

Sanjiv P. Shah

Advocate

A-1103, Parshwa Luxuria,
Opp. Santoor Bungalows,
Nr. Jayantilal Park B.R.T.S. Bus Stand,
Ambli – Iscon Road,
Ambli, Ahmedabad - 380058
M : 98252 89593

TITLE CERTIFICATE

DATE : 12-07-2023

TO,

Orange Procon

A Partnership Firm,

Aslali,

Ahmedabad

Sir,

Re : Investigation to the title to the N.A. Land admeasuring total 6262 sq. meters as per old survey no.1683/A/1 bearing New Survey No. 840 and 3757 sq. meters as per F.P. No. 25/1/2 of T.P. scheme No. 74(Aslali) at Mouje Aslali, Taluka. Dascroi, (Ahmedabad East) in the registration of District Sub District Ahmedabad, belong to Prashuli Sarvang Ghiya.

Pursuant to your instructions, I have already investigated title to the N.A. Land which is more particularly described in the schedule hereunder written and I submit my report on title as under :

I have already taken a necessary search on 06-07-2023 & 10-07-2023 at sub Registrar office at Ahmedabad-5, (Narol) Ahmedabad -14 (Dascroi) and Ahmedabad – 11 (Aslali) and Ahmedabad-1 (City) for last 35 years and also from the search of the revenue records for last more than 50 years. I submit the report as under :-

I have already submitted Title Certificate regarding land bearing survey No. 840 bearing Final Plot No. 25/1/2 of T.P. Scheme No. 74

for the Non – Agricultural land on dated 12-07-2023 and copy of the certificate dated 12-07-2023 is hereby submitted.

Further I have not received any objections or claim form any person or body or Bank or of anybody after giving public notice dated 30-06-2023 in daily news paper " Gujarat Samachar".

It is pertinent to note that the recorded maintained by Sub Register Ahmedabad City-1 for the period 1988 to 1994 is not a good condition. Most of the recorded have been destroyed and lost and so on the basis whatever records available this search for the period of 1988 to 1994 has been made. Further it is important to note that Online Search through Govt. Authority is been taken so this title report is submitted on the basis of whatever search report provided through Govt. Authority.

During my search I have not found any charge or encumbrances over the said land bearing survey no. 840, bearing F.P. No. 25/1/2 of T.P. Scheme No. 74 at Mouje Aslali, Taluka Dascroi, (Ahmedabad East) in the registration of District Sub District Ahmedabad.

I hereby declare that :

- (1) A certificate Issued in from implies that there are no registered transactions / liabilities pertaining to the property for a specific time period.
- (2) I have issue my opinion on basis of Govt. Sub. Registrar search Record & Revenue Records, Ahmedabad & I have not found any encumbrance & hence the land is clear, marketable & Free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of freehold non agricultural land admeasuring 3757 sq.mtr. as per Final Plot No. 25/1/2 of T.P. Scheme No. 74 (Aslali), bearing survey No. 840, Khata no. 1471 Aakar

Rs.5.19 paisa at Mouje Aslali, Taluka Dascroi Ahmedabad (East) in the registration of District Sub-District Ahmedabad.

In light of the above facts stated by me I am of the opinion that title to the land more particularly described schedule here above written is clear, marketable free from any charge or encumbrances.

I hope that you will find everything in order.

SANJIV P. SHAH, ADVOCATE

S. No. G/496/1982, GUJARAT HIGH COURT

Date :

Place : Ahmedabad.

.....
Sanjiv P. Shah (Advocate)