



BIPINCHANDRA R. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

15, Dolly Apartments, Ambawadi Circle, Ambawadi, Ahmedabad-380 006 Gujarat, India.
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TITLE CLEARANCE CERTIFICATE

File No. 23327

To,

SHANU DEVELOPERS a Partnership Firm,
AHMEDABAD.

Re:- In the matter of Title Investigation regarding all that piece or parcel of **Non Agriculture land bearing Block No. 314** admeasuring **3845 sq. mtrs** & **Block No. 315** admeasuring **3642 sq. mtrs** having **Final Plot No. 79** admeasuring **2307 sq. mtrs** and **Final Plot No. 80** admeasuring **2185 sq. mtrs** [2186 sq. mtrs as per opinion of Town Planner dated-03/09/2021] total admeasuring about **4492 sq. mtrs** respectively of **Town Planning Scheme No. 81 (Lambha-Laxmipura-1)** situated at Mouje **Lambha**, Taluka **Vatva**, District of **Ahmedabad** and Registration Sub-District of **Ahmedabad-11 (Aslali)** and belonging to **SHANU DEVELOPERS a Partnership Firm.**



THIS IS TO CERTIFY THAT we have caused necessary searches (partly manual and partly computerized) of available Revenue Records and Sub-Registry Records for a period of last about thirty years through our search clerk and perused and verified documents of title deeds produced before us by the aforesaid party believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in his/its file to be true and genuine and also based upon the information given by the aforesaid party that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the title defective. We have also published a Public Notice in a Gujarati daily News Paper "GUJARAT SAMACHAR" & "DIVYA BHASKAR" dated-01/12/2021 and in response thereto we have not received any claim or objection from public in general and believing the same and to be true, correct and trustworthy. We have investigated



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the title to the said land in question belonging to the aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts Subject to:- (i) Usual Declaration; (ii) Entry No. 6134 dated-26/08/2022 is yet to be certified; (iii) The Fulfillment of terms and conditions mentioned in Non-Agriculture Permission; (iv) The Fulfillment of terms and conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation; (v) Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 81 (Lambha-Laxmipura-2).

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Non Agriculture land bearing Block No. 314 admeasuring 3845 sq. mtrs & Block No. 315 admeasuring 3642 sq. mtrs having Final Plot No. 79 admeasuring 2307 sq. mtrs and Final Plot No. 80 admeasuring 2185 sq. mtrs [2186 sq. mtrs as per opinion of Town Planner dated-03/09/2021] total admeasuring about 4492 sq. mtrs respectively of Town Planning Scheme No. 81 (Lambha-Laxmipura-1) situated at Mouje Lambha, Taluka Vatva, District of Ahmedabad and Registration Sub-District of Ahmedabad-11 (Aslali).



DATED THIS 03RD DAY OF SEPTEMBER, 2022

(ENROLMENT No.G/1687/2011)

For, **BIPINCHANDRA R. PATEL & CO.**
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

NOTE :-

- (I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.
- (II) Please note that the registration record of most of the year from 1991 to March 2007 of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.
- (III) Please ascertain that the Govt. authorities have not put any restriction in making construction on said Land because of any historical monument/religious place/etc. situated nearby or road laying and widening, or proposed public transportation system in surroundings areas. Also verify that there is no acquisition/ reservation in said land and there are no pending litigation or injunction/status quo granted therein respect of said land.
- (IV) We are informed that at present no litigation/suits are filed/ pending before any Judicial/Quasi Judicial authorities.