

Ref. No. :

Date : 13 / 07 / 2019

To,
M/s. Saral Buildcon, a Partnership Firm
Ahmedabad.



TITLE CERTIFICATE



Re:- Non Agricultural land bearing Final Plot No. 17 admeasuring about : 11412 Sq. Mtrs. (Residential use admeasuring : 7982 Sq. Mtrs. and Commercial use admeasuring : 3430 Sq. Mtrs.) (allotted in lieu of Revenue Survey No. 754 admeasuring about : 19020 Sq. Mtrs.) of Town Planning Scheme No. 114 (Vastral-Ramol), situated, lying and being at Moje Vastral, Taluka Vatva, in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) alongwith the projection of proposed scheme of Showrooms / Shops, Offices and Residential Apartments named as "SARAL HEIGHTS AND THE EAST GATE" in/upon the aforesaid land belonging to M/s. Saral Buildcon, a Partnership Firm being the absolute Owners-Occupiers.
(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. Saral Buildcon, a Partnership Firm, to the Non Agricultural land bearing Final Plot No. 17 admeasuring about : 11412 Sq. Mtrs. (Residential use admeasuring : 7982 Sq. Mtrs. and Commercial use admeasuring : 3430 Sq. Mtrs.) (allotted in lieu of Revenue Survey No. 754 admeasuring about : 19020 Sq. Mtrs.) of Town Planning Scheme No. 114 (Vastral-Ramol), situated, lying and being at Moje Vastral, Taluka Vatva, in the Registration District of Ahmedabad and Sub District of Ahmedabad-12 (Nikol) alongwith the projection of proposed scheme of Showrooms / Shops, Offices and Residential Apartments named as "SARAL HEIGHTS AND THE EAST GATE" in/upon the aforesaid land and have caused to be taken searches of available revenue and registration record for last about 30 years and from publishing public notice in daily news papers "Gujarat Samachar", "Divya Bhaskar" and "Sandesh" dtd.15.07.2018 in the name of Previous land owner and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/EZ/100119/CGDCRV/A1553/R0/M1, BHNTS/EZ/100119/CGDCRV /A1554/R0/M1, BHNTS/EZ/100119/CGDCRV/A1556/R0/M1 and BLNTI/EZ/100119/CGDCRV/A1557/R0/M1 all dtd.17.06.2019.

For, SARAL BUILDCON

PARTNER

9B-10, 4th Floor, "100 Drive In Road",
Beside Rajvi Tower, Nr. Gurukul Temple,
Drive In Road, Memnagar, Ahmedabad-380052.
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(3) Get the project registered with Real Estate Regulatory Authority.

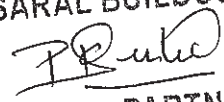
DATED THIS 13TH DAY OF JULY 2019




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

For, SARAL BUILDCON

PARTNER

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