

AIYUB H. MIR

Advocate

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TITLE CLEARANCE CERTIFICATE

Re :- In the matter of investigation of title to the Freehold
Non-Agriculture Residential Use Land bearing
Final Plot No.108 admeasuring 6010 sq.mts. of
Draft Town Planning Scheme No.1 (Shela) Draft
approved dated 04/02/2016) allotted in lieu of
Revenue Block No.383 admeasuring 10016
sq.mts. of Mouje Shela of Sanand Taluka in the
Registration District of Ahmedabad and Sub-
District of Sanand and more particularly described
in the Schedule hereunder written and belongs to
FINIZA INDUSTRIAL PARK LLP, a Limited
Liability Partnership firm duly incorporated under
section 12 (1) of the Limited Liability Partnership
Act, 2008 and registered with the Registrar,
Ahmedabad on 12/12/2019 under LLP Identity
Number AAR-2917 having its Registered Office at
704, Pinnacle Business Park, Prahladnagar
Corporate Road, Ahmedabad.

This is to certify that I have taken necessary searches with available records of sub
registrar office and revenue records for last 30 years and investigated the title for the land
which is more particularly described in the schedule here under written. I had issued a
public notice in the Gujarati daily news paper "Gujarat Samachar" on 19/05/2023 inviting
objections if any from the public in general for issuing my title clearance certificate in



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relation thereto and in response to the said public notice I have not received any objection from any person, body or authority.

That by Notarised Declaration-Cum-Indemnity dated 05/06/2023 made on oath by the partners of FINIZA INDUSTRIAL PARK LLP being (1) Ashwika Ventures LLP, through its Authorised Partner - Shri Dharam Navinkumar Agrawal, (2) PNR Projects Pvt. Ltd., through its Authorised Director - Shri Pranav Sukhdevbhai Patel, and Draxtip Trading Pvt. Ltd, through its Authorised Director – Shri Jasbir Singh, it has been inter alia declared that the said land is absolute property of the said partnership firm and except the partners, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever nature and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.

Thus after taking into consideration the available revenue and registration records for the last 30 years of Sub-Registrar Office, Sanand, and from the information rendered to me by the owner(s) of the said land, and from the notarised declaration cum indemnity bond filed by the owner(s) of the said land, and believing the same to be true, authentic, and trustworthy, and also believing the documents, copies, papers, etc. furnished in the files rendered by the owner(s) to be true, authentic, and genuine, and also based upon the information given by the owner(s) that no transfer or agreement to transfer the said land was done in respect of the said land during the period for which the record is not available,



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which would otherwise make the title defective, I hereby opine that the title of the said land is clear, marketable, free from any kind of charge or encumbrance, and free from all the reasonable doubts, subject to:

01. Fulfillment of conditions laid down in the order of N.A. permission;

02. The prevailing laws in force.

Note of caution and disclaimer:

This is to inform that the search of complete registration records is not available due to destruction of record and tearing of pages of books available for inspection at the Sub-Registrar Office and hence it cannot be inspected and its search is not available and on that condition, the above Title Report is issued.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel to the Freehold Non-Agriculture Residential Use Land bearing Final Plot No.108 admeasuring 6010 sq.mts. of Draft Town Planning Scheme No.1 (Shela) Draft approved dated 04/02/2016) allotted in lieu of Revenue Block No.383 admeasuring 10016 sq.mts. of Mouje Shela of Sanand Taluka in the Registration District of Ahmedabad and Sub-District of Sanand:

DATED THIS 05th DAY OF JUNE, 2023.



Aiyub H. Mir


(Advocate)