PRAKASH C. SHAH & CO.
ADVOCATE

Email: pcshah484@gmail.com
Ref. File No. 3222

102, Diwan Chamber,
1st Floor, B/H, Old High Court,
Opp. Lohabhavan, Income Tax,
Ahmedabad-380 009.
(O) 27541235, 27542842.

TITLE CLEARANCE CERTIFICATE

SUB: Title Clearance Certificate in respect of Non-Agricultural (N.A.) Land admeasuring 623 Sq.Mtrs., or thereabout bearing Final Plot No. 67, of Town Planning Scheme No. 4, VEJALPUR (FINAL) located in R1 ZONE (issued in lieu of Survey No. 546/1), situate, lying and being at Mouje/Village JODHPUR, Taluka: VEJALPUR, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and belonging to:-

M/S. AVASKA ARISE PROJECTS

.....

PRAKASH C. SHAH & CO. ADVOCATE

Under the instructions of our client we have investigated the title of the said Land, and we have also taken searches of available relevant Revenue Records and INDEX-II Register maintained by the concerned Sub-Registrar, for the more than last 30 years and upon examination thereof we found that some of the Sub-Registrar's Records were either in damaged condition or fully destroyed and were not made available for inspection. We have published a PUBLIC NOTICE in local daily viz., "GUJARAT SAMACHAR" of (Dated) 10/11/2019 and we have not received any claim or objection Public Notice.

We have investigated the title of Non-Agricultural (N.A.) Land admeasuring 623 Sq.Mtrs., or thereabout bearing Final Plot No. 67, of Town Planning Scheme No. 4, VEJALPUR (FINAL) located in R1 ZONE (issued in lieu of Survey No. 546/1), situate, lying and being at Mouje/Village JODHPUR, Taluka: VEJALPUR, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and belonging to, M/S. AVASKA ARISE PROJECTS.

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

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Clear and marketable and is also free from reasonable doubts and without any encumbrances and/or charges, subject to:-

[1] Usual Declaration made at the time of transfer.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Land)

All that the piece and parcel of Non-Agricultural (N.A.) Land admeasuring 623 Sq.Mtrs., or thereabout bearing Final Plot No. 67, of Town Planning Scheme No. 4, VEJALPUR (FINAL) located in R1 ZONE (issued in lieu of Survey No. 546/1), situate, lying and being at Mouje/Village JODHPUR, Taluka: VEJALPUR, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and the same bounded as under.

On or towards the North	:	By Final Plot No. 68/1.
On or towards the South	:	By Final Plot No. 65.
On or towards the East	:	By Final Plot No. 55+68/2.
On or towards the West	:	By 12 Metre T. P. Road.

Place: AHMEDABAD
Dated: 25/11/2020.

PRAKASH C. SHAH & CO. ADVOCATE

(PRAKASH C. SHAH) Advocate
M/S. PRAKASH C. SHAH & CO.,
ADVOCATES

✶ 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.