

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary

**A. A. Lakhani
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**604, Chinubhai Centre,
Near Nehru Bridge,
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Ref. No. :

Date :

2019 3629

TITLE CLEARANCE CERTIFICATE

Re:- In the matter of investigation of title to the Non-Agricultural Residential Use Land bearing Revenue Survey No. 201/A adm. 5059 sq. mts. Khata No. 86 which on inclusion in Draft Town Planning Scheme No.2 (Bopal) and according to "F" Form the land adm. 5058 sq. mts. was given Final Plot No.201/A/1 adm.2881 sq. mts. and Final Plot No. 201/A/2 adm. 153 sq. mts. and thereafter as per Letter No. Naryo/No.2(Bopal)Case No.74+159/1433 dated 25/11/2016 the Block No.201/A Paiki adm. 4803 sq. mts. was allotted Final Plot No. 73 adm. 2882 sq. mts. of Mouje Bopal of Daseroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) more particularly described in the Schedule hereunder written belonging to "Anvaya Infrastructure" a partnership firm having its principal place of Business and Office at 10th Floor, "President House", Opp. C. N. Vidyalaya, Ambawadi, Ahmedabad 380 006.

THIS IS TO CERTIFY THAT, we have investigated the title to the above referred land which is more particularly described in the Schedule hereunder written and at relevant time after issuing public notice in the Gujarati Daily News Paper "DIVYA BHASKAR" and not having any objection in response thereto as also



after taking necessary searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad – 9 (Bopal) for the last more than 30 years and on perusal and verification of relevant deeds, documents, declarations, T.P.S. Records, papers and plan etc., and relying on Declaration-Cum-Indemnity made on oath by Shri Parth Mahendrabhai Patel, Authorised Partner of M/s. Anvaya Infrastructure duly attested by Anuradha C. Sheth, a Notary Public of Ahmedabad on 16/08/2019, we are of the opinion that the title to the said Land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts on an opinion being obtained from Town Planning Officer, AUDA confirming that Final Plot No. 73 adm. 2882 sq. mts. is allotted in lieu of Block No. 201/A(P) adm. 4803 sq. mts.

THE SCHEDULE ABOVE REFERRED TO

ALL that piece or parcel of Non-Agricultural Residential Use Land bearing Revenue Survey No. 201-A adm. 5059 sq. mts. Khata No. 86 which on inclusion in Draft Town Planning Scheme No.2 (Bopal) and according to “F” Form the land adm. 5058 sq. mts. was given Final Plot No.201/A/1 adm.2881 sq. mts. and Final Plot No. 201 A/2 adm. 153 sq. mts. and thereafter as per Letter No. Naryo No.2(Bopal)Case No.74+159/1433 dated 25/11/2016 the Block No.201/A Paiki adm. 4803 sq. mts. was allotted Final Plot No. 73 adm. 2882 sq. mts. of

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Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and

Sub-District of Ahmedabad-9 (Bopal) and the same is bounded as follows :

On or towards the North : By Final Plot No. 195/7

On or towards the South : By Final Plot No. 196

On or towards the East : By 9 Mtr T.P.S Road

On or towards the West : By Final Plot No. 195/7

DATED THIS 16th DAY OF AUGUST, 2019.



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE