

JAGDISHCHANDRA G. PATEL
Advocate

Off. D-8, PARUL FLAT, NR. UMIYA VIJAY, SETELLITE, AHMEDABAD.
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TITLE CERTIFICATE

Re. : Investigation of title to the Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) more particularly described in the Schedule hereunder written belonging **“SAMARPAN INFRA”**, a partnership firm having its Office at : 14, Signor Sky Line, Nr. Pushkar Residency, Zundal, Gandhinagar – 382421.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Freehold Non Agricultural Land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper newspaper “GUJARAT SAMACHAR” dated 27/06/2024 in the name of previous owners in the name of previous owners and as also after taking necessary available searches of the records being maintained by the Registration District of Ahmedabad and Sub-District of Ahmedabad-5 (Narol) from 1994 to 2011, Sub-District Registrar of Ahmedabad-13 (City Taluka) from 2011 to 2023, Sub-District of Ahmedabad-11



(2)

(Aslali) from 2011 to 2023 and Sub-District of Ahmedabad-14 (Vastral) from 2023 to 2024 i.e. for the last more than 30 years viz. 1994 to 15/07/2025 (the registration records of the year 1994 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it cannot be inspected properly and its search properly is not available through my search clerk, while computerized search of 2008 to 2025 is not well maintained/ prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and from the information given to me by the aforesaid owner, and relying on Declaration-Cum-Indemnity made on oath by previous owners duly attested by Notary Public of India, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto subject to;

- i. Terms and Condition of N.A. Permission ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non-Agricultural Land bearing Survey No. 30/1/2 admeasuring 3339 sq.mts. covered within the limit of Town Planning Scheme No. 115 (Ramol) and Final Plot No. 14/1/2 was given in lieu thereof and area thereof fixed to extent of 2003 sq.mts. of Mouje Ramol of Vatva Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-14 (Vastral) and same is bounded as follow.



(3)

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On or towards the North : By Final Plot No. 146
On or towards the South : By 24 Meter T. P. Road
On or towards the East : By S. P. Ring Road
and 12 Meter Service Road
On or towards the West : By Survey No. 24 + 26 PAIKI

PLACE : AHMEDABAD

DATE : 01/08/2025



J.G. Patel
JAGDISHCHANDRA G. PATEL
G/1925/2000, ADVOCATE
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BCG Enrollment No. 1925/2000