



KALAVATI PANDYA

M: +91- 95740 00410

TITLE CLEARANCE CERTIFICATE

File No. 23136

To,
SAHJANAND CAPITAL INFRASPACE LLP
Regi Office at:- 11, Madhavbuag Society,
near Nirnaynagar, Nava Vadaj,
AHMEDABAD.

Re:-In the matter of Title Investigation regarding All that piece or parcel of Plot No. 57/1 admeasuring 583.60 sq. mtrs and Plot No. 57/2 admeasuring 716.56 sq. mtrs total admeasuring 1300.16 sq. mtrs having City Survey No. 2602 of City Survey ward- 3/3-4 (Sheikhpur-Khanpur) admeasuring 1248.24 sq. mtrs of land of plot situated on the land of Final Plot Nos. 292, 293, 297 and 299 of Town Planning Scheme No. 3 (Ellis bridge) of Mouje Shekhpur Khanpur (Sim) of Sabarmati Taluka in the District of Ahmedabad and Registration Sub-District of Ahmedabad-3 (Memnagar) in a Scheme known as "THE CAPITAL 3" situated within, "Shrimali Co-Operative Housing Society Limited", Mithakhali, Ahmedabad belonging to SAHJANAND CAPITAL INFRASPACE LLP.

THIS IS TO CERTIFY THAT we have caused necessary searches (partly manual and partly computerized) of available Revenue Records and Sub-Registry Records for a period of last about thirty years through our search clerk and perused and verified documents of title deeds produced before us by the aforesaid party believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the aforesaid party that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective. We have also published a Public Notice in a Gujarati daily News Paper "GUJARAT SAMACHAR" dated-06/12/2019 and in response thereto we have not received any claim or objection from public in general and believing the same and to be true, correct and trustworthy. We have investigated the title to the said land in question belonging to the aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts Subject to:- (i) The Rules and Regulations of the Society being fulfilled (ii) The Fulfillment of terms and Conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation. (iii) Provision of Town Planning Scheme and Urban Development Act and use as per zone of AMC provision of Town Planning Scheme and (iv) Usual Declaration.



KALAVATI PANDYA Advocate

Regn: G95/2003

Bar Council of Gujarat

Place: Ahmedabad

Date:

Address: D-2/9, Mayurpark society, Nr Bhagat Petrol Pump, Nr National Handloom, Naroda Road, Ahmedabad: 382330

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Plot No. 57/1 admeasuring 583.60 sq. mtrs and Plot No. 57/2 admeasuring 716.56 sq. mtrs total admeasuring 1300.16 sq. mtrs having City Survey No. 2602 of City Survey ward- 3/3-4 (Sheikhpur-Khanpur) admeasuring 1248.24 sq. mtrs of land of plot situated on the land of Final Plot Nos. 292, 293, 297 and 299 of Town Planning Scheme No. 3 (Ellis bridge) of Mouje Shiekhpur Khanpur (Sim) of Sabarmati Taluka in the District of Ahmedabad and Registration Sub-District of Ahmedabad-3 (Memnagar) in a Scheme known as "THE CAPITAL 3" and situated within, "Shrimali Co-Operative Housing Society Limited", Mithakhali, Ahmedabad and the boundaries thereof are as under :-

East : Sub-Plot No. 2/A
West : 100 Feet Road
North : Sub-Plot No. 56
South : Sub-Plot No. 58

DATED THIS 31st DAY OF AUGUST, 2020



(Registration No. G95/2003)

**For, KALAVATI PANDYA Advocate
Bar Council of Gujarat**

NOTE :-

- (I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.
- (II) Please note that the registration record of most of the year from 1989 to 1994 of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.
- (III) Please ascertain that the Govt. authorities have not put any restriction in making construction on said Land because of any historical monument/religious place/etc. situated nearby or road laying and widening, or proposed public transportation system in surroundings areas. Also verify that there is no acquisition/ reservation in said land and there is no pending litigation or injunction/status quo granted therein respect of said land.
- (iv) We are informed that at present no litigation/suits are filed/ pending before any Judicial/Quasi Judicial authorities.