

Ref. No. :

Date : 28 / 07 / 2023

To,  
Sharvil Ajaybhai Shridhar  
Ahmedabad.



**TITLE CERTIFICATE**



Re.: Multipurpose Use Non Agricultural land bearing Final Plot No. 160 admeasuring about : 6071 sq. mtrs. (allotted in lieu of Block No. 564 admeasuring about : He.Are.Sq.Mtrs. : 1-21-41) of Draft Town Planning Scheme No. 301(Bhadaj-Hebatpur-Shilaj) (Science Park), situated, lying and being at Moje Bhadaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as "ANANTARA ALORA" in/upon the aforesaid land belonging to Sharvil Ajaybhai Shridhar being the absolute Owner-Occupier.  
(Hereinafter referred to as the said "Property").

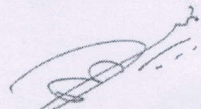
THIS IS TO CERTIFY THAT, We have investigated the titles of Sharvil Ajaybhai Shridhar to the Multipurpose Use Non Agricultural land bearing Final Plot No. 160 admeasuring about : 6071 sq. mtrs. (allotted in lieu of Block No. 564 admeasuring about : He.Are.Sq.Mtrs. : 1-21-41) of Draft Town Planning Scheme No. 301(Bhadaj-Hebatpur-Shilaj) (Science Park), situated, lying and being at Moje Bhadaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola) alongwith the projection of proposed scheme of Residential Apartments named as "ANANTARA ALORA" in/upon the aforesaid land and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar" dtd.24.04.2021 and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers, provided by the property holder, and information, 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 Nos. BHNTS/NWZ /120423/CGDCRV/A7475/R0/M1 (For Block "A+B") & BHNTS/NWZ /120423/CGDCRV/A7476/R0/M1 (For Block "C+D") dtd.14.04.2023.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 28<sup>th</sup> DAY OF JULY, 2023

(Enrollment No. G/997/2002)



  
Maulik D. Modi

Advocate

(P.T.O.)

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*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 and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. 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. \*