



ADVOCATES & NOTARY

Earth Associates

OFFICE : 214-215, Silver Square, Opp. Bank of Baroda, Nr. Dipak School, Gangotri Circle Road, Nikol, Ahmedabad.

COURT: 001/146, Advocate Room, City Civil & Sessions Court, Bhadra, Ahmedabad.

Email: mishrashiv080@gmail.com, Mob. 8141437067

Ref No.TC/151/2022

To,

Sangath Pro LLP,

Mouje-Zundal, Tal-Gandhinagar,

Dist-Gandhinagar.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for immovable properties being residential uses Non-Agriculture land bearing revenue Survey No.324/1 admeasuring 1012 sq.mts., Survey No.324/8 admeasuring 708 sq.mts. and Survey No.327/3 admeasuring 4148 sq.mts. included in Draft Town Planning Scheme No.234 (Zundal) and allotted Final Plot No.141 admeasuring 607 sq. mts., Final Plot No.147 admeasuring 425 sq. mts. and Final Plot No.156 admeasuring 2489 sq. mts. respectively, altogether 3521 sq. mts. of Mouje-Zundal, Taluka - Gandhinagar in the Registration Dist. of Gandhinagar belongs to Sangath Pro LLP.

This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily newspaper "Divya Bhaskar" on 24th day of August' 2022, inviting claims, if any, in upon or to the property above referred to. I





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haven't received any claim till the issuance of title in response thereto. Accordingly I have investigated the title to the said property as detailed and described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

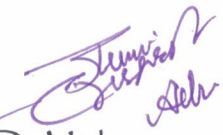
- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of immovable properties being residential uses Non-Agriculture land bearing revenue Survey No.324/1 admeasuring 1012 sq.mts., Survey No.324/8 admeasuring 708 sq.mts. and Survey No.327/3 admeasuring 4148 sq.mts. included in Town Planning Scheme No.234 (Zundal) and allotted Final Plot No.141 admeasuring 607 sq. mts., Final Plot No.147 admeasuring 425 sq. mts. and Final Plot No.156 admeasuring 2489 sq. mts. respectively, altogether 3521 sq. mts. of Mouje-Zundal, Taluka -Gandhinagar in the Registration Dist. of Gandhinagar.

DATED THIS 7th day of September' 2022 at Ahmedabad.




S. D. Mishra
Advocate & Notary



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Ref No.TCR/151/2022

To,
Sangath Pro LLP,
Mouje-Zundal, Tal-Gandhinagar,
Dist-Gandhinagar.

REPORT ON TITLE

Reg.: Investigation of title for immovable properties being residential uses Non-Agriculture land bearing revenue Survey No.324/1 admeasuring 1012 sq.mts., Survey No.324/8 admeasuring 708 sq.mts. and Survey No.327/3 admeasuring 4148 sq.mts. included in Town Planning Scheme No.234 (Zundal) and allotted Final Plot No.141 admeasuring 607 sq. mts., Final Plot No.147 admeasuring 425 sq. mts. and Final Plot No.156 admeasuring 2489 sq. mts. respectively, altogether 3521 sq. mts. of Mouje-Zundal, Taluka - Gandhinagar in the Registration Dist. of Gandhinagar belongs to Sangath Pro LLP.

I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1987, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.





