

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : A-101, Sukirti Garden, Opp. Super Society, Karnavati Club Road,
Ramdevnagar, Ahmedabad-380015.

To,

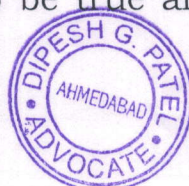
**M/s. Sankalp Elit,
a Partnership Firm,
Ahmedabad**

**TITLE CERTIFICATE**

Ref: Non-Agricultural land admeasuring 1732 sq.mts. of Final Plot No.221/1 [land admeasuring 2886 sq. mts. of Survey No.282/2] of Town Planning Scheme No.69 [Chandkheda-Zundal-Tragad] situate, lying and being at Mouje Tragad, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-8 [Sola] belonging to **M/s. Sankalp Elit, a Partnership Firm.**

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THIS IS TO STATE THAT, we have examined the title of **M/s. Sankalp Elit, a Partnership Firm** and have caused to be taken searches of available registration record for last 30 years on 30.9.19 through our search clerk to the Non-Agricultural land admeasuring 1732 sq.mts. of Final Plot No.221/1 [land admeasuring 2886 sq. mts. of Survey No.282/2] of Town Planning Scheme No.69 [Chandkheda-Zundal-Tragad] situate, lying and being at Mouje Tragad, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-8 [Sola] and from that and from the Declaration filed before us stating that the title of the said land are clear and marketable and said land have not been given in security nor created any charge thereon, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based



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upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we issue this opinion certificate stating that the titles of the said land shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record..
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Agreement/Booking rights of members of the scheme "SATYAA.II" as per record of M/s. Sankalp Elit, a Partnership Firm.
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 21ST DAY OF OCTOBER 2019

Place : Ahmedabad.**Dipesh G. Patel**

A handwritten signature in black ink, appearing to read "Dipesh G. Patel".

Advocate

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NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.

