



Ref. No.15703

Date :

## TITLE CERTIFICATE

**Ref.:** In the matter of investigation of title to the **Non-Agricultural Land** for Multipurpose Use bearing **Survey No.20** admeasuring 4556 sq.mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) belonging to Shlok Realtors, a partnership firm having its registered office address at: A/104, Suyojan Flat, Nr. Anmol Bunglows, Nr. Bhagwat Vidhyapith, Sola, Ahmedabad-380061.

- (1) This is to state that I have examined the titles and I have caused to be taken searches [Receipt No.202200200025451 Application No.19939 Date 20/09/2022 sub register of Ahmedabad-1 City, Receipt No.202200300043498 Application No.20140 Date 21/09/2022 sub register of Ahmedabad -2 Vadaj, Receipt No.202231300006382 Application No.2905 Date 21/09/2022 sub register of Ahmedabad- 13 City, Receipt No.202230800035844 Application No.12893 Date 20/09/2022 sub register of Ahmedabad-8 Sola, Receipt No.202230800043750 Application No.15571 Date 07/12/2022 sub register of Ahmedabad-8 Sola] of available (partly manual and partly computerized) revenue and registration records through my Search Clerk (record of the year 2007 to 2022 is computerized) to the **Non-Agricultural Land** for Multipurpose Use bearing **Survey No.20** admeasuring 4556 sq.mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) and from that believing the same to be true, correct and trustworthy and also believing the documents, papers, copies etc furnished in the case

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file shown to be true and genuine.

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(2) As a part of my investigation of title I have published a public notice appeared in the daily newspaper "GUJARAT SAMACHAR" dated 08/09/2022 inviting claims, objections, encumbrances or charges, if any upon the said land, but I have not received any objection from anybody.

(3) That by Declaration made on oath by previous owners (1) ARVINDBHAI SOMABHAI (2) KANUBHAI SOMABHAI duly attested by the Notary Public of Gujarat on 03/11/2022, the party has inter alia declared that the said property is their absolute property and except them no other person, body or authority has any right, title or interest in the said land and that the said land has not been given in security nor any charge or encumbrances of any nature whatsoever has been created thereon nor is the said land subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land. It has been declared by the aforesaid party that the said land is free from all encumbrances, litigation etc.

(4) During the verification of titles I have found that,

(1) That (1) Arvindbhai Somabhai (2) Kanubhai Somabhai sold and conveyed the said Non-Agricultural Land for Multipurpose Use bearing Draft T.P. Scheme No.32 and Final Plot No.18/1 admeasuring 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) to Shlok Realtors, a partnership firm on 03/11/2022. The Deed of Conveyance is registered with the Sub-Registrar Ahmedabad on 03/11/2022 under Serial No.23725.

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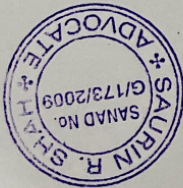


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- (2) The Ahmedabad Municipal Corporation vide its Commencement Letter (Rajachitthi) No.07244/141022/A6590/R0/M1 granted the Development Permission to construct residential purpose building on the said land, under name and style as "ABHILASHA"

In the view of what is stated above, I hereby opine that titles of the above said the **Non-Agricultural Land** for Multipurpose Use bearing **Survey No.20** admeasuring 4556 sq.mtrs. and covered within the limits of Town Planning Scheme No.32 (Gota) and Final Plot No.18/1 was given and area thereof fixed to the extent of 2734 sq. mtrs. of Mouje Gota of Taluka Ghatlodiya in District Ahmedabad and Sub District Ahmedabad-8 (Sola) (which is hereinafter stated as "the said land") belongs to "SHLOK REALTORS" a partnership firm is having clear marketable rights, titles and also free from reasonable doubts and encumbrances **Subject To:** (1) Mutation Entry No.9238 is certified. (2) Fulfillment of conditions laid down in the N.A. order; (3) Provisions of the Gujarat Town Planning and Urban Development Act and use as per zone of AUDA and provisions of Draft T.P. Scheme No. 32 (Gota); and (4) Any other laws, acts, rules and regulation as may be applicable at the time being in force.

DATED OF THIS 10<sup>TH</sup> DECEMBER, 2022 AT- AHMEDABAD.



*Saurin R. Shah*  
10/12/22

SAURIN R. SHAH  
ADVOCATE  
(En. no. G/173/2009)

**Note:-** (1) Search of manual registration record is not available due to tearing of its book no.2 and other reasons and search of record of immediate past 2-3 months is also not possible due to procedural delay in the revenue department. (2) This Title Certificate issued pursuant to available search with the sub-registrar authority and only on the basis of facts/liability stated therein. (3) All original deeds/documents/file papers are being verified.

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