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1. That the property is in question i.e. agriculture land situated at mouje- Zundal, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing old revenue Survey No. 324/1 admeasuring Acre-0 Guntha-10 and Survey No. 324/8 admeasuring Acre-0 Guntha-7 prior to 1951 belongs to Chhalabhai Narsibhai.
 - a. That Jita widow of Naran Dungar has mortgaged said land of Survey no.324/1 and 324/8 together with right bring water from the well situated in the land of Survey no.324/9 for Rs.200/- before the Chhala Narsinhbhai on 18/01/1934. Ref. mutation entry no.1155 dated 16/03/1934.
 - b. Thereafter as per the Ta. Hu. No. L.N.D. dated 3/51 said land had been declared as fragment land under section 5 of the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Subsequently word 'fragment land' was entered in the second column of said land. Ref. mutation entry no. 1642 dated 30/05/1951.
 - c. Thereafter said Chhalabhai Narsinhbhai died intestate on 21/05/1955 leaving behind him his legal heir namely 1. Jethabhai Chhalabhai, 2. Ishwarbhai Chhalabhai and 3. Govindbhai Chhalabhai. Accordingly said legal heir became the co-owner of said land by heredity. Ref. mutation entry no.2126 dated 27/06/1955.
 - d. Thereafter mutation entry entered in the record of said land stating that the owner of said land Bai Jita widow of Naranbhai Dungarbhai had mortgaged said land of Survey no.324/1 and 324/8 before the Ishwarbhai Chhalabhai and others, also she had mortgaged other lands to different land owners; however said land owner Bai Jita widow of Naranbhai Dungarbhai by





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herself and on behalf of her heirs have waived off the right to release mortgage from mortgagee and given the said land to mortgagee by face to face. Accordingly 1. Jethabhai Chhalabhai, 2. Ishwarbhai Chhalabhai and 3. Govindbhai Chhalabhai became the owner of said land and the name of Bai Jita widow of Naranbhai Dungarbhai was deleted from the record of said land. Ref. mutation entry no.2249 dated 07/11/1959.

- e. Thereafter the co-owner of said land Ishwarbhai Chhalabhai died intestate on or before 2 years ago leaving behind him only legal heir as Ramanbhai Ishwarbhai. Accordingly said legal heir became the co-owner of said land by heredity. Ref. mutation entry no.3186 dated 16/11/1971.
- f. That mutation entry no.3364 dated 26/03/1977 entered in the computerized 7/12 of said land; however said entry is not applicable to said land.
- g. Thereafter the owner of the said land Jethabhai Chhalabhai, Govindbhai Chhalabhai and Ramanbhai Ishwarbhai had availed loan over the said land from Zundal Seva Sahkari Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.3374 dated 26/03/1977.
- h. Thereafter the co-owner of said land Govindbhai Chhalabhai died intestate on 10/02/1993 leaving behind him his legal heir namely 1. Kamuben Govindbhai, 2. Kantibhai Govindbhai, 3. Jayantibhai Govindbhai, 4. Shantaben Govindbhai and 5. Chhotabhai Govindbhai. Accordingly said legal heir became the co-owner of said land by heredity. Ref. mutation entry no.4146 dated 18/06/1994.





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- i. Thereafter the co-owner of said land Kantibhai Govindbhai died intestate on 15/02/2000 leaving behind him his legal heir namely 1. Gangaben widow of Kantibhai Govindbhai, 2. Ghanshyamkumar Kantibhai, 3. Sandipkumar Kantibhai and 4. Anjanaben Kantibhai. Accordingly said legal heir became the co-owner of said land by hereditary. Ref. mutation entry no.4566 dated 10/03/2000.
- j. Thereafter the co-owner of said land Jayantibhai Govindbhai died intestate on 11/05/2007 leaving behind him his legal heir namely 1. Kashiben widow of Jayantibhai, 2. Pinka Jayantibhai, 3. Purvi Jayantibhai and 4. Bhumika Jayantibhai. Accordingly said legal heir became the co-owner of said land by hereditary. Ref. mutation entry no.5606 dated 18/06/2007.
- k. Thereafter the co-owner of said land Jethabhai Chhalabhai died intestate on 17/03/2008 leaving behind him his legal heir namely 1. Shardaben Jethabhai and 2. Gangaben Jethabhai. Accordingly said legal heir became the co-owner of said land by hereditary. Ref. mutation entry no.5783 dated 05/04/2008.
- l. Thereafter the owners of said land 1. Ramanbhai Ishwarbhai, 2. Kamuben Govindbhai, 3. Shantaben Govindbhai, 4. Chhotabhai Govindbhai, 5. Gangaben widow of Kantibhai Govindbhai, 6. Ghanshyambhai Kantibhai, 7. Sandipbhai Kantibhai, 8. Anjanaben Kantibhai, 9. Kashiben widow of Jayantibhai, 10. Pinka Jayantibhai, 11. Purvi Jayantibhai, 12. Bhumika Jayantibhai, 13. Shardaben Jethabhai and 14. Gangaben Jethabhai sold, conveyed and transferred said land of Survey no.324/1 admeasuring 1012 sq. mts. and Survey no.324/8 admeasuring 708 sq. mts. to 1. Sanjay Ambalal, 2. Jitesh Ambalal, 3. Nayna Jiteshkumar, 4. Bhanuben Sampatlal, 5.





