

AIYUB H. MIR

Advocate

106, Aakar Arcade, Sanand-Ahmedabad Highway, Sanand, Dist- Ahmedabad-382 110.

Mobile No.: 9825506267 E-Mail: aiyubmir@yahoo.com

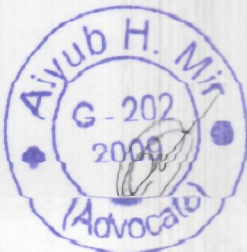
TITLE CERTIFICATE

Re :- In the matter of investigation of title to the Non Agricultural Multipurpose Usage land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs., (allotted in lieu of Revenue Survey No. 621 (City Survey No. 3912/2) admeasuring 5666 sq. mtrs., of Town Planning Scheme No.1 (Sanand) situate, lying and being at Mouje Sanand, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand belonging to M/S. Aakar Projects, a partnership firm having registered address at Aakar Bungalows: Final Plot No.369, 80'-0" Road, Sanand, Taluka Sanand, District Ahmedabad.

This is to certify that I have taken necessary searches with available records of sub registrar office and revenue records for last 30 years and investigated the title for the land which is more particularly described in the schedule here under written. I had issued a public notice in the Gujarati daily news paper "Sandesh" on 26/02/2021 inviting objections if any from the public in general for issuing my title clearance certificate in relation thereto and in response to the said public notice I have not received any objection from any person, body or authority.

That by the Notarised Declaration cum indemnity dated 31/03/2021 made on oath by (1) Bhanubhai Ranjitsinh Vaghela and (2) Pranav Sukhdevbhai Patel, Partners of M/s. Aakar Projects, a partnership firm i.e. present owner(s) of the said land, a deceleration has been made that the Land in question is a self-acquired individual property of M/s. Aakar Projects and no other person, body, or authority has any right, title, or interest in the said land and apart from the mortgage charge of the Ahmedabad Mercantile Co-Op Bank Ltd. over the said land created by M/s. Aakar Projects, the said land has not been mortgaged, charged, assigned, leased, or dealt with in any other manner of whatsoever nature.

I have not found any charges prevailing upon the said land and I hereby opine that the said land is clear, marketable, free from all charges or encumbrances and free from reasonable doubts subject to:



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01. Fulfillment of conditions laid down in the order of N.A. permission;

02. The prevailing laws in force.

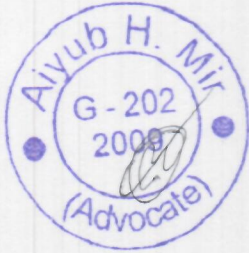
Note of caution and disclaimer:

This is to inform that the search of complete registration records is not available due to destruction of record and tearing of pages of books available for inspection at the Sub-Registrar Office and hence it cannot be inspected and its search is not available and on that condition the above Title Report is issued.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel to the Non Agricultural Multipurpose Usage land bearing Final Plot No. 324 admeasuring 3399 sq. mtrs., (allotted in lieu of Revenue Survey No. 621 (City Survey No. 3912/2) admeasuring 5666 sq. mtrs., of Town Planning Scheme No.1 (Sanand) situate, lying and being at Mouje Sanand, Taluka Sanand, in the Registration District of Ahmedabad and Sub District of Sanand

DATED THIS 31st DAY OF MARCH, 2021.



Aiyub H. Mir


(Advocate)