

Sharad N. Darji

M.Com., LL.B. Advocate & Notary

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Ref. No.: 8206

To,

"Shivoham Developers" a partnership firm,

Through its Admin. Partner-Vinodbhai Premjibhai Prajapati

Residing at: 462, Girikunj Colony Part-1, Rajendrapark

Road, Kamdar Road, Odhav, Ahmedabad-382415.

TITLE CERTIFICATE

Reg: - Non-Agricultural Land bearing Final Plot No. 55/2, containing by admeasurements 1320 Sq. Mtrs. (allotted in lieu of Survey No. 919/1, containing by total admeasurements 2200 Sq. Mtrs.) of Town Planning Scheme No.106 (Vastral-Ramol), situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District Ahmedabad and Sub District Ahmedabad-12 (Nikol) belonging to a partnership firm "Shivoham Developers".



THIS IS TO STATE THAT, I have examined the titles to the aforesaid non-agricultural land belonging to a partnership firm, "Shivoham Developers" and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk to the Non-Agricultural Land bearing Final Plot No. 55/2, containing by admeasurements 1320 Sq. Mtrs. (allotted in lieu of Survey No. 919/1, containing by total admeasurements 2200 Sq. Mtrs.) of Town Planning Scheme No.106 (Vastral-Ramol), situate, lying and being at Moje Vastral, Taluka Vatva in the Registration District Ahmedabad and Sub District Ahmedabad-12 (Nikol) and from that and from the Declaration-cum-Indemnity Bond filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc. furnished in the case file shown to us to be true and genuine, and also based upon the information given by the

owner that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances **subject to:-**

- [1] Any other Laws act and Rules if applicable.
- [2] Fulfillment of conditions laid down in N.A. Order and approved plans.
- [3] Provisions of The Municipal Corporation Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 22nd DAY OF SEPTEMBER, 2023




(Sharad N. Darji)
Advocate

Note:

- [1] This is to inform that search of registration record of immediate past about 3-4 months is not available.
- [2] Please note that the registration record of the year 1976 to 1993 of the Sub Registrar's office is destroyed/torn out hence it cannot be inspected and its search is not available. That the computerized record (1994 to 2023) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of computerized search, I have issued this title clearance certificate.



