

B.J. MEHTA
H.H. DESAI
K.H. DESAI
D.S. MEHTA

S.A JOSHI

202, Titanium One
Nr. Rajpath Club, S.G. Highway
Ahmedabad-380 059.
Telephone Nos. 29707251
29707252 & 29707253
E-mail:
bhadresh@hdesai.com
sharad@hdesai.com

Ref. No. Bjm/71/2023 of 2023

TITLE CERTIFICATE.

Re: IN THE MATTER OF Due Diligence of Title to the non-agricultural land situate at Jodhpur (sim), Taluka Vejalpur, in the Registration District Ahmedabad and Sub District Ahmedabad – 4 (Paldi), Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) bearing :-



- (a) Survey No. 335/2 (old sim (Vejalpur), Survey No. 1008/2) of 4755 sq.mts., given Final Plot No. 11 of 3302 sq.mts (Sub Plot No. 11/1, admeasuring about 2243 sq.mts. and Sub Plot No. 11/2 admeasuring about 1059 sq.mts.)
 - (b) Survey No. 338 of 4957 Sq.mts. (Old Vejalpur (sim) Survey No. 1011), given Final Plot No. 15 of 3120 Sq.mts.
 - (c) Survey No. 336/2, part, (336/2/2), (Vejalpur sim Survey No. 1009/2, part), admeasuring about 2268 Sq.mts., given Final Plot No. 13/2 of 1423 Sq.mts.
 - (d) Survey No. 359/1 of 1416 Sq.mts. (Old Vejalpur (sim), Survey No. 1032/1), given Final Plot No. 42 of 891 Sq.mts.
- all amalgamated as Final Plot No. (11+15)+13/2+42 of 8736 Sq.mts

WE HEREBY CERTIFY THAT

1. We have undertaken the work of Due Diligence of Title with respect to the land above referred to. We have caused necessary

searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1980, prior to more than thirty-five years from now. We have also gathered relevant particulars from the Vendor.

2. As a part of due diligence of title, prior to completion of sale in favour of the present Title Holder, we gave public notices appeared in the daily newspaper "Gujarat Samachar" of
 - a) 6th July, 2019 for Survey No. 335/2
 - b) 23rd July, 2021 for Survey No. 338
 - c) 15th June, 2022 for Survey No. 336/2, part (336/2/2)
 - d) 15th June, 2022 for Survey No. 349/1inviting claims, if any, in, upon or to the lands above referred to. We have not received any claim in response thereto.
3. We have given our Report on Title of the said land of ANJNEY FINEBUILD, dated 9th May, 2023, bearing Reference No. Bjm/71/2023 of 2023 which contains tracing of title and other matters relating to due diligence.
4. ANJNAY FINEBUILD, acting through its Partner Shri Mayank Ratilal Patel has made Declaration-Cum-Indemnity on Title, dated 9th May, 2023, attested by Public Notary, we have relied upon the same.
5. Said Anjney Buildcon, new name Anjney Finebuild has taken loan of Rupees Twenty Six Crores only from Ratnaafin Capital Pvt. Ltd. created mortgage of land of Survey No. 335/2, Sub Plot No. 11/1, Final Plot No. 11 by way of deposit of the title dated 19th June, 2021, registered under Serial No. 7936.
5. Accordingly, we hereby certify that the title of ANJNAY FINEBUILD to the land above referred to, is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Details contained in separate Report on Title, dated 9th May, 2023.
 - b) Representations, warranties and indemnity on title by ANJNEY FINEBUILD.



pm

- c) Mortgage in favour of Ratnaafin Capital Pvt. Ltd.

DATED THIS 9TH DAY OF MAY, 2023.

H. Desai Co.
ADVOCATES AND SOLICITORS



71Titlecrt1.23
Bjm/Saj/u