

TITLE CERTIFICATE

This is to certify that after investigation of available revenue records and available records of sub - registrar office Ahmedabad for last about 30 years. That the non-agriculture land bearing Final Plot No. 50 admeasuring 3460 sq.mtrs of Town Planning Scheme No. 72 (Tragad - Zundal) comprised of Survey No. 248 / 4 admeasuring 5767 Sq.mtrs situate, lying and being at Mouje - Tragad, Taluka - Ghatlodiya in the Registration District of Ahmedabad Sub District - Ahmedabad - 8 (sola) is belonging to **S. S. Developers, A Partnership Firm**, Residing at :- Shop No. 1/2, Neelgiri Apartment, Near Sola Bhagvat Vidhyapith, Sola, Ahmedabad - 380060 and he has declared as under :-

ASSOCIATES

I have published public Notice in News paper " **GUJARAT SAMACHAR** " regarding title of abovesaid land on 25th February, 2020. Uptil now I have not received any objection from any concern party.

In pursuance to the request and instruction given to me by above said owners of land to obtain title clearance certificate for the abovesaid property. I have investigated the title of the abovesaid property and I have verified relavant papers & documents produced to me and my opinion for abovesaid Land is as under :-

TITLE OPINION

In my opinion, The titles of abovesaid Land are clear and marketable. There is no encumbrance or attachment on abovesaid

.. 2 ..

property. This property is free from all encumbrance and attachment and free from all reasonable doubts and charges subject to :-

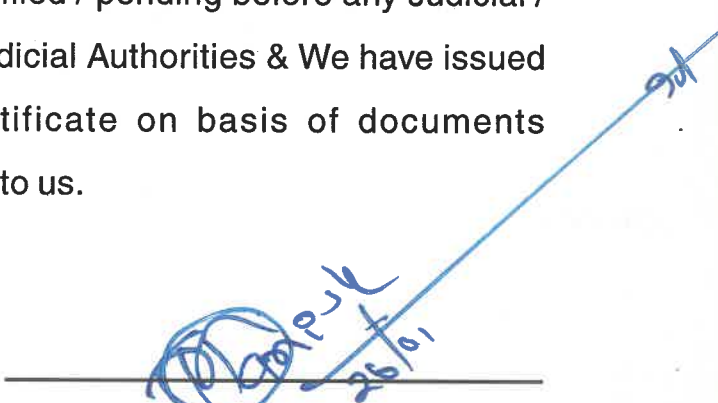
1. Affidavit on title made by **S. S. Developers, A Partnership Firm** & fulfilment of terms and condition laid down in N.A order.
2. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land & fulfilment of "**PROVISION OF GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT-1976**" and Rules and regulation made there under.

REMARKS :-

1. All original/xerox papers and latest documents should be obtained before any transection & It is remarkable that the records for some years are not available of book no.2 of sub-registrar due to tearing of the books and Sub-Registrar are also noticed that " Computer generated search report are not fully trust worthy"
2. We are informed that at present no litigation / suits are filed / pending before any Judicial / Quasi Judicial Authorities & We have issued this Certificate on basis of documents provided to us.

Date : January 26, 2021.

Place : Ahmedabad.


Manish Kanubhai Patel, Advocate

Enrolment No. G / 1504 / 2006.