-2022.

(M)...In the meantime the said land bearing Survey No.164/2 was covered under the Town Planning Scheme No.118 and Final Plot No. 81/2 was given in lieu thereof and the area thereof was fixed to the extent of admeasuring 971 sq.mts. in lieu of total admeasuring 1619 sq.mts., as it is seen from Copy of Form "F".

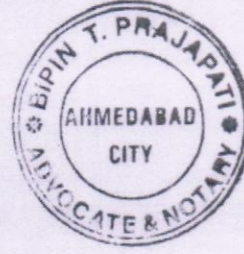
(N) That I have initially issued a public notice in daily newspaper namely "Divya Bhaskar" on Dtd.20.06.2022 demanding any objection the said property documents provided to me. I issued this report thereof. But no any objection has been raised by any one till today and on the basis of the said public notice I had issue this title clearance certificate.

(3) On today the said property of Multipurpose Non-Agricultural land admeasuring about 971 Sq. Mtrs. of Final Plot No.81/2/1 (Old F.P. No.81/2) of T.P. Scheme No.118 allotted to the lend admeasuring 0-16-19 He.Are.Sq.Mtrs. of Aakar Rs. 2.87 paisa of Block/Survey No.499 (Old Block/ Survey No.165/2) situated at Mouje: Singarva, Taluka:Daskroi in the registration District of Ahmedabad is owner and possessed by Vinayak Buildcon a partnership firm.

12... Further I have studied the documents and investigated in Sub Registrar Office and Revenue Records and during my search/ investigated, I have not found any kind of charge, lien, burden or encumbrance upon the said property.



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SCHEDULED REFERRED TO ABOVE

All that undivided piece & parcel of immovable property i.e. Multipurpose Non-Agricultural land admeasuring about 971 Sq. Mtrs. of Final Plot No.81/2/1 (Old F.P. No.81/2) of T.P. Scheme No.118 allotted to the lend admeasuring 0-16-19 He.Are.Sq.Mtrs. of Aakar Rs. 2.87 paisa of Block/Survey No.499 (Old Block/ Survey No.165/2) situated at Mouje: Singarva, Taluka:Daskroi in the registration District of Ahmedabad-12 (Nikol).



AS PER MY OPINION :-

The title of immovable property bearing Multipurpose Non-Agricultural land admeasuring about 971 Sq. Mtrs. of Final Plot No.81/2/1 (Old F.P. No.81/2) of T.P. Scheme No.118 allotted to the lend admeasuring 0-16-19 He.Are.Sq.Mtrs. of Aakar Rs. 2.87 paisa of Block/Survey No.499 (Old Block/ Survey No.165/2) situated at Mouje: Singarva, Taluka:Daskroi in the registration District of Ahmedabad-12 (Nikol) owner and possessed by Vinayak Buildcon a partnership firm is free from all types of lien, encumbrances, attachments, salable and all reasonable doubts.

Place : Ahmedabad

Date : 07/07/2022

Bipin T. Prajapati (Advocate)
Sanad No.3844/1999

BIPIN T. PRAJAPATI
ADVOCATE & NOTARY
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Vastrol Road, Ahmedabad-382418