

File Ref: GIPL/Palanpur/NA1169

TITLE CLEARANCE CERTIFICATE

(In pursuant to title search & investigation report Dt. 30-03-2022)

To,

- (1) ANJANA BABUBHAI JIVABHAI (PATEL)
- (2) PRAVINBHAI JIVABHAI CHAUDHARY (ANJANA)
- (3) PRAJAPATI HARSHADBHAI SHIVRAMBHAI
- (4) RAJENDRABHAI SHIVRAMBHAI PRAJAPATI

Scheduled Property ;

All that piece and parcel of Freehold Non-Agriculture (For Multipurpose Use) land admeasuring about 9975 Sq. Meters. being at City Survey No. NA1169 of ward Palanpur(NA) allotted in lieu of Revenue Block/Survey No. 1169 (old Block/Survey No. 942+943/5) situated lying and being at mauje Palanpur, Taluka- Palanpur, Dist. Banaskantha within the Registration Jurisdiction of Sub Registrar Dist. Palanpur, Gujarat.

[HEREINAFTER REFERRED TO AS SAID LAND]

THIS IS TO CERTIFY THAT, I have investigated the Titles of the scheduled Property as referred above, by **Obtaining Title Search Report at various Sub Registrar Offices for the period 2011 to 2022 (2022 Running)** with the other relevant documents from the concern Revenue Authorities.

I have examined the title deeds intended to be deposited relating to the schedule property and that the documents of title referred to in the opinion are perfect evidence of right, title and I further certify that:



1. I do not find anything adverse which would infringe the Title of the Property.
2. There is no Encumbrance on the said property and the Title of the said property is Free, Clear and Completely Marketable;

Subject to:-

1. Entries of the Revenue records to be updated and certified.
2. Clearance of Dues Revenue, Nagarpalika & Panchayat Cess, taxes and Mehsul.
3. Clearance of Discrepancies noted in title Investigation Report if any. (Title Report enclosed hereafter)
4. Fulfillment of Conditions of N.A. Permission.
5. Rights granted to Gudol Infrabuild Pvt Ltd under Development Agreement Dt. 24.03.2022.
6. Registration of valid document of release/family arrangements in respect of mutations of the said land and payment of applicable stamp duty thereon if applicable.

Issued on Dt: 30-03-2022, at Palanpur.



Ishan G. Patel

Advocate

Mem. No. G/1536/2008