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Nephal Sampatlal and 6. Eric Sampatlal by way of saled deed dated 19/07/2008 registered before the sub registrar office at Gandhinagar registered under sr.no.12483. Accordingly 1. Sanjay Ambalal, 2. Jitesh Ambalal, 3. Nayna Jiteshkumar, 4. Bhanuben Sampatlal, 5. Nephal Sampatlal and 6. Eric Sampatlal became the joint owner of said land. Ref. mutation entry no.5911 dated 03/09/2008.

m. Thereafter further mutation entered in the record of said land stating that the owners of said land 1.Ramanbhai Ishwarbhai, 2. Kamuben Govindbhai, 3. Shantaben Govindbhai, 4. Chhotabhai Govindbhai, 5. Gangaben widow of Kantibhai Govindbhai, 6. Ghanshyambhai Kantibhai, 7. Sandipbhai Kantibhai, 8. Anjanaben Kantibhai, 9. Kashiben widow of Jayantibhai, 10. Pinka Jayantibhai, 11. Purvi Jayantibhai, 12. Bhumika Jayantibhai, 13. Shardaben Jethabhai and 14. Gangaben Jethabhai sold, conveyed and transferred said land of Survey no.324/1 admeasuring 1012 sq. mts. and Survey no.324/8 admeasuring 708 sq. mts. to 1. Sanjay Ambalal, 2. Jitesh Ambalal, 3. Nayna Jiteshkumar, 4. Bhanuben Sampatlal, 5. Nephal Sampatlal and 6. Eric Sampatlal by way of saled deed dated 19/07/2008 registered before the sub registrar office at Gandhinagar registered under sr.no.12483. Accordingly 1. Sanjay Ambalal, 2. Jitesh Ambalal, 3. Nayna Jiteshkumar, 4. Bhanuben Sampatlal, 5. Nephal Sampatlal and 6. Eric Sampatlal became the joint owner of said land. Ref. mutation entry no.5916 dated 14/09/2008. Said entry was cancelled by the circle officer due to mutating two times.

n. Thereafter by virtue of order dated 19/09/2008 passed by Hon. Mamlatdar Gandhinagar bearing no.jamin/Vashi-/08, the





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computerized record 7/12 extract of said land together with other land were compared with manual/handwritten documents and the mistakes were rectified and promulgated. Ref. mutation entry no.5992 dated 12/01/2009.

- o. Thereafter the owner of the said land Sanjay Ambalal and others had repaid the loan availed over the said land from Zundal Seva Sahkari Mandali Ltd.. Accordingly said mandali has issued no due certificate dated 22/06/2011 and released said land from its charge. Ref. mutation entry no.6951 dated 11/05/2012.
- p. That said land of Survey no.324/1 admeasuring 1012 sq. mts. and Survey no.324/8 admeasuring 708 sq. mts. included in draft Town Planning Scheme no.234 and allotted Final Plot No.141 admeasuring 607 sq. mts. and Final Plot No.147 admeasuring 425 sq. mts. respectively altogether 1032 sq. mts. in lieu of said land.
- q. Thereafter said land of survey no.324/1 and 324/8 (F.P.No.141, 147) admeasuring 1032 sq. mts. have been granted residential uses Non-Agriculture use permission by way of order passed by the Hon. District Collector, Gandhinagar on 03/05/2012 bearing order no. CB/Jamin/B.Khe./S.R.294/12/Vashi.8606 to 8621/2012 on the terms and conditions contained therein. Ref. mutation entry no.6951 dated 11/05/2012.
- r. Thereafter the owners of said land 1. Sanjay Ambalal, 2. Jitesh Ambalal, 3. Nayna Jiteshkumar, 4. Bhanuben Sampatlal, 5. Nephal Sampatlal and 6. Eric Sampatlal sold, conveyed and transferred said land of Survey no.324/1 admeasuring 1012 sq. mts. and Survey no.324/8 admeasuring 708 sq. mts. included in draft T.P. Scheme no.234 and allotted Final Plot No.141 admeasuring 607 sq. mts. and Final Plot No.147 admeasuring





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425 sq. mts. respectively altogether 1032 sq. mts. to Sangath Pro LLP by way of saledeed dated 05/03/2021 registered before the sub registrar office at Gandhinagar registered under sr.no.7842. Accordingly said Sangath Pro LLP became the owner of said land. Ref. mutation entry no.10114 dated 18/03/2021.

2. That the property is in question i.e. agriculture land situated at mouje- Zundal, Taluka-Gandhinagar in the Registration District and Sub District of Gandhinagar, bearing old revenue Survey No. 327/3 admeasuring Acre-1 Guntha-1 prior to 1951 belongs to Maganbhai Desaibhai Mathurbhai.

- a. Thereafter as per the Ta. Hu. No. L.N.D. dated 3/51 said land had been declared as fragment land under section 5 of the provisions of The Bombay Prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Subsequently word 'fragment land' was entered in the second column of said land. Ref. mutation entry no.1642 dated 30/05/1951.
- b. Thereafter by virtue of order dated 28/07/1953 and 02/02/1955 respectively passed by the Hon. Collector bearing no. Ta.Hu.No. W.T.N.108 below W.T.N.4035 the Jat Inam Act got abolished and on abolition of the said act the land were given to its occupier and from 01/08/1955 the full assessment is levied from the occupier and the entry of Jat Inam removed from the revenue record of said land. Ref. mutation entry no.2125 dated 25/06/1955.
- c. Thereafter as per the circular of Hon. Settlement Commissioner and Director of Land Records, Puna Dt.5/8 Dec. 1955 bearing No.Con/L.R.67, it was declared that Kuvetar land lesser than





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Acre-0- 20 Guntha have to be deemed as fragment land and said land was exceeding the standard size of kuvetar land therefore the entry of fragment land was removed from the second column of said land. Ref. mutation entry no.2214 dated 19/08/1959.

- d. That the owner of said land Maganbhai Desaibhai died intestate on or before 15 years ago leaving behind him his legal heir namely 1. Pranbhai Maganbhai, 2. Vitthalbhai Maganbhai and 3. Shankarbhai Maganbhai. Accordingly said legal heir became the co-owner of said land by heredity. Ref. mutation entry no.2237 dated 06/11/1959.
- e. Thereafter the owner of the said land 1. Pranbhai Maganbhai, 2. Vitthalbhai Maganbhai and 3. Shankarbhai Maganbhai had availed loan over the said land from Zundal Seva Sahkari Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.3369 dated 26/03/1977.
- f. Thereafter the co-owner of said land Pranbhai Maganbhai died intestate on 18/06/1983 leaving behind him his legal heir namely 1. Mafatlal Pranbhai, 2. Kashiben Pranbhai and 3. Avalben widow of Pranbhai Maganbhai. Accordingly said legal heir became the co-owner of said land by heredity. Ref. mutation entry no.3648 dated 09/11/1983.
- g. Thereafter as per the letter of Prant Adhikari, Gandhinagar dated 18/07/1990 bearing no.PO/Jamin/Tu.Dha. Vashi said land of Survey no.327/3 was released from fragment as said land getting cultivated from the well and other sources, subsequently the entry of fragment entered in second column of said land was deleted. Ref. mutation entry no.3981 dated 19/12/1990.





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- h. That the co-owner of said land Vithalbhai Maganbhai died intestate on 21/12/1990 leaving behind him his legal heir namely 1. Vinubhai Vitthalbhai, 2. Popatbhai Vitthalbhai, 3. Chhotabhai Vitthalbhai, 4. Gangaben Vitthalbhai and 5. Tejaben widow of Vitthalbhai Maganbhai. Accordingly said legal heir became the co-owner of said land by hereditary. Ref. mutation entry no.3996 dated 01/04/1991.
- i. Thereafter the co-owner of said land Gangaben Vitthalbhai Patel released, relinquished and waived all her undivided right, title and interest pertains to said land in favour of other co-owner of said land. Accordingly the name of Gangaben Vitthalbhai Patel was deleted from revenue record of said land. Ref. mutation entry no.4141 dated 29/04/1994.
- j. Thereafter the co-owner of said land Avalben Pranbhai died intestate on or before 4 years ago whose hereditary was already mutated in said land therefore her name was deleted from the revenue record of said land. Ref. mutation entry no. 4410 dated 23/09/1997.
- k. Thereafter the co-owner of said land Kashiben Pranbhai released, relinquished and waived all her undivided right, title and interest pertains to said land in favour of other co-owner of said land. Accordingly the name of Kashiben Pranbhai was deleted from revenue record of said land. Ref. mutation entry no.4411 dated 23/09/1997.
- l. That the co-owner of said land Shankarbhai Maganbhai died intestate on 10/10/2000 leaving behind him his legal heir namely 1. Kamlaben widow of Shankarbhai Maganbhai, 2. Jayantibhai Shankarbhai, 3. Manjulaben Shankarbhai, 4. Sushilaben Shankarbhai and 5. Tarunaben Shankarbhai. Accordingly said





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legal heir became the co-owner of said land by heredity. Ref. mutation entry no.4624 dated 12/11/2000.

m. Thereafter the owner of the said land Mafatlal Pranbhai and others had repaid the loan availed over the said land from Zundal Seva Sahkari Mandali Ltd.. Accordingly said mandali has issued no due certificate dated 20/09/2007 and released said land from its charge and the word "Zundal Seva Sahkari Mandali Ltd. Soc. Chairman Motibhai Maganbhai" was deleted from the second column of said land. Ref. mutation entry no.5681 dated 03/10/2007.

n. Thereafter the owners of said land 1.Mafatlal Pranbhai, 2. Vinubhai Vitthalbhai, 3. Popatbhai Vitthalbhai, 4. Chhotabhai Vitthalbhai, 5. Tejaben widow of Vitthalbhai Maganbhai, 6. Jayantibhai Shankarbhai, 7. Manjulaben Shankarbhai, 8. Sushilaben Shankarbhai, 9. Tarunaben Shankarbhai, 10. Kamlaben widow of Shankarbhai Maganbhai sold, conveyed and transferred said land of Survey no.327/3 admeasuring 4148 sq. mts. to 1. Sanjay Ambalal, 2. Samta Sanjaykumar, 3. Jitesh Ambalal, 4.Nayna Jiteshkumar, 5. Rutvi Sumeshbhai, 6. Shweta Bhavinbhai, 7. Nepal Sampatlal and 8. Eric Sampatlal by way of saledeed dated 15/10/2007 registered before the sub registrar office at Gandhinagar registered under sr.no.12757. Accordingly said 1. Sanjay Ambalal, 2. Samta Sanjaykumar, 3. Jitesh Ambalal, 4.Nayna Jiteshkumar, 5. Rutvi Sumeshbhai, 6. Shweta Bhavinbhai, 7. Nepal Sampatlal and 8. Eric Sampatlal became the joint owner of said land. Ref. mutation entry no.5692 dated 18/10/2007.

o. Thereafter by virtue of order dated 19/09/2008 passed by Hon. Mamlatdar Gandhinagar bearing no.jamin/Vashi-/08, the





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Shah sold, conveyed and transferred said land of Survey no.327/3 admeasuring 4148 sq. mts. of T.P. Scheme No.234, F.P. No.156 admeasuring 2489 sq. mts. to Sangath Pro LLP by way of saledeed dated 17/02/2021 registered before the sub registrar office at Gandhinagar registered under sr.no.5421. Accordingly said Sangath Pro LLP became the owner of said land. Ref. mutation entry no.10115 dated 18/03/2021.

