

**LAKHANI GANDHI & CO. (Ahmedabad)**

Solicitors, Advocates & Notary

A. A. Lakhani  
Daya Gupta  
Sohel A. Lakhani

604, Chinubhai Centre,  
Nr. Nehru Bridge,  
Ashram Road, Ahmedabad-380 009.  
(Gujarat) (India)

Ref. No. :  
Date :

Tele. : 2657 8331 & 2657 8551  
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2021/3695

**TITLE CLEARANCE CERTIFICATE**

Re: In the matter of investigation of title to the Non-Agriculture Multipurpose Use Land bearing Final Plot No.12 admeasuring 7436 sq.mts. of Town Planning Scheme No.1 (Bopal) allotted in lieu of Revenue Survey/ Block No.22/B admeasuring 12393 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to **SHAFALYA INFRA LLP**, a Limited Liability Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 17/09/2018 under LLP Identity Number AAC-3399 having its Registered Office at 401, Fourth Floor, Sur-728, Nr. Shakti Complex, Science City Road, Sola, Ahmedabad 380 060.

THIS IS TO CERTIFY THAT, we have investigated the title to the above referred land which is more particularly described in the Schedule



hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 26/02/2021 inviting objections, if any, from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto, we have not received any other objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land and as also after taking necessary searches of the records being maintained by the Mamlatdar, Dascroi Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Bopal and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years for the said purpose as also on perusal and verification of relevant deeds, documents, declarations, T.P.S Records, court orders, permissions, papers and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by Shri Dhruvin Rajendrabhai Patel, Designated Partner of Shafalya Infra LLP and duly attested by Pritibahen M. Vyas, a Notary Public of Ahmedabad on 09/06/2021 and pursuant to what is stated in our Report-on-Title of even date annexed hereto, we are of the opinion that the title to the said land is clear,

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3

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marketable, free from any charge or encumbrance and free from reasonable doubts.

**THE SCHEDULE ABOVE REFERRED TO**

ALL that piece or parcel of Non-Agriculture Multipurpose Use Land bearing Final Plot No.12 admeasuring 7436 sq.mts. of Town Planning Scheme No.1 (Bopal) allotted in lieu of Revenue Survey/ Block No.22/B admeasuring 12393 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows :

On or towards the North : By 12 Mts. Road  
On or towards the South : By Final Plot No.22 and 97 (School and Play Ground)  
On or towards the East : By 12 Mts. Road  
On or towards the West : By Final Plot No.11.

**DATED THIS 9<sup>TH</sup> DAY OF JUNE, 2021.**



For, LAKHANI GANDHI & CO. (AHD)

*H.P.V. Parmar*  
ADVOCATE

Enrolment No. G-5072009