

Navinchandra Maratha & Co. Advocates and Title Investigators

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Date :17-03-2018

TO WHOME SO EVER IT MAY CONCERN

This is to notify that there is no encumbrance of any type including title, rights or financial on the said land of the project **SHIVAM BUNGLOW**.

Re-Survey No:- 1919 (Old S.No.1472) & 1920 (Old S.No.1473)

T.P. Scheme No.3-(Dehgam)

Final Plot No.169 paiki & 170

Village :- Dehgam

Taluka :- Dehgam

District :- Gandhinagar



A handwritten signature in black ink, appearing to read "Navinchandra N. Maratha".

Navinchandra N. Maratha

Advocate

Navinchandra Maratha & Co. Advocates and Title Investigators

Address :- "Kanchankashi" 55/56, Azad Society, Nr.Brahmbhatt Hall,
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Ref: TC/2971/2017

Date:30-12-2017

TITLE CERTIFICATE

Re: Amalgamated 7780 sq.mtrs. N. A. land for residential purpose (2378 sq. mtrs. land of Sub Plot No.1 of F. P. No.169 of T. P. Scheme No.3(Dehgam)+5402 sq.mtrs. land of F. P. No.170 of said T. P. Scheme) (*land of "SHIVAM BUNGALOWS"-a residential project site*) situate, lying & being at Moje **Dehgam**, Taluka **Dehgam**, Revenue District Gandhinagar in the Registration District & Sub-District of **Dehgam** and belonging to **M/s. Shivam Corporation**-a p/s. firm having its' place of business at B/15, Swastik Bunglows Part-1, Opp. Gujarat High Court, Ahmedabad-380 061.



THIS IS TO CERTIFY THAT, I have investigated the Titles of said **M/s. Shivam Corporation**-p/s. firm to the abovereferred Amalgamated 7780 sq.mtrs. N. A. land for residential purpose (2378 sq.mtrs. land of Sub Plot No.1 of F. P. No.169 of T. P. Scheme No.3(Dehgam)+5402 sq. mtrs. land of F. P. No.170 of said T. P. Scheme) (*land of "SHIVAM BUNGALOWS"-a residential project site*) situate, lying & being at Moje **Dehgam**, Taluka **Dehgam**, Revenue District Gandhinagar in the Registration District & Sub-District of **Dehgam** more particularly described in the schedule written hereunder and I have found the same to be clear, marketable and

free from reasonable doubts and without any encumbrances, subject to;

1. Usual Declaration being made at the time of transfer/mortgage.
2. The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
3. Conditions laid down in N.A. Order being fulfilled and construction being made as per approved plan and permission for the construction.
4. The Bungalow/s booked (reserved)/agreed to sell/purchase in said "*SHIVAM BUNGALOWS*" project and also the loan/finance, if availed by such purchasers /deemed purchasers.
5. Project loan, if availed by said M/s. Shivam Corporation-a p/s. firm.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OR PARCEL of Amalgamated 7780 sq.mtrs. N. A. land for residential purpose (2378 sq.mtrs. land of Sub Plot No.1 of F. P. No.169 of T. P. Scheme No.3(Dehgam)+5402 sq. mtrs. land of F. P. No.170 of said T. P. Scheme) (*land of "SHIVAM BUNGALOWS"-a residential project site*) situate, lying & being at Moje **Dehgam**, Taluka Dehgam, Revenue District Gandhinagar in the Registration District & Sub-District of Dehgam, which is bounded as under, i.e. to say;

Towards the East :- Sub Plot No.2 of F.P.No.169

○ Towards the West :- S.P. No.2 of F.P.No.168

Towards the North :- 18 mtrs. wide T.P.Road

Towards the South :- Land of F.P. No.530-resrved for Garden

Remark-1 :-As T. P. Scheme No.3(Dehgam)came into existence in Dehgam Sim above referred F.P. No.169 containing by

-: 3 :-

admeasurements 4977 sq.mtrs. is formed after acquiring 3319 sq.mtrs. land from total 8296 sq.mtr. land of Resurvey Promulgation Survey No.1919 i.e. old Survey No.1472 and said F.P. No.169 is divided into 2 Sub Plots : Sub Plot No.1 admeasuring 2378 sq.mtrs. (captioned land) and Sub Plot No.2 admeasuring 2599 sq.mtrs. and above referred F.P. No.170 containing by admeasurements 5402 sq. mtrs. is formed after acquiring 3602 sq.mtrs. land from total 9004 sq.mtr. land of Resurvey Promulgation Survey No.1920 i.e. old Survey No.1473.

Remark-2 :- As a part of investigation, I have given a Public Notice appeared in daily "Gujarat Samachar" dated 13-8-2017 inviting claim and/or objection if any; in upon or to the aboveresferred N.A. land as well as a project named "SHIVAM BUNGALOWS" floated it upon, I have not received any claim objection etc. in response thereto till this day.

Remark-3:- I have got caused necessary searches to be taken of the Registration record Index-II (from the year 1975) through my assistant and have not found any mortgage, lien, charge in respect to aboveresferred N.A. land and said "SHIVAM BUNGALOWS"- a residential project.

DATED THIS 30th DAY OF THE MONTH DECEMEBR, 2017.



Navinchandra N. Maratha

Navinchandra N. Maratha
Advocate

