



BIPINCHANDRA R. PATEL & Co.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

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TITLE CLEARANCE CERTIFICATE

File No. 23152

To,
MAHAPRABHU RESIDENCY LLP
Science City Road, Sola,
AHMEDABAD

Re:- In the matter of Investigation of Title all that piece or parcel of **Non-Agriculture Land** bearing **amalgamated Revenue Survey No. 766** admeasuring **19323 sq. mtrs** [Old Revenue Survey No. 766 admeasuring **5665 sq. mtrs**, Revenue Survey No. 767/1 admeasuring **809 sq. mtrs**, Revenue Survey No. 767/2 admeasuring **809 sq. mtrs**, Revenue Survey No. 767/4 admeasuring **1518 sq. mtrs**, Revenue Survey No. 767/5 admeasuring **1619 sq. mtrs**, Revenue Survey No. 767/7 admeasuring **3136 sq. mtrs** and Revenue Survey No. 768 admeasuring **5767 sq. mtrs**] having **Final Plot No. 6** admeasuring **11594 sq. mtrs** of **Town Planning Scheme No. 40 (Sola-Hebatpur-Bhadaj)** situated at **Mouje Sola, Taluka Ghatlodia, District of Ahmedabad** and **Registration Sub-District of Ahmedabad-8 (Sola)** and belonging to **MAHAPRABHU RESIDENCY 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-05/02/2020 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 Fulfillment of terms and conditions mentioned in N. A. Permission; (ii) The Fulfillment of terms and conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation and (iii) Provisions of The Town Planning and Urban



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Development Act and use as per Zone of AMC and provisions of Town Planning Scheme No. 40 (Sola-Hebatpur-Bhadaj) and (iv) Usual Declaration.

THE SCHEDULE ABOVE REFERRED TO

All that piece of parcel of **Non-Agriculture Land** bearing **amalgamated Revenue Survey No. 766** admeasuring **19323 sq. mtrs** [Old Revenue Survey No. 766 admeasuring **5665 sq. mtrs**, Revenue Survey No. 767/1 admeasuring **809 sq. mtrs**, Revenue Survey No. 767/2 admeasuring **809 sq. mtrs**, Revenue Survey No. 767/4 admeasuring **1518 sq. mtrs**, Revenue Survey No. 767/5 admeasuring **1619 sq. mtrs**, Revenue Survey No. 767/7 admeasuring **3136 sq. mtrs** and Revenue Survey No. 768 admeasuring **5767 sq. mtrs**] having **Final Plot No. 6** admeasuring **11594 sq. mtrs** of **Town Planning Scheme No. 40 (Sola-Hebatpur-Bhadaj)** situated at Mouje Sola, Taluka **Ghatlodia**, District of **Ahmedabad** and Registration **Sub-District of Ahmedabad-8 (Sola)** and the said land is bounded as follows :-

ON EAST :- 30 mtrs T. P. Road
ON WEST :- Final Plot No. 36/4 (Reservation resident Plot)
ON NORTH :- Final Plot No. 35 (S.E.W.S.H)
ON SOUTH :- 12 mtrs T. P. Road

DATED THIS 08TH DAY OF AUGUST, 2020



(ENROLMENT NO.G/1687/2011)

For, BIPINCHANDRA R. PATEL & CO.

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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 some of the year at 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.