

Ref No.: Title- 3000/2021

Dated: 24/03/2021

To,

M/s. Meghaninagar Projects LLP

6, Ground Floor,

Block no. D, Mangalmurti,

B/h. Shri Ram Residency

Narol, Ahmedabad

TITLE CLEARENCE CERTIFICATE

This is to certify that I have investigated the title to the non agricultural land which is more particularly described in that schedule hereunder written and after issuing public notice in Gujarati news Paper "SANDESH" dated 20/02/2021 and also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the Sub-Registrar of Ahmadabad for the last 30 years i.e. search from 1994 to 2021 mentioned in the Title Clearance Certificate issued on 23/03/2021. During Our Search of the year 1990-1993 years registers are in torn Condition hence it cannot be inspected and its search is not available. For the said Purpose and also on perusal and Verification of papers and Documents etc. Produced before me and believing same are true Correct and relying On Declaration-Cum-Indemnity made by Owner, I hereby opinion the title to the Property in question is clear, marketable and free from any charge or encumbrance and free from reasonable doubts subject to:

1. Provisions of the Bombay Land Revenue Code 1879 and Gujarat Land Revenue Rules 1972.
2. Provision of the Gujarat Town Planning and Urban Development Act, 1976
3. Provisions of the Bombay Tenancy And Agricultural Land act 1948.
4. Provision of G.D.C.R.
5. Any Other Laws, acts, rules and regulations as may be applicable at the time being in force.

Note of Caution and Disclaimer

1. That the record of sub registrar is not well maintained / records and hence may be erroneous, resulting into our/my error.

8.



2. In case if any Deed(s)/Writing(s) etc. executed through power of attorney holder then consent deed/ letter is required to be taken from the person(s) who have given power of attorney i.e. form original owner.
3. This Certificate is based only on the search of revenue records, record of Sub-Registrar and the documents and information provided by the concern party.
4. I have issued this Title Clearance certificate to my client naming a Partnership Firm named **M/s. Meghaninagar Projects LLP**

THE SCHEDULE ABOVE REFERRED TO

Ref: Investigation and Title Clearance certificate with **ALL THAT PIECE AND PARCEL OF Non-Agricultural Land bearing Block/Survey No. 431** admeasuring about 5261 sq. mtrs. (As per "F-Form" admeasuring about 5060 sq. mtrs.), **Block/Survey No. 342** admeasuring about 6475 sq. mtrs. (As per "F-Form" admeasuring about 6474 sq. mtrs.) **totally admeasuring about 11736 sq. mtrs.** (As per "F-Form" **totally** admeasuring about 11534 sq. mtrs.) which is converted into Draft T. P. Scheme no. 82 (Lambha-Laxmipura-2) wherein Final Plot no. 45 admeasuring about 6920 sq. mtrs. have been given, out of which on Final Plot no. 45/2 (Sub Plot no. 2) admeasuring about 2704.85 Sq. Mtrs. (allotted in lieu of Survey No. 431), situated lying and being at **mouje Village Lambha**, Taluka: Vatva, In Registration District **Ahmedabad-11 (Aslali)** , is bounded as under:

East: 12 Mts. of T.P. Road

West: Boundary of T.P. Scheme no. 82 and then Land of Block No.423

North: Land of Sub Plot No.1 (F.P. No. 45/1)

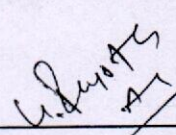
South: Boundary of T.P. Scheme no. 82 and then Land of Block No. 343

I hereby Declare that:

(1). I have no direct or indirect interest in the Property of the Said Title Clearance Certificate.

PLACE: Ahmedabad
DATE : 24/03/2021




Urmesh R. Gupta
Advocate

(Sanad No. G/1159,

Dated 05/05/2000)