

Date : November 19, 2021

To,
M/S.AROMA REALTIES LIMITED
Ahmedabad.

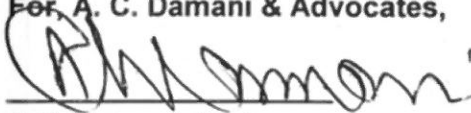
TITLE CERTIFICATE

Re. :- Investigation of title to all that non agricultural land admeasuring 3661.31 square meters bearing sub-plot no.40/1/2 forming part of 7903 square meters bearing final plot no.40/1 (allotted in lieu of land forming part of 16390 square meters comprising of 10623 square meters of survey no.353 & 5767 square meters of survey no.1528) of town planning scheme no.79, situated, lying and being at village Vatva, Taluka Vatva within the Registration Sub-District Ahmedabad-11 (Aslali) and District Ahmedabad (hereinafter referred to as the "Said Land") belonging to Mavjibhai Maganbhai Desai.

We have to refer to your instructions to investigate the title to the Said Land. In this connection we have caused a search to be taken in the records of the Collector of Ahmedabad and in the Office of the Sub-Registrar of Assurances at Ahmedabad. We have earlier issued a public notices inviting claims in respect of the title to 7903 square meters of land including the Said Land in Gujarat Samachar on April 10, 2019 and Rectification therein on April 11, 2019. We have not received any claim/objection in relation to the aforesaid public notices till date. No further public notice thereafter has been issued by us. In view of what is stated in the Title Report dated November 19, 2021 and subject to satisfaction of the charge of Sarvoday Commercial Co.Op. Bank Ltd., Mehsana as well as development rights of Aroma Realities Limited, we are of the opinion and hereby certify that the title to the Said Land belonging to Mavjibhai Maganbhai Desai appears to be clear, marketable and free from all encumbrances and beyond reasonable doubt.

Thanking you.

For, A. C. Damani & Advocates,


A.C. Damani, Partner
BCG ENRL No.G/794/1984

