

KALRAV R. PATEL
ADVOCATE
GUJARAT HIGH COURT

TITLE CLEARANCE CERTIFICATE



TO,

“SHIVAAY BUILDCON” Throught Its Partner...

(1) SHRI HITESHKUMAR PRABHUDAS PATEL

B/06, Shree Sarju Kutir Bunglow, Opp. Saundarya
Green Villa, TP- 44, Chandkheda, Ahmedabad.

(2) SHRI VIRENDRAKUMAR KESHAVAL PATEL

19, Mukhi Vas, Near - Swaminarayan Tempil,
Zundal VILLAGE, TA & District- GANDHINAGAR.

Ref:-Non Agricultural land bearing City Survey No.NA340/7/
P2 (Old Survey No. 340/7 admeasuring about 1922 sq.mtrs.
land covered under Town Planning Scheme No.409/B
(ZUNDAL) and allotted Final Plot **No. 66 Paiki admeasuring
about 1153 sq. mtrs land**) admeasuring about 1153
sq.mtrs. land & City Survey No. NA340/12/1 (Old Survey
No.340/12/1 admeasuring about 1315 sq.mtrs. land paiki
admeasuring about 217 sq.mtrs. land covered under Town
Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot
No. 66 Paiki admeasuring about 130 sq. mtrs land)
admeasuring about 1315 sq.mtrs. land Paiki admeasuring
about 130 sq.mtrs. land **i.e. total admeasuring about 1283
sq. mtrs land** & City Survey No. NA341/2 (Old Survey No.



Office 1: 808, 'Elite, Audi Showroom Lane, Besides Shapath Hexa, Near Sola Over bridge,
S.G. Highway, Ahmedabad-380060. (O) 079 4890 6487; (M) 999 888 6487;

E-mail- adv.nilipatel@gmail.com

Office 2: 214, Sardar Patel Chambers, Opp. Bank of Maharashtra, Vasant Chowk, Lal
Darwaja, Ahmedabad-380001.

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341/2 admeasuring about 2934 sq.mtrs. land Paiki admeasuring about 957 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 69 admeasuring about 574 sq. mtrs land** admeasuring about 2143 sq.mtrs. land Paiki admeasuring about 574 sq.mtrs. land **and Both** Final Plot No.66 + 69 admeasuring about 1857 sq. mtrs land thereabouts situate, lying & being at Mouje ZUNDAL Sim, District GANDHINAGAR & Sub District GANDHINAGAR and belonging to **"SHIVAAY BUILDCON "**

THIS IS TO CERTIFY THAT, I issued a Public Notice in "Gujarat Samachar" News Paper dated- 01/11/2022 inviting any right, claim or interest if any in the said land and then I have not received any other claim or objection in response of above Public Notice, After I have taken the necessary searches for more than last 30 years from the Record of Talati and Sub-Registrar of Gandhinagar by receipt No. 202204800087457 dated- 09/11/2022 (Old Survey No. 340/7) & receipt No. 202204800088338 dated- 11/11/2022 (Old Survey No. 340/12/1) & receipt No. 202204800087454 dated- 09/11/2022 (Old Survey No. 341/2) and also taken the declaration dated- 18/01/2023 of land holder and have gone through relevant papers and have investigated the title to the Non Agricultural land belonging to **"SHIVAAY BUILDCON "** who is a owner of above Non Agricultural land bearing City



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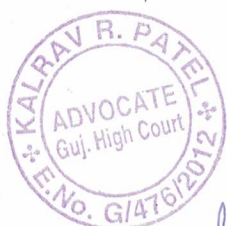
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Survey No.NA340/7/P2 (Old Survey No. 340/7 admeasuring about 1922 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 66 Paiki admeasuring about 1153 sq. mtrs land**) admeasuring about 1153 sq.mtrs. land & City Survey No. NA340/12/1 (Old Survey No.340/12/1 admeasuring about 1315 sq.mtrs. land paiki admeasuring about 217 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 66 Paiki admeasuring about 130 sq. mtrs land**) admeasuring about 1315 sq.mtrs. land Paiki admeasuring about 130 sq.mtrs. land **i.e. total admeasuring about 1283 sq. mtrs land** & City Survey No. NA341/2 (Old Survey No. 341/2 admeasuring about 2934 sq.mtrs. land Paiki admeasuring about 957 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 69 admeasuring about 574 sq. mtrs land**) admeasuring about 2143 sq.mtrs. land Paiki admeasuring about 574 sq.mtrs. land **and Both** Final Plot No.66 + 69 admeasuring about 1857 sq. mtrs land thereabouts situate, lying & being at Mouje ZUNDALSim, District GANDHINAGAR & Sub District GANDHINAGAR which is more particularly described in the Schedule here under written and have found the same to be clear and marketable and free from reasonable doubts and encumbrances subject to the...

[1]... To maintain and fulfillment the terms and conditions stipulated in the Non- Agricultural Permission dated- 19/03/2022 & dated- 18/01/2022 & dated- 01/04/2022 and Development Permission from GMC dated- 04/10/2022.



12/04/22

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[2]... Entry No. 41 dated- 27/12/2022 to be certify.

[3]... Any other Law, Rules, Acts, Applicable in force.

NOTE:-

Please note that the registration record of the year 1990 to 2006 of sub registrar's office is destroyed / torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/ maintained by state government agency and hence may be erroneous.

THE SCHEDULE ABOVE REFERRED TO

All the piece of parcel of Non Agricultural land bearing City Survey No.NA340/7/P2 (Old Survey No. 340/7 admeasuring about 1922 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 66 Paiki admeasuring about 1153 sq. mtrs land**) admeasuring about 1153 sq.mtrs. land & City Survey No. NA340/12/1 (Old Survey No. 340/12/1 admeasuring about 1315 sq.mtrs. land paiki admeasuring about 217 sq.mtrs. land covered under Town Planning Scheme No.409/B (ZUNDAL) and allotted Final Plot **No. 66 Paiki admeasuring about 130 sq. mtrs land**) admeasuring about 1315 sq.mtrs. land Paiki admeasuring about 130 sq.mtrs. land **i.e. total admeasuring about 1283 sq. mtrs land** & City Survey No. NA341/2 (Old Survey No. 341/2 admeasuring about 2934 sq.mtrs. land Paiki admeasuring about 957 sq.mtrs. land covered under Town Planning Scheme



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DATED THIS 18th DAY OF JANUARY 2023



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[KALRAV R. PATEL Advocate]

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