

TITLE CERTIFICATE

To

SWATI DEVELOPERS,

a Partnership Firm,

represented through its Authorised Partner

HASMUKHBHAI KHETSIBHAI PATEL,

Residing at - A-39, Shivdarsan Duplex,

Naroda, Ahmedabad.



Ref :- Investigation of the title to the Non-agricultural land bearing Final Plot.no.68 Total admeasuring 0-44-92 hectare-are-sq.Mtrs. i.e.4492 Sq. Mtrs. (Allotted in lieu of land bearing New Survey / Block No.481 And 482) of Draft T.P.Scheme No. 118, situate, lying and being at Moje Singarva, Taluka-Daskroi, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-12(Nikol), belonging to, **SWATI DEVELOPERS.**

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In view of the facts, particulars and documents furnished to me, as well as of the available searches taken by me, I am of the opinion that the rights and titles of **SWATI DEVELOPERS**, a Partnership Firm, pertaining to the Non-agricultural land bearing Final Plot.no.68 Total admeasuring 0-44-92 hectare-are-sq.Mtrs. i.e.4492 Sq. Mtrs. (Allotted in lieu of land bearing New Survey /Block No.481 And 482) of Draft T.P.Scheme No. 118, situate, lying and being at Moje Singarva, Taluka-Daskroi, in the Registration District of Ahmedabad is clear, marketable and without any encumbrances. Subject to, (1) applicable provisions of Tenancy laws and Bombay Land revenue code. And (2) The Gujarat Town Planing And Urban Development Act, 1976.

As per the instructions given by **SWATI DEVELOPERS**, a Partnership Firm, represented through its Authorised Partner Hasmukhbhai Khetsibhai Patel to investigate the title of the immovable Non-Agricultural Land. Hence I have taken necessary Search From the office of Mamlatdar Office, and Talati cum mantri at Singarva, Taluka-Daskroi, Dist - Ahmedabad.

Note:- It has been Declared by my searcher that index-2 records of



the year of 1986, to 1993, of Sub-Registrar office were not available for inspection, as the same is destroyed/torn out. Please note that this Report shall have been remain subject to this note.

I the under signed Advocate Published Public Notice for Tital Certificate in "**SANDESH**" a Daily News Paper on Dt.13-05-2016 Against this Advertisment, till nobody has raised their objection with respect to above referred **SWATI DEVELOPERS**, a Partnership Firm.

As per the your instructions, I have investigated the title to the above referred Non-agricultural land and have taken the available searches for the last 30 years at the office of the Sub-Registrar, and at the office of the Talati and Mamlatdar office. I Have found no Charge, Lien, Encumbrance or any other claim in respect of the said Non - Agricultural land. As per the said record the Non - Agricultural land Shown hereafter in **SWATI DEVELOPERS**, a Partnership Firm.



Therefore I am of the Opinion that the right, tital and interest of the above Non - Agricultural land Shown hereafter in **SWATI DEVELOPERS**, a Partnership Firm. and legally and validly acquired and said owner have become lawful owners, occupiers and possessors of said Non - Agricultural land shown in schedule subject to reasonable douburs and reasonable Declaration.

THE SCHEDULE ABOVE REFERRED TO

Non-agricultural land bearing Final Plot.no.68 Total admeasuring 0-44-92 hectare-are-sq.Mtrs. i.e.4492 Sq. Mtrs.(Allotted in lieu of land bearing New Survey / Block No.481 And 482) of Draft T.P.Scheme No. 118, situate, lying and being at Moje Singarva, Taluka-Daskroi, in the Registration District of Ahmedabad and Sub-district of Ahmadabad-12(Nikol).

Final Plot No. 68

North :- Final Plot No.- 70., And 72
 South :- Final Plot No.- 67.,
 East :- Final Plot No.- 44/1.,
 West :- 24:00 Mtr T.P.Road.,





PRAJAPATI
ASSOCIATES



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Dated this 21st day of March, 2017, at Ahmedabad.

Nikhil G. Prajapati

Nikhil G. Prajapati
Advocate.

