

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary*

A. A. Lakhani
* Miss B. A. Koreishi
Daya Gupta
Sohel A. Lakhani

604, Chinubhai Centre,
Near Nehru Bridge,
Ashram Road,
Ahmedabad - 380 009.
(Gujarat) (India)

Tele. : 26578331 & 26578551

Fax : 26575236

E-mail : lakhanigandhi@yahoo.co.in

Ref. No. :
Date : 2017/3371

TITLE CLEARANCE CERTIFICATE

Re:- Investigation of title to the Non-Agricultural Residential use land bearing Revenue Survey No.198 (Paiki) admeasuring 8916 sq.mts. (Account No.551), (as per F Form the same is shown as Revenue Survey No.198/2) and corresponding Final Plot No.653 admeasuring 5350 sq.mts. of T.P. Scheme No.21 (Ambawadi) (Fifth Variation) of Mouje Vasna of Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) more particularly described in the Schedule hereunder written belonging to "THE HILL PLAZA CO-OPERATIVE HOUSING SOCIETY LIMITED, VIBHAG-2" a Co-operative Housing Society duly incorporated under The Gujarat Co-operative Societies Act, 1961 and registered with the Asst. District Registrar, Co-operative Societies, Jilla Panchayat, Ahmedabad vide Serial No. GH-24469 dated 19/06/2010 having its Registered office at Village Vasna, Taluka City, District Ahmedabad.

We have investigated the title to the land in question, which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR", dated 15/09/2016



inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the land in question and also after taking necessary searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-4 (Paldi) for the last more than 30 years as also from certain deeds, documents, certificates, permission, papers and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by (1) Shri Jagdish Rasiklal Dave, Chairman and (2) Shri Subhash Bachhan Pande, Secretary of The Hill Plaza Co-operative Housing Society Limited Vibhag-2 duly attested by Sohini B. Patel a Notary Public of Ahmedabad on 16/03/2017, and pursuant to what is stated in our Search Report on Title of even date annexed herewith, we are of the opinion that the title to the land in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to :-

1. Final decision of the High Court of Gujarat in respect of said Eight Special Civil Applications and other connected Civil Applications pending against The Hill Plaza Co-operative Housing Society Limited - Vibhag-2 and others, and

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3

Date :

2. Development Right of said Shri Nandlal Jaygopal Agrawal under and by virtue of Registered Development Agreement bearing No. 10499 dated 15/11/2016.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of the Non-Agricultural Residential use land bearing Revenue Survey No.198 (Paiki) admeasuring 8916 sq.mts. (Account No.551), (as per F-Form the same is shown as Revenue Survey No.198/2) and corresponding Final Plot No.653 admeasuring 5350 sq.mts. of T.P. Scheme No.21 (Ambawadi) (Fifth Variation) of Mouje Vasna of Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and the same is bounded as follows:

On or towards the North : By 30 Mt. vide Road
On or towards the South : By Revenue Survey No.198/7
On or towards the East : By 12 Mt. vide Road
On or towards the West : By Final Plot No.654

DATED THIS 16TH DAY OF MARCH, 2017.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE