

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

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

To,

Takshashila Heights India Private Limited**[Old name Takshashila Media Publications****Private Limited]****Ahmedabad****TITLE CERTIFICATE**

Ref.: Ownership of Non-Agricultural land admeasuring 4031 sq. mts. of Final Plot No.583 B+C and leasehold right of land admeasuring 1719 sq. mts. of Final Plot No.582/1 paiki totally admeasuring 5750 sq. mts. of Town Planning Scheme No.3/5 situate, lying and being at Mouje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub- District of Ahmedabad-3 [Memnagar] belonging to **Takshashila Heights India Private Limited [Old name Takshashila Media Publications Private Limited]**

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THIS IS TO STATE THAT, we have examined the title of **Takshashila Heights India Private Limited [Old name Takshashila Media Publications Private Limited]** and have caused to be taken searches of available registration record for last 30 years on 19.9.19 through our search clerk to the Ownership of Non-Agricultural land admeasuring 4031 sq. mts. of Final Plot No.583 B+C and leasehold right of land admeasuring 1719 sq. mts. of Final Plot No.582/1 paiki totally admeasuring 5750 sq. mts. of Town Planning Scheme No.3/5 situate, lying and being at Mouje Chhadavad, Taluka Sabarmati in the Registration District of Ahmedabad and Sub- District of Ahmedabad-3 [Memnagar] and



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from that and from 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 except the different Mortgage Deeds and Memorandum relating to deposit of Title Deeds mentioned in the "Subject to" for execution of Reconveyance Deed 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 upon the information given by owner and lease right holder 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. Fulfillment of terms and conditions of N.A. Order
3. Fulfillment of terms and conditions of Lease Deed registered in the office of Sub Registrar under serial No.250 dated 8.1.19.
4. Company Search being obtained by Chartered Accountant for [1] Dutta Developers Pvt. Ltd. [2] Neelkamal Realtors and Complex Private Ltd. [3] Takshashila Heights India Private Limited [Old name Takshashila Media Publications Private Limited]
5. Reconveyance Deeds being executed by India Infoline Finance Limited for the [1] Mortgage Deed registered at No.1894 dated 31.3.12 [2] Mortgage Deed registered at No.5719 dated 3.9.13 and [3] Mortgage Deed registered at No.5245 dated 6.8.14 all pertaining to the land of Final Plot No.583 B+C.
- 5-A Reconveyance being executed by ECL Finance Ltd. for the Mortgage Deed registered at No.9940 dated 4.10.18 for the land of Final Plot No.583 B+C.



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6. Reconveyance Deed being executed by State Bank of India for Memorandum relating to deposit of Title Deeds registered in the office of Sub Registrar under serial No.419 dated 16.1.18 for the land of Final Plot No.582/1 paiki.
7. Booking right/Agreement right of members of the scheme "Takshashila Elegna" as per Company's record.
8. Name of present owner of Final Plot No.583 B+C being entered in revenue record.
9. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 19TH DAY OF SEPTEMBER 2019**Place : Ahmedabad.****Dipesh G. Patel,**

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

Advocate**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.