

TITLE - CERTIFICATE

To,
M/s. KESHAV NARAYAN BUILDCON LLP,
a Limited Liability partnership
707, Harekrushna Complex, Opp. Kothawala
Flats, Pritamnagar, Paldi, Ahmedabad.



Re: - In the matter of investigation of title to the immovable property of Non Agricultural Lands of Final Plot No.115/B having its area admeasuring 1305 sq. mtrs., (allotted in lieu of Block No.837/ A admeasuring 2175 sq. mtrs.) of Draft Town Planning Scheme No.405 (Shilaj-Ambali) situate, lying and being at Mouje Shilaj, Taluka Ghatlodiya & District Ahmedabad and Registration Sub-District at Ahmedabad-9 (Bopal) and belongs to M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership.

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This is to Certify that, I have examined the title of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk to the property mentioned above and from that and from the documents produce before me and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/ papers/copies etc furnished in the case file shown to me to be true and genuine, and also based upon the information given by land owner I hereby opine that same is clear and marketable and free from encumbrances without reasonable doubts subject to.....

1. Mutation entries No.13599 and 13612 to be certified by concern revenue authority.
2. Fulfillment of the Conditions which mentioned into Non Agricultural Use Permission.
3. Provisions of The Gujarat Town Planning and Development Act, 1976 and use as per Zone of A.U.D.A and plans of construction being sanctioned by A.U.D.A and provisions of Draft Town Planning Scheme No. 405 (Shilaj-Ambali)



4. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

Dated this 12th day of May, 2018


Hetal S. Shah
(Advocate)



Disclaimers:-

1. I have at instruction of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership conducted a due diligence relating to his ownership right to the said land for the purpose of issuing my title certificate. It is expressly clarified that this title certificate & report is restricted only to the ownership rights of M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership to the said land and does not address any other issue.
2. This Certificate & report is based upon the copies of the documents as provided to me by M/s. SHANTI INFRACON, a partnership firm. Wherever required I have received instructions and information in relation to preparation of this updated Title Certificate & report from M/s. KESHAV NARAYAN BUILDCON LLP, a Limited Liability partnership.
3. In connection with this Title Certificate & report it may be noted that:
 - a. The accuracy of the Title Certificate & report necessarily depends on the documents as furnished to me and the information provided to me during the course of our discussion, being true, complete and accurate. I therefore disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to me.
 - b. For the purpose of updating the Title Certificate & report I have conducted searches at the Office of the concerned Sub Registrar. However, Searches at the Office of the Sub Registrar were subject to availability of the records and also to records being torn and mutilated. I therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records of on account of records being torn and mutilated.
 - c. To the extent that, this Title Report contains or refers to reports, representation, Memoranda, lists, information, opinions or advice from any other person, that person remains exclusively responsible for the content of such report, memoranda, lists, information, opinions or advice.
 - d. The accuracy of the report is to be ascertained with regard to past 30 years for which I have carried out our search in the revenue records. Any reference prior to the period of 30 years only for reference to related the flow of title and I disclaim any responsibility in this regard.
 - e. This Title Certificate has been prepared in accordance with and is subject to the laws of India.

