

TITLE CLEARANCE CERTIFICATE
WITH SEARCH REPORT

To,

Tathya Infraspac Private Limited,

Add.: 504, Earth Arise, Near YMCA

Club, Vejalpur, Ahmedabad.

Sub: In the matter to an immovable property of Non-Agricultural Land bearing Final Plot No.13/2 (allotted in lieu of Survey No.41/2, admeasuring 8498 Sq. Meters) admeasuring 5099 Sq. Meters or thereabouts of T.P. Scheme No.89 (Sarkhej-Okaf-Fatehiwadi) situate, lying and being at Village Mouje SARKHEJ Sim, Taluka Vejalpur, Registration District Ahmedabad and Sub District of Ahmedabad-4 (Paldi) belonging to Tathya Infraspac Private Limited.

I refer the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your sworn declaration, I gone through all such documents submitted by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available and legible* revenue records as well as records of the Sub Registrar Office, Ahmedabad-1 (City) on dated 28/10/2015 by Application No.21304 & Receipt No.2015002026193 to (from 1985 to 1994) & Sub Registrar Office, Ahmedabad-4 (Paldi) on dated 28/10/2015 by Application No.15594 & Receipt No.2015004024480 (from 1994 to 2015) & Sub Registrar Office, Ahmedabad-13 (City) on dated 28/10/2015 by Application No.3728 & Receipt No.2015313006176 (from 2011 to 2015) & Sub Registrar Office, Ahmedabad-4 (Paldi) on dated 13/07/2016 by Application No.11920 & Receipt No.2016004018780 (from 2015 to 2016) AND depends on the search, perusal of above papers, deeds and documents as well as scrutiny of submitted papers, deeds, documents and permissions, I hereby submit my report on title as follows:

That Narmadaben Widow of Maneklal Jethalal, Amarnath Maneklal, Badrinath Maneklal & Kedarnath Maneklal were joint owners and occupiers of the land bearing Survey No.41/2 prior to thirty years.



Meters or thereabouts (6998 Sq. Meters for residential purpose & 1500 Sq. Meters for commercial purpose) by their Order No.CB/LAND-1/NA/SR-74/2010 on dated 15/04/2010 SUBJECT TO conditions mentioned in the orders being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.5461 on dated 08/06/2010 and the competent authority has certified this entry on dated 13/08/2010.

Thereafter Draft Town Planning Scheme No.89 (Sarkhej-Okaf-Fatehwadi) implemented for Mouje SARKHEJ Village Sim and according to that the land bearing Survey No.41/2, admeasuring 8498 Sq. Meters was initially allotted Final Plot No.10/2, admeasuring 5099 Sq. Meters but upon further implementation of the said Town Planning Scheme, the land bearing Survey No.41/2 has been allotted Final Plot No.13/2 with same measurements.

Thereafter pursuant to letter of the Depute Estate Officer (New West Zone), Ahmedabad vide Letter No.Estate/TDO/New West Zone/AMC.E.No.T.A.No.9159, dated 16/03/2016 landowner has demanded development permission for the said land, but the land bearing Survey No.41/2, total admeasuring 8498 Sq. Meters Paiki 5099 Sq. Meters or thereabouts allotted towards Final Plot No.13/2 of T.P. Scheme No.89 (Sarkhej-Okaf-Fatehwadi) while remaining 3399 Sq. Meters land has been deducted towards said town planning scheme and landowner has handed over physical possession of such 3399 Sq. Meters land to the Ahmedabad Municipal Corporation, and entry to that effect entered in the revenue records by Mutation Entry No.6484 on dated 04/06/2016 SUBJECT TO the entry yet to be certified.

Thereafter said landowner, Viralbhai Jayeshbhai Shah has sold and conveyed the non-agricultural land bearing Final Plot No.13/2 (allotted in lieu of Survey No.41/2, admeasuring 8498 Sq. Meters) admeasuring 5099 Sq. Meters or thereabouts of T.P. Scheme No.89 (Sarkhej-Okaf-Fatehwadi) to Tathya Infraspac Private Limited by Sale Deed, dated 01/06/2016 registered in the Office of the Sub Registrar of Assurance at Ahmedabad-4 (Paldi) on dated 27/06/2016 under Serial No.5149, and entry to that effect entered in the revenue records by Mutation Entry No.6497 on dated 28/06/2016 SUBJECT TO the entry yet to be certified.

AND the said land is in absolute ownership of Tathya Infraspac Private Limited being its *self-earned property* and it is having vacant and peaceful possession



thereof without any kind of interruption of anybody and said land is running in its name in concerned records of Government and Semi Government Authorities being owners and occupiers thereof.

During my search, I have not found any kind of lien, burden or encumbrance upon the said land belonging to Tathya Infraspac Private Limited AND also the said land is free from all such encumbrances and attachments SUBJECT TO Conditions stated in N.A. Use Permission being fulfilled.

Further I have published a Public Notice in daily newspaper "GUJARAT SAMACHAR" on dated 26/10/2015 on Page No.06 in the name of Viralbhai Jayeshbhai Shah to invite objection, if any from the public at large, and in response thereof during the time period of notice I have not received any kind of objection, hitch or hindrance from any body regarding the said land or any part thereof.

In conclusion of above, the landowner, Tathya Infraspac Private Limited having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and the said land is free from all encumbrances and reasonable doubts SUBJECT TO Mutation Entry No.6484, dated 04/06/2016 & Mutation Entry No.6497, dated 28/06/2016 being certified.

CERTIFICATE:

This is to certify that an immovable property of Non-Agricultural Land bearing Final Plot No.13/2 (allotted in lieu of Survey No.41/2, admeasuring 8498 Sq. Meters) admeasuring 5099 Sq. Meters or thereabouts of T.P. Scheme No.89 (Sarkhej-Okaf-Fatehwadi) situate, lying and being at Village Mouje SARKHEJ Sim, Taluka Vejalpur, Registration District Ahmedabad and Sub District of Ahmedabad-4 (Paldi) belonging to Tathya Infraspac Private Limited as per submitted government and semi government records. Further it is certify that Tathya Infraspac Private Limited having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and the said land is free from all encumbrances and reasonable doubts SUBJECT TO :

- (1) Usual Declaration on title being made at the time of transfer;
- (2) Any other act and/or law applicable to the said land from time to time;
- (3) Conditions mentioned in Non-Agricultural Use Permission being fulfilled;



- (5) Mutation Entry No.6484, dated 04/06/2016 & Mutation Entry No.6497, dated 28/06/2016 being certified.
- (6) Provisions of The Gujarat Town Planning & Urban Development Act and use of the land as instructed by the competent authority;

SCHEDULE REFERRED TO ABOVE

All that piece and parcel of an immovable property of Non-Agricultural Land bearing Final Plot No.13/2 (allotted in lieu of Survey No.41/2, admeasuring 8498 Sq. Meters) admeasuring 5099 Sq. Meters or thereabouts of T.P. Scheme No.89 (Sarkhej-Okaf-Fatehwadi) situate, lying and being at Village Mouje SARKHEJ Sim, Taluka Vejalpur, Registration District Ahmedabad and Sub District of Ahmedabad-4 (Paldi).

Note :- I insist all original title deeds & documents are being produced before any disbursal and the same are to be observed and scrutinized as per securitization norms.

- Search taken with the competent government authorities through *only available and legible* records/registers and depends thereon I have issued this title opinion/report.

Dated on this 18th JULY - 2016 at AHMEDABAD.



Mansinh K. Parmar
Mansinh K. Parmar
(Advocate)