

TITLE CERTIFICATE



To,

“SHUBH BUILDCON”

a Partnership Firm,

represented through its Authorised Partner

KHODIDAS NATHALAL BHESANIYA,

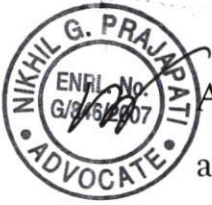
Residing at - 9, Divya Vijay Society,

Krishna Nagar, Ahmedabad - 382345.

Ref :- Investigation of the title to the Non-agricultural land bearing Final Plot.no.34 admeasuring 1457 Sq. Mtrs. of T.P.Scheme No. 117, Survey/Block No.60 admeasuring 2428., situate, lying and being at Moje Vastral, Taluka - Vatva, in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 12 (Nikol), belonging to, **“SHUBH BUILDCON”**.

In view of the facts, particulars and documents furnished to me, as well as of the available searches taken by me, I am of the opinion that the rights and titles of **“SHUBH BUILDCON”**, a Partnership Firm, pertaining to the Non-agricultural land bearing Final Plot.no.34 admeasuring 1457 Sq. Mtrs. of T.P.Scheme No. 117, Survey/Block No.60 admeasuring 2428., situate, lying and being at Moje Vastral, Taluka - Vatva, in the Registration District of

...2



Ahmedabad and Sub-District of Ahmedabad - 12 (Nikol) is clear, marketable and without any encumbrances. Subject to, (1) applicable provisions of Tenancy laws and Bombay Land revenue code. And (2) The Gujarat Town Planning And Urban Development Act, 1976.



As per the instructions given by **"SHUBH BUILDCON"** a Partnership Firm, represented through its Authorised Partner **KHODIDAS NATHALAL BHESANIYA** to investigate the title of the immovable Non-Agricultural Land. Hence I have taken necessary Search From the office of Mamlatdar Office, and Talati cum mantri at Vastral, Taluka-Vatva, Dist - Ahmedabad.

Note:- It has been Declared by my searcher that index-2 records of the year of 1980 to 2021 of Sub-Registrar office were not available for inspection, as the same is destroyed/torn out. Please note that this Report shall have been remain subject to this note.

I the under signed Advocate Published Public Notice for Title Certificate in **"GUJARAT SAMACHAR"** and **"SANDESH"** a Daily News Paper on Dt.24-07-2021 Against this Advertisement, till nobody has raised their objection with respect to above referred **"SHUBH BUILDCON"** a Partnership Firm.

As per the your instructions, I have investigated the title to the above referred Non-agricultural land and have taken the available searches for the last 30 years at the office of the Sub-Registrar, and at the office of the Talati and Mamlatdar office. I Have found no Charge, Lien, Encumbrance or any other claim in respect of the said Non - Agricultural land. As per the said record the Non - Agricultural land Shown hereafter in **"SHUBH BUILDCON"** a Partnership Firm.

Therefore I am of the Opinion that the right, title and interest of the above Non - Agricultural land Shown hereafter in “SHUBH BUILDCON” a Partnership Firm. and legally and validly acquired and said owner have become lawful owners, occupiers and possessors of said Non - Agricultural land shown in schedule subject to reasonable doubts and reasonable Declaration.

I the undersigned advocate has been practicing since last 14 year. My Sanad No. is G/846/2007, dt.- 29-06-2007.

THE SCHEDULE ABOVE REFERRED TO

Non-agricultural land bearing Final Plot.no.34 admeasuring 1457 Sq. Mtrs. of T.P.Scheme No. 117, Survey/Block No.60 admeasuring 2428., situate, lying and being at Moje Vastral, Taluka - Vatva, in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 12 (Nikol).

Survey/Block No.60

East	:-	Land of Survey/Block No.53
West	:-	Land of Survey/Block No.61
North	:-	Land of Survey/Block No.58
South	:-	Land of Survey/Block No.52

...4

Final Plot No.34

East :- Land For Public Use
West :- Land of Final Plot No.35
North :- Land of Final Plot No.28/1
South :- T.P. Road of 12.00 mtrs

Dated this 06th day of August, 2021, at Ahmedabad.



Nikhilkumar G. Prajapati
Advocate & Notary