

Phone :
40063905-06

M. R. BHATT & ASSOCIATES
Advocates

304, Wing B
Shivalik Corporate Park,
Near Shivrangani Cross Road,
B/h. Indian Oil Petrol Pump,
Satellite Road, Ahmedabad-15.

Ref. no. :

Date :

TITLE CLEARANCE CERTIFICATE

To,

Sheetal Infrastructure Pvt Ltd
Ahmedabad.

In respect of Non Agricultural land being Immovable land adm.6047 sq.mts bearing City Survey no.7831/2 and land adm.3023 sq.mts bearing city survey no.7831/3. forming part of T. P. Scheme no.14 and F. P. no.306 of mouje Dariyapur Kazipur, Sub-Dist Ahmedabad-6 (Naroda) & District Ahmedabad belonging to **Sheetal Infrastructure Pvt Ltd.**

Pursuant to the instructions received we have caused necessary search before the office of sub registrar of assurance at Ahmedabad (original search receipt no.7891 dt.02.05.2017 is enclosed herewith) which forms part of the opinion.

The aforesaid report is in reference of Revenue Records/City Survey i.e. Property card submitted and search of the Sub Registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub Registry records. It is to be noted that the search of complete registration records is not available and also it is to be noted that only Computerized Search is given by S. R. O. Office and manual search of books of Index-II is not allowed. Also as per the computerized search provided by the office of S. R. O. states that they do not give any assurance or binding for the search provided

The undersigned confirm that the owner as stated above is lawful owner of the property as stated above as per the indexes and records and photocopies of the above said documents checked at random by the undersigned subject to the documents as asked below. The property

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is free from all encumbrances and the title to the said property is clear and marketable on the verification of the documents, revenue records and S. R. O. records.

The said property is clear and marketable subject to;

- a) Mortgage rights of PNB Housing Finance Ltd.
- b) Fulfillment of the conditions laid down in the non-agricultural use permission, development permission, approved plans and orders issued / passed by the concerned authority for the land & construction and mutation of name of current owner.
- c) Provisions of Town Planning scheme and use of land as per Zoning and Construction Permission to be verified.
- d) Laws Applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

Dated this 3rd May, 2017.

For M.R. Bhatt & Associates.



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