

Rushikesh D. Patel

ADVOCATE (B.Com. LL.B)

Sanad No. G/3727/1999

Office : Ground Floor, No.-7, S.K. Shopping Center,
Opp. Saijpur Tower, Saijpur Bogha, Naroda Road, Ahmedabad - 382 345.
M. 9879612810, 9227212810



Ref. No. :

Date : / / 201

CERTIFICATE

This is to certify that after getting detailed searches for the last 5 years in the office of Sub-Registry, Ahmedabad and also after verifying the Revenue Records, I am of the opinion that the title of the property being Underconstruction Scheme in name and style of "Satsang Residency" developing on Non-Agricultural Land for admeasuring about 789 sq.mtrs bearing Final Plot no. 33/2 of T.P. Scheme no. 119 of Block/Survey no. 112/2 (as per survey number land admeasuring 1315 sq.mtrs) situate, lying and being at Nikol (sim) of Taluka Asarwa, in the Registration Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) is clear, marketable and free from the all reasonable doubts and encumbrances, subject to

Subject to:

1. All original papers should be checked and verified.
2. All laws applicable from time to time.
3. Search report is based upon the researches provided by the respective sub-registrar offices and documents provided to me by the respective parties.
4. All entries (if any) of second right column should be checked and verified and if any burden entries are found then it should be cleared and No-Due certificate should be obtained before any sort of transaction.
5. The title is subject The Bombay Land Revenue Code and Tenancy Act and Town Planning Act.
6. Prior permission for sale (if any) from the competent Govt. authority should be taken.
7. Further a lease pendency notice was registered under serial no. 70, dt: 07-02-2012, but later the said was cancelled by cancellation of lease pendency which got registered under serial no. 1099, dt: 26-05-2015.

Rushikesh D. Patel

ADVOCATE (B.Com. LL.B)

Sanad No. G/3727/1999

Office : Ground Floor, No.-7, S.K. Shopping Center,
Opp. Saijpur Tower, Saijpur Bogha, Naroda Road, Ahmedabad - 382 345.
M. 9879612810, 9227212810



Ref. No. :

Date : / / 201

- Rushikesh*
8. Further a lease pendency notice was registered under serial no. 2469, dt: 23-12-2014, but later the said was cancelled by cancellation of lease pendency which got registered under serial no. 1914, dt: 14-09-2015.
 9. Further a registered power of attorney regarding the subject land was executed which was registered under serial no. 945, dt: 05-02-2007, but later was cancelled by cancellation deed of power attorney, which was registered under serial no. 1564, dt: 03-10-2015.
 10. Special Civit Suit No. 65/2014 is pending regarding the subject land in the Hon'ble Civil Court, but the Hon'ble Court has not issued any stay order regarding the same and the said civil suit is pending for procedure and judgement, which should be cleared before any transaction.
 11. Further a lease pendency notice was registered under serial no. 2107, dt: 21-02-2015.

Rushikesh
Ajint
10.10.17

Rushikesh D. Patel

ADVOCATE (B.Com. LL.B)

Sanad No. G/3727/1999

Office : Ground Floor, No.-7, S.K. Shopping Center,
Opp. Saijpur Tower, Saijpur Bogha, Naroda Road, Ahmedabad - 382 345.
M. 9879612810, 9227212810



Ref. No. :

Date : / / 201



TO WHOM SO EVER IT MAY CONCERN

I, hereby solemnly, declare that, I have experience of more than Ten years in land related matters in which includes land title search report, issuing of "no encumbrance" certificate on the land including right, title, interest or name of any part in or over land etc, I have got experience of 10 years in land related matters accordance to Guj Rera Rules.

That contents of above are true and correct and nothing material has been concealed by me therefrom.

Place: Ahmedabad

Date: 10.10.17



Rushikesh D. Patel
Advocate
10.10.17

Rushikesh D. Patel, Advocate.