

M- 9925099682

DIRESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

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

To,

Bansidhar Infracon LLP

through its Administrative Partner

Shri Shaileshbhai Kantilal Mistry



TITLE CERTIFICATE

Dear Sir,

Ref : Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-10 [Vejalpur] belonging to **Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry.**

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THIS IS TO STATE THAT, we have examined the title of **Bansidhar Infracon LLP through its Administrative Partner Shri Shaileshbhai Kantilal Mistry** and have caused to be taken searches of available registration record for last 13 years on 1.4.19 through our search clerk to the Eastern side Non-Agricultural land admeasuring 3490 sq. mts. out of land admeasuring 6981 sq. mts. of Final Plot No.98 [land admeasuring 5817 sq. mts. of Survey No.749/2] of Town Planning Scheme No.83 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub-District of Ahmedabad-10 [Vejalpur] and from that and from declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners and also to settle any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal

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permissions/orders if disputed, 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 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 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 hereby issue this opinion certificate page-1 to 3 and opine 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. Confirmation of Dilipbhai Pratapbhai and family members of male Vendors being obtained for the Sale Deed registered under serial No.737 dated 22.2.18.
4. Lease hold rights on land admeasuring 12.98 sq. mts. of Torrent Power Ltd.
5. Provisions of Town Planning Scheme and use of land as per Zoning.
6. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 3RD DAY OF APRIL 2019.

Place : Ahmedabad.



Dipesh G. Patel
[Signature]
Advocate

NOTE:

1. This is to inform that 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

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pages of Books available for inspection. Moreover conditional Computerised Search is issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search dated 1.4.19 the above Title Certificate is issued.

2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. due to road laying and widening or for any other public purpose or due to any historical monuments etc. and there are no pending litigation or injunction/status quo in respect of the said land. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale.

3. This Title Opinion is always subject to presumption of non-commission of fraud, misrepresentation, forgery or cheating in any manner with the undersigned and in case though not on record, but found in future that the title of the land/property in question are subject matter of Civil or Criminal proceedings or defective under any other law then this Opinion shall not overcome those proceedings and defect and shall be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate is issued by undersigned.

