

Ref No.: Title- 2110/2018

M/s. Maninagar Properties a Partnership Firm

Through their Partner namely

(1). Mr. Deparaj Rajendra Singhal and

(2). Mr. Rajat Rajendra Singhal.

TITLE CLEARENCE CERTIFICATE

This is to certify that I have investigated the title to the non agricultural land which is more particularly described in that schedule hereunder written and after issuing public notice in Gujarati news Paper "SANDESH" dated 19/12/2018 and also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the Sub-Registrar of Ahmadabad for the last 30 years i.e. search from 1988 to 2018 mentioned in the Title Clearance Certificate issued on 27/12/2018. During Our Search of the year 1988-1993 years registers are in torn Condition hence it cannot be inspected and its search is not available. For the said Purpose and also on perusal and Verification of papers and Documents etc. Produced before me and believing same are true Correct and relying On Declaration-Cum-Indemnity made by Owner, I hereby opinion the title to the Property in question is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to:

1. Provisions of the Bombay Land Revenue Code 1879 and Gujarat Land Revenue Rules 1972.
2. Provision of the Gujarat Town Planning and Urban Development Act, 1976
3. Provisions of the Bombay Tenancy And Agricultural Land act 1948.
4. Provision of G.D.C.R.
5. Any Other Laws, acts, rules and regulations as may be applicable at the time being in force.

Note of Caution and Disclaimer

1. That the record of sub registrar is not well maintained / records and hence may be erroneous, resulting into our/ my error.
2. In case if any Deed(s)/ Writing(s) etc. executed through power of attorney holder then consent deed/ letter is required to be taken from the person(s) who have given power of attorney i.e. form original owner.



3. This Certificate is based only on the search of revenue records, record of Sub-Registrar and the documents and information provided by the concern party.
4. I have issued this Title Clearance certificate to my client naming a Partnership Firm named MANINAGAR PROPERTIES A PARTNERSHIP FIRM.

THE SCHEDULE ABOVE REFERRED TO

Ref: Investigation and Title Clearance certificate with All that Piece or parcel of N.A. Land bearing Revenue Survey No.594/1 admeasuring about 7133 Sq.Mts., which was comprised in T.P. Scheme No. 80 and allotted F.P. No. 42/1 admeasuring 4279 Sq.Mtrs., Account No.1610 at Mouje Village : Vatva, Taluka : Vatva, in the Registration District of Ahmedabad and Sub Registration District Ahmedabad-11 (Aslali) within the State of Gujarat, is bounded as under:

East: Final Plot No. 42/2.

West: Boundary of T.P. Scheme no. 58

North: 12 Mtrs. T.P Road.

South: Final Plot No. 70/1.

I hereby Declare that:

(1). I have no direct or indirect interest in the Property of the Said Title Clearance Certificate.

PLACE: Ahmedabad

DATE : 27/12/2018



U. R. Gupta
27/12/2018
Urmesh R. Gupta
Advocate

(Sanad No. G/1159,

Dated 05/05/2000)