

Block No.
1890

TITLE CERTIFICATE

Navinchandra Maratha & Co. Advocates and Title Investigators

Address :- "Kanchankashi" 55/56, Azad Society, Nr.Brahmbhatt Hall,
B/h.Sahajanand College, Ambawadi, Ahmedabad-380 015, Gujarat, India.
Tele/Fax : 079-26747479, Email : marathalawfirm@hotmail.com

Ref: TC/G Platinum/2919/2018

Date: 26-12-2018

TITLE CERTIFICATE

Re: Non-Agricultural land bearing **Block No.1890** containing by admeasurements **4047 sq. mtrs.** (Old Revenue Survey No.2616 admeasuring Sq. yards 4840 i.e. about 4047 sq. mtrs.) or thereabouts (land on which "**G Platinum**" Project is floated) situate, lying & being at Nr. Navrachna University, Vasna Bhayali Road Moje **Bhayali** Village, Taluka **Vadodara** in the Registration District of **Vadodara** & Sub-District of **Vadodara-3 (Akota)** and belonging to "**G Galaxy Infraspaces Private Limited**", which is incorporated under the Companies Act, 1956 under CIN- U45201GJ2010 PTC059289 on 22-01-2010 having its Registered office at F-14, Galaxy Complex, Opp. Galaxy Cinema, N.H. No.8, Naroda, Ahmedabad-382 330-Gujarat, India.



THIS IS TO CERTIFY THAT, we have investigated the Titles of said "**G Galaxy Infraspaces Private Limited**" to the abovereferred Non-Agricultural land bearing **Block No.1890** containing by admeasurements **4047 sq. mtrs.** (Old Revenue Survey No.2616 admeasuring Sq. yards 4840 i.e. about 4047 sq. mtrs.) or thereabouts (land on which "**G Platinum**" Project is floated) situate, lying & being at Nr. Navrachna University, Vasna Bhayali Road Moje **Bhayali** Village, Taluka **Vadodara** in the Registration District of **Vadodara** & Sub-District of **Vadodara-3 (Akota)** more particularly described in the schedule written hereunder and we have found the same to be clear, marketable and free from reasonable doubts and without any charge and encumbrances, subject to;

(Signature)

1. Usual Declaration being made at the time of transfer/mortgage.
2. The Provisions of The Gujarat Town Planning and Urban Development Act, 1976.
3. Conditions laid down in N.A. Order being fulfilled and construction being made as per approved plan and permission for the construction.
4. The Flats/Shops booked (reserved)/ agreed to sell/ transfer in said "G-Platinum" project and also the loan/finance if availed by such purchasers/deemed purchasers.

SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE OF PARCEL of Non-Agricultural land bearing **Block No.1890** containing by admeasurements **4047 sq. mtrs.** (Old Revenue Survey No.2616 admeasuring Sq. yards 4840 i.e. about 4047 sq.mtrs.) or thereabouts (land on which "**G Platinum**" Project is floated) situate, lying & being at Nr. Navrachna University, Vasna Bhayali Road Moje : **Bhayali** Village, Taluka : **Vadodara** in the Registration District of **Vadodara** & Sub-District of **Vadodara-3 (Akota)**, which is bounded as under i.e. to say;

Towards the East :- Public Road
Towards the West :- Block No.1891
Towards the North :- Block No.1889
Towards the South :- Road (on/in Government land as per Resolution of Bhayali Garm Panchyat) for "G-Solitaire" Project floated on Block No.1894 etc..

Remark-1 :- Said Old Revenue Survey No.2616 admeasuring Acre 1-00 Gs. i.e. sq. yards 4840 i.e. 4047 sq. mtrs. is formed from Survey No.2616-1 admeasuring Acre 0-20Gs. and Survey No.2616-2 also admeasuring Acre 0-20Gs. i.e. Sq. yards 2420 i.e. 2023.262 sq. mtrs.



Remark-2 :- As a part of investigation, We have given a Public Notice appeared in daily "Gujarat Samachar" (Baroda edition) dated 21-5-2017 inviting claim and/or objection if any; in upon or to the abovereferred N.A. land as well as a project named "G Platinum" floated it upon, We have not received any claim objection etc. in response thereto till this day.

Remark-3:- We have got caused necessary searches with the Revenue record (for more then last 50 years) & the Registration record (from the year 1994) through my search clerk and have not found any mortgage, lien, charge, Lis Pendency etc. in respect to abovereferred N.A. land and a project "G Platinum" floated on it **and** have also got investigated the ROC's record pertaining to said Pvt. Ltd. Company through M/s. Vibhakar J. Trivedi & Co.; Chartered Accountants, 203, R.K. House, Second Floor, B/h. Shilp Building, off C.G. Road, Navrangpura, Ahmedabad-9 and as per their **Inspection Report**, dated 12-6-2017 there are no charges registered against the assets of said company.

DATED THIS 26th DAY OF THE MONTH **DECEMBER, 2018.**



A handwritten signature in black ink, appearing to read "Navinchandra N. Maratha".

Navinchandra N. Maratha
Advocate

Proprietor
Navinchandra Maratha & Co.
Advocates & Title Investigators

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