



Ref.No.:- E/CHIN/TITLE/105/2021

TITLE - CLEARANCE – CERTIFICATE

To, SIGNATURE PROCON LLP

Sub :- In the matter of investigation of title of Non Agriculture land bearing Final Plot No. 52 admeasuring 3703 Sq. Mts. (multi-purpose) of **Town Planning Scheme No. 89**, Final Plot No. 80 (Sarkhej-Okaf-Fatehwadi) (allotted in lieu of Revenue Survey No. 329 admeasuring 6171 Sq. Mtrs.) the Scheme known as “**Vrajdharm – 2**” situated at Mouje **Fatehwadi**, Taluka Vejalpur in the Sub District Ahmedabad-4 (Paldi) and Registration District of Ahmedabad belonging to **SIGNATURE PROCON LLP** through its Partner – **Prasant R. Agrawal**.

TITLE CERTIFICATE

- 1) Pursuant to the request of yours, I have carried out the work of title investigation of the captioned land more particularly described in the schedule hereunder written.
- 2) The To this end and intent, I have caused the searches of the available last 30 years records of the Sub-Registrar of Assurances, Ahmedabad-1 (City) for year from 1992 to 1993, Sub-Registrar of Assurances, Ahmedabad-4 (Paldi) for year from 1994 to 2021 And Sub-Registrar of Assurances, Ahmedabad-13 (City) for year from 2011 to 2021 and have perused and scrutinized the revenue records and the information/ clarifications as are made available to me by the owner of the land and relying upon the same to be true, I submit my title Certificate.
- 3) The said land bearing Resurvey Block No. 329, admeasuring 3703 Sq.Mtrs, having Town Planning Scheme No. 89 (Sarkhej - Okaf - Fatehvadi) presently stands in the names of **SIGNATURE PROCON LLP** as owner/occupier thereof.





4) As a part of investigation, I have published a Public Notice in the daily newspaper **"Gujarat Samachar"** dated **13/06/2021** on **Page No. 13**, And Also dated **15/06/2021** on **Page No. 04** in the daily newspaper **"Gujarat Samachar"** inviting claims or objections, if any with regard to the titles of above said land and during the notice period I have not received any claim or objection with regard to the titles of above said land or any part thereof.

5) Nothing objectionable is found:-

5.1 In the searches of the available records of Sub-Registrar, Ahmedabad - 1 (City), Ahmedabad - 4 (Paldi) and Ahmedabad - 13 (City).

5.2 In the revenue records are found deleted on satisfaction of charges.

6) I certify that nothing objectionable is found in respect of the said land save and except as mentioned below and the said land are found to be clear and marketable and are free from any charges or encumbrances save and except.

- I. Any other laws, Rules, Acts made applicable
- II. Usual declaration at the time of transfer in any manner.
- III. Variation in Town Planning Scheme No.89.

THE SCHEDULE ABOVE REFERRED TO

ALL that premises being their Non Agriculture land bearing **Final Plot No. 52** admeasuring **3703 Sq. Mts.** (Multi-Purpose) of **Town Planning Scheme No. 89**, Final Plot No. 80 (Sarkhej-Okaf-Fatehwadi) (allotted in lieu of Revenue Survey No. 329 admeasuring 6171 Sq. Mtrs.) the Scheme known as **"Vrajdhham – 2"** situated at Mouje **Fatehwadi**, Taluka Vejalpur in the Sub District Ahmedabad-4 (Paldi) and Registration District of Ahmedabad.

Date : 09/07/2021

Place : Ahmedabad



Vijay Patel
(Advocate)

