

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary

A. A. Lakhani
Daya Gupta
Sohel A. Lakhani

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Ashram Road, Ahmedabad-380009.
(Gujarat) (India)

Ref. No. :

Date :

Tele. : 26578331 & 26578551

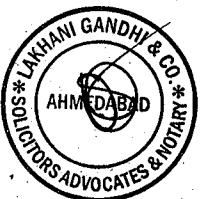
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2019/3681

TITLE CLEARANCE CERTIFICATE

Re: Investigation of title to the Freehold Non-Agricultural Residential Use Land bearing Sub-Plot No.2 admeasuring 12895 sq.mts of Final Plot No.200 admeasuring 46681 sq.mts Draft Town Planning Scheme No.3 (Ghuma)(Draft Approved on 04/02/2016) allotted in lieu of (1) Amalgamated Revenue Survey/ Block No.(748+749+751 to 754+755/B+759)/A admeasuring 28305 sq.mts. (Paiki) Revenue Survey/ Block No.(748+749+751 to 754 +755/B)/A admeasuring 14242 sq.mts. (2) Amalgamated Revenue Survey/ Block No.(755/A+756+757)/A admeasuring 7278 sq.mts. making admeasuring in aggregate 21620 sq.mts. (entire Final Plot No.200 admeasuring 46681 sq.mts. was allotted in lieu of the aforesaid Block numbers and other Block numbers admeasuring in aggregate 77,903 sq.mts.) of Mouje Ghuma 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 **M/s.SUN CONSTRUCTIONS**, a partnership firm having its principal place of business at "Sun Transition Space, Opp: Sindhu Bhavan, Near Satyam Corporate Park, Bodakdev, Ahmedabad 380 059."

THIS IS TO CERTIFY THAT we have investigated the title to the said land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati daily newspapers "GUJARAT SAMACHAR" on 13/06/2019 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 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, Taluka Dascroi and that of the Circle inspector, Talati Mouje Ghuma and as also from the

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search of the record 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 certain agreements, deeds, documents, orders, T.P.S records, permissions, papers and plans etc. and relying on the Declaration-Cum-Indemnity made on oath by Shri Deep Narendra Patel, Designated Partner of **M/s.Sun Constructions** duly attested by Shri Nayana K. Bhatia 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, marketable, free from any charge or encumbrance and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Sub-Plot No.2 admeasuring 12895 sq.mts of Final Plot No.200 admeasuring 46681 sq.mts Draft Town Planning Scheme No.3 (Ghuma)(Draft Approved on 04/02/2016) allotted in lieu of (1) Amalgamated Revenue Survey/ Block No.(748+749+751 to 754+755/B+759)/A admeasuring 28305 sq.mts. (Paiki) Revenue Survey/ Block No.(748+749+751 to 754 +755/B)/A admeasuring 14242 sq.mts. (2) Amalgamated Revenue Survey/ Block



No.(755/A+756+757)/A admeasuring 7278 sq.mts. making admeasuring in aggregate 21620 sq.mts. (entire Final Plot No.200 admeasuring 46681 sq.mts. was allotted in lieu of the aforesaid Block numbers and other Block numbers admeasuring in aggregate 77,903 sq.mts.) of Mouje Ghuma of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) and the said ~~Plot~~ ^{Sub} Plot of land is bounded as follows:

- On or towards the North : By 18 Mt. Wide T.P.S Road
- On or towards the South : By Sub-Plot No.1
- On or towards the East : By Village Limit of Bopal T.P. Scheme
- On or towards the West : By Sale for Residential Reservation

DATED THIS 13TH DAY OF DECEMBER, 2019.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE