



Date : 5-1-2023

TITLE CLEARENCE CERTIFICATE

Reg: Investigation of the titles of the property being non-agriculture land bearing Block No.213/A paiki, Block No.213/K paiki and Block No.215/A paiki, T.P. Scheme No.81, Final Plot No.58 paiki Sub Plot No.A paiki admeasuring 5051.19 SqMtrs. of Mouje Laxmipura, Taluka Vatva, District Ahmedabad

Owner: M/s. Sadguru Buildcon, a partnership firm and its partners

In pursuance to the request of Kishorbhai Devjibhai Sapariya, one of the partners of M/s. Sadguru Buildcon and the owners of the land of T.P. Scheme No.81, Final Plot No.58 paiki Sub Plot No.A paiki admeasuring 5051.19 SqMtrs. of Mouje Laxmipura, I have investigated the titles of the above piece of land. Our search clerk has taken search of available sub-registry record as well as available revenue record for a period of last 30 years on dtd.4-1-23. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear, marketable and beyond any reasonable doubts. I accordingly, certify the rights and tiles as clear and marketable.



(2)

I the undersigned Advocate has been practicing since last 43 years. My Sanad No. is G-276/1980, dtd.30-6-80.

Place: Ahmedabad

Date : 5-1-2023




Idrish M. Bengali
B.A., LL.M., Advocate

DESCRIPTION OF THE PROPERTY

All that piece and parcle of the property being non-agriculture land bearing Block No.213/A paiki, Block No.213/K paiki and Block No.215/A paiki, T.P. Scheme No.81, Final Plot No.58 paiki Sub Plot No.A paiki admeasuring 5051.19 SqMtrs. of Mouje Laxmipura, Taluka Vatva, District Ahmedabad.

Place: Ahmedabad

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