

TITLE CLEARANCE CERTIFICATE



To,
D.B. CORPORATION,
a Partenership firm Through its partners
(1) Manishkumar Navinchandra Patel,
(2) Parth Bhailal Patel,
having Address at :-
Shop no. 1, Diwali homes, Near Bansi villa, I.O.C Road, Chandkheda,
Ahmedabad.

Ref:-IN THE MATTER OF VERIFICATION OF TITLE in respect to
the land situated on Non Agriculture Use Permission to
Block/Survey No. 446/1, admeasuring 4857 sq.mtrs.,
given T. P. Scheme No. 63 (Khoraj), Final Plot No. 2/1,
admeasuring 2914 sq.mtrs. situated laying and being at
Mouje village KHORAJ, Taluka and District Gandhinagar.

THIS IS TO CERTIFY THAT, as per your instruction I issued a
public notice in "Gujrat Samachar" news paper dated 28-02-2023
inviting any right, claim or interest if any in the said reference land
and then I have not received any claim or objection in response of
above public notice, before I have taken the necessary searches for
more then last 30 years from the record of talati and sub-registrar
of GANDHINAGAR record (Index-II) only through our search clerk
by receipt no. 202304800030843 dated 12-04-2023 for the year
1994 to 2023. and have gone through relevant papars and have
investigated the title to the Commercial Non Agriculture land belongin
to D.B. CORPORATION, a Partenership firm Through its partners
(1) Manishkumar Navinchandra Patel, (2) Parth Bhailal Patel, is
owners of above Non Agriculture Use Permission to Block/Survey
No. 446/1, admeasuring 4857 sq.mtrs., given T. P. Scheme No. 63
(Khoraj), Final Plot No. 2/1, admeasuring 2914 sq.mtrs. situated
laying and being at Mouje village KHORAJ, Taluka and District
Gandhinagar. Which is more particularly described in the Schedule
here under written and have found the same to be clear and free
from reasonable doubts and encumbrances, SUBJECT TO

NOTE :

1.. This is to inform that search of registration record of immediate past about dated 12-04-2023 is not available.

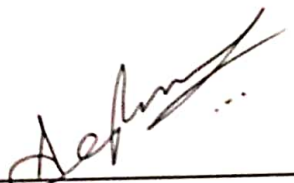
2.. Please note that the registration record of the year 1994 to 2006 of sub registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by state government agency and hence may be erroneous.

THE SHEDULE ABOVE REFERRED TO

All the pices of parcel of Non Agriculture Use Permission to Block/ Survey No. 446/1, admeasuring 4857 sq.mtrs., given T. P. Scheme No. 63 (Khoraj), Final Plot No. 2/1, admeasuring 2914 sq.mtrs. situated laying and being at Mouje village KHORAJ, Taluka and District Gandhinagar.

Dated This 14 Day Of April, 2023




[Amish C. Patel]
Advocate

1. All original papers, deeds and latest documents should be verify.
2. Usual Declaration on title should be obtain.
3. Laws Applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said land.