



Ref. File No. : 3477

TITLE CLEARANCE CERTIFICATE

SUB :- Title Clearance Certificate of Non-Agricultural Land of Final Plot No. (74+77/1+78) 1, admeasuring 3931 Sq.Mtrs. Land and Final Plot No. (74+77/1+78) 2, admeasuring 9136 Sq.Mtrs. Land totally 13067 Sq.Mtrs. Land of T. P. Scheme No. 80 (allotted in Lieu of Survey No. 645, 650/1, 651, and 654) situated, lying and being at Mouje: VATVA, Taluka: VATVA, in the Registration District: AHMEDABAD in the State of GUJARAT , Belonging to:-

LAXMI GOLDORNA HOUSE LTD. a company incorporated on 25/07/2017 and registered at Serial No. U36911GJ2010PLC059127.



Under the instructions of our client we have investigated the title of the said Land by conducting/arranging necessary searches of relevant (a) Village Records maintained by the concerned Talati/Circle Inspector and (b) INDEX-II REGISTER maintained by the office of the Concerned Sub-Registrar for the more than last 30 years, except the relevant records which were either in torned-off/ damaged condition or fully destroyed and therefore the same were either not investigated or not made available for our inspection.

We have published a PUBLIC NOTICE in local daily newspaper viz., "GUJARAT SAMACHAR" of (Dated) 17/05/2023 and in respect to that PUBLIC NOTICE, we have not received any claim or objections which adversely affect the title of the said Land and prevent us from issuing necessary Title Clearance Certificate.

We have investigated the title of Non-Agricultural Land of Final Plot No. (74+77/1+78) 1, admeasuring 3931 Sq.Mtrs. Land and Final Plot No. (74+77/1+78) 2, admeasuring 9136 Sq.Mtrs. Land, In Total 13067 Sq.Mtrs. Land of T. P. Scheme No. 80 (allotted in Lieu of Survey No. 645, 650/1, 651 and 654) situated, lying and being

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at Mouje: VATVA, Taluka: VATVA, in the Registration District: AHMEDABAD in the State of GUJARAT.

In view of what is stated above and on the basis of our examination of the available relevant records, we are of the opinion that title of the said Land is Clear and marketable and is also free from reasonable doubts and without any encumbrances and/or charges.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the Non-Agricultural Land)

All that piece and parcel of Non-Agricultural Land of Final Plot No. (74+77/1+78) 1, admeasuring 3931 Sq.Mtrs. Land and Final Plot No.(74+77/1+78) 2, admeasuring 9136 Sq.Mtrs. Land, In Total 13067 Sq.Mtrs. Land in T. P. Scheme No. 80 (allotted in Lieu of Survey No. 645, 650/1, 651 and 654) situated, lying and being at Mouje: VATVA, Taluka: VATVA, in the Registration District: AHMEDABAD, in the State of GUJARAT and the same is bounded as under:-

Final Plot No. (74+77/1+78) 1

On or towards the North : By Final Plot No. 83.
On or towards the South : By AMC Reserve Plot.
On or towards the East : By 12 Metre T. P. Road.
On or towards the West : By 24 Metre T. P. Road.

Final Plot No. (74+77/1+78) 2

On or towards the North : By 12 Metre T. P. Road.
On or towards the South : By Final Plot No. 77/2.
On or towards the East : By Canal Road.
On or towards the West : By 12 Metre T. P. Road.

Date: 26/05/2023.
Place: AHMEDABAD



Prakash
(PRAKASH C. SHAH) ADVOCATE
M/S. PRAKASH C. SHAH & CO.,

* Bar Council Registration No. G/345/1990, Dated 24/06/1990.

* Advocate Welfare Fund Registration No. A.M./A.R./37501, Dated 18/06/2012.