3. That the owner of the said land Sangath Pro LLP had planned a residential project over the said land known as "PROVINCE" comprising 3 building Blocks namely A, B+C consisting of 168 residential flats/units and 7 commercial units on the said Land and prepared plans and details drawing for the same and applied before the GMC for sanction whereof plans for the same was Sanctioned by Gandhinagar Municipal Corporation and issued Development Permission on 29/08/2022 bearing No.P.R.M./GMC/427/ Zundal-234/06/2022/16616.
4. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections or claims from the public at large was issued in the daily newspaper "Divya Bhaskar" on 24th day of August' 2022 Ahmedabad, if any, in upon or to the property above referred to. In lieu of the said public notice no any objection or claim has been received by us any person till that date.
5. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.
6. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the manual records maintained prior to the year 1996 is not maintained properly or





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computerized record 7/12 extract of said land together with other land were compared with manual/handwritten documents and the mistakes were rectified and promulgated. Ref. mutation entry no.5993 dated 12/01/2009.

- p. That said land of Survey no.327/3 admeasuring 4148 sq. mts. is included in Town Planning Scheme No.234 (Zundal) and allotted Final Plot No.156 admeasuring 2489 sq. mts. in lieu of said land.
- q. Thereafter said land of survey no.327/3 (F.P.No.156) admeasuring 2489 sq. mts. have been granted residential uses Non-Agriculture use permission by way of order passed by the Hon. District Collector, Gandhinagar on 09/03/2012 bearing order no. CB/Jamin/B.Khe./S.R.293/11/Vashi.9628 to 9643/2012 on the terms and conditions contained therein. Ref. mutation entry no.6964 dated 24/05/2012.
- r. Thereafter the owners of said land 1. Sanjay Ambalal, 2. Samta Sanjaykumar, 3. Jitesh Ambalal, 4.Nayna Jiteshkumar, 5. Rutvi Sumeshbhai, 6. Shweta Bhavinbhai, 7. Nephal Sampatlal and 8. Eric Sampatlal sold, conveyed and transferred said land of Survey no.327/3 admeasuring 4148 sq. mts. of T.P. Scheme No.234, F.P. No.156 admeasuring 2489 sq. mts. to Sangath Infrastructure Pvt. Ltd., representing through its managing director Yogesh Kantilal Shah by way of saled deed dated 08/03/2018 registered before the sub registrar office at Gandhinagar registered under sr.no.3761. Accordingly said Sangath Infrastructures Pvt. Ltd. became the absolute owner of said land. Ref. mutation entry no.8721 dated 10/04/2018.
- s. Thereafter the owners of said land Sangath Infrastructures Pvt. Ltd., representing through its authorized director Yogesh Kantilal





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damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars. Search was taken upto 29/08/2022.

7. I am informed by you that the said land was not given in security, nor you have 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 or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby opine that, the said residential uses Non-Agriculture land bearing revenue Survey No.324/1 admeasuring 1012 sq.mts., Survey No.324/8 admeasuring 708 sq.mts. and Survey No.327/3 admeasuring 4148 sq.mts. included in Town Planning Scheme No.234 (Zundal) and allotted Final Plot No.141 admeasuring 607 sq. mts., Final Plot No.147 admeasuring 425 sq. mts. and Final Plot No.156 admeasuring 2489 sq. mts. respectively, altogether 3521 sq. mts. of Mouje-Zundal, Taluka - Gandhinagar in the Registration Dist. of Gandhinagar as on date solely belongs to Sangath Pro LLP and its partners; from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Sangath Pro LLP and its partners are the owner of the said land and except said firm no any other person having any right, title or interest over the said land or the project planned thereon. That the said land is clear, marketable and free from any





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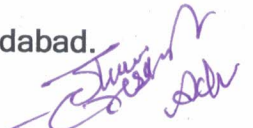
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charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 7th day of September' 2022 at Ahmedabad.




S. D. Mishra
Advocate & Notary