



Court : Near Sub Registrar Office, Collector Compound
Gheekanta, Ahmedabad - 380 001.

Residence : 3, Shah Colony, Bhairavnath Road,
Maninagar, Ahmedabad - 380 028.

Ph : (R) 25430239

M. : 98240 25322

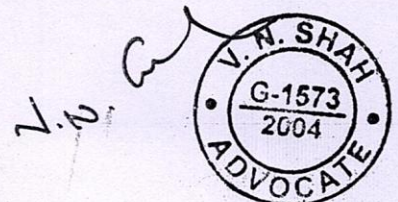
VIRAL N. SHAH
ADVOCATE

SANAD NO : G/1573-2004

TITLE CLEARANCE CERTIFICATE

Subject: In the matter to the property bearing constructed property bearing City Survey no. 5073 admeasuring 394 sq.mtrs with construction in it, known as Yagnik Nivas, bearing Hissa No. 62+61 paiki adm. 395 sq.mtrs of land of Final Plot no. 106 of T.P. Scheme no. 4 of Mouje Mithipur of Maninagar Taluka of Registration District Sub-District Ahmedabad-7 (Odhav) belonging to Saral Infrasture a partnership firm acting through its partner Hitesh Shyamlal Patel, having its office at Ahmedabad.

After taken necessary search of the last 30 years of Sub-Registrar Offices records at Ahmedabad and after verification of the necessary document provided to me in the matter to above subject property being constructed property bearing City Survey no. 5073 admeasuring 394 sq.mtrs with construction in it, known as Yagnik Nivas, bearing Hissa No. 62+61 paiki adm. 395 sq.mtrs of land of Final Plot no. 106 of T.P. Scheme no. 4 of Mouje Mithipur of Maninagar Taluka of Registration District Sub-District





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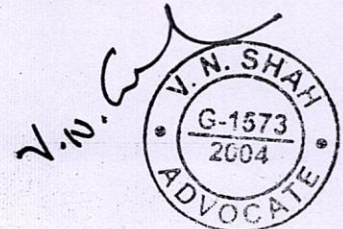
SANAD NO : G/1573-2004

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Ahmedabad-7 (Odhav). I give the search report and titles certificate as follows:

SEARCH REPORT

1. Much prior it appears from the year 1954, that the subject land was belonging to 1. Yagnik Manilal Durgashankar and his family and a family distribution took place between them and a registered distribution deed was executed and registered under serial no. 989, dt: 27-02-1954 and as per the said distribution deed the subject property came under occupation and possession of 1. Kantilal Durgashankar Yagnik and 2. Minor Gaurang Kantilal Yagnik and necessary entry in the revenue records was mutated vide entry no. 248, dt: 08-06-1964.
2. Thereafter Kantilal Durgashankar Yagnik expired on dt: 27-05-1989 and his wife Induben Kantilal Yagnik expired on dt: 18-10-2013 and thus the subject property was received by 1. Gaurang Kantilal Yagnik, 2. Nalinkant Kantilal Yagnik and 3. Dharmistha Kantilal Yagnik and the necessary entry for the same was mutated in city survey records.
3. Thereafter among the co-owners 1. Nalinkant Kantilal Yagnik





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and 2. Dharmistha Kantilal Yagnik waived their undivided right share and interest in the subject property in favour of Gaurang Kantilal Yagnik vide registered release deed without taking any consideration or compensation and the same was registered before the sub-registrar office of ahmedabad-7 (odhav) under serial no. 7340, dt: 23-09-2015 and necessary entry for the same in the city survey records was mutated vide entry no. 6167, dt: 19-01-2016 and since then the subject property came under ownership of Gaurang Kantilal Yagnik.

5. Thereafter Gaurang Kantilal Yagnik sold and conveyed the subject property to Saral Infrasture a partnership firm acting through its partner Hitesh Shyamlal Patel vide registered sale deed no. 477, dt: 17-01-2019 duly registered in the sub-registrar office of ahmedabad-7 (odhav).

6. Thus as on today the above subject property bearing City Survey no. 5073 admeasuring 394 sq.mtrs with construction in it, known as Yagnik Nivas, bearing Hissa No. 62+61 paiki adm. 395 sq.mtrs of land of Final Plot no. 106 of T.P. Scheme no. 4 of Mouje Mithipur of Maninagar Taluka of Registration District Sub-District Ahmedabad-7





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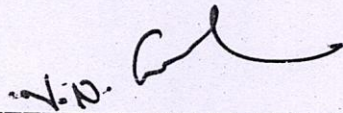
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(Odhav) is owned and possessed by Saral Infrasture a partnership firm acting through its partner Hitesh Shyamlal Patel on this date and his name has entered in all concerned Govt. and Semi Govt. records as sole owner of the subject property.

VIRAL N. SHAH
ADVOCATE
3, Shah Colony,
Bhairavnath Road,
Maninagar, Ahmedabad.
(M) 9824025322

Date: 25-01-2019

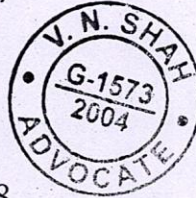
Place: Ahmedabad


Viral N. Shah (Advocate)

Search Receipt No. 1797

Date 24-01-2019

Sub-Registrar,
Ahmedabad-7 (Odhav)



Search Receipt No. 1898

Date 24-01-2019

Sub-Registrar Head Quater,
Ahmedabad-1 (City)



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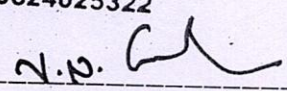
TITLE CLEARANCE CERTIFICATE

As per my opinion as a Advocate I certify that the above subject constructed property bearing City Survey no. 5073 admeasuring 394 sq.mtrs with construction in it, known as Yagnik Nivas, bearing Hissa No. 62+61 paiki adm. 395 sq.mtrs of land of Final Plot no. 106 of T.P. Scheme no. 4 of Mouje Mithipur of Maninagar Taluka of Registration District Sub-District Ahmedabad-7 (Odhav) is free from all reasonable doubts, burdens and encumbrances and litigations. The property can be sold and transferred to any other person/s. The title is clear & marketable.

VIRAL N. SHAH
ADVOCATE
3, Shah Colony,
Bhairavnath Road,
Maninagar, Ahmedabad.
(M) 9824025322

Date: 25-01-2019

Place: Ahmedabad


Viral N. Shah (Advocate)

Subject to:

1. All original papers should be obtained before any transaction
2. All law applicable from time to time.
3. The Title is based upon the search records provided by the Respective Sub-Registrar Offices.





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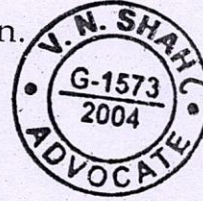
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ADVOCATE

SANAD NO : G/1573-2004

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4. The Title is based upon the documents provided by the Respective party.
5. Prior permission if any should be taken before any transaction.
6. Name of the current owner should be entered in city survey records before any transaction.



V.N. *[Signature]*
25.1.19