

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref. No. TC/.5059/18

To,
Triveni Infrabuild, a Partnership Firm
through its Administrative Partner
Deepakkumar Chandulal Shah
Ahmedabad



TITLE CERTIFICATE

Ref : Northern side Non Agricultural land for Commercial purpose admeasuring 1742 sq. mts. out of land admeasuring 3531 sq. mts. of Final Plot No.117 [Survey No.91 paiki and Survey No.93 paiki] of Town Planning Scheme No.1 [Khokhra-Mahemdavad-Ghodasar] situate, lying and being at Mouje Ghodasar, Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 [Narol] belonging to **Triveni Infrabuild, a Partnership Firm through its Administrative Partner Deepakkumar Chandulal Shah.**

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THIS IS TO STATE THAT, we have examined the title of **Triveni Infrabuild, a Partnership Firm through its Administrative Partner Deepakkumar Chandulal Shah** and have caused to be taken searches of available registration record for last 13 years on 12.10.18 through our search clerk to the Northern side Non Agricultural land for Commercial purpose admeasuring 1742 sq. mts. out of land admeasuring 3531 sq. mts. of Final Plot No.117 [Survey No.91 paiki and Survey No.93 paiki] of Town Planning Scheme No.1 [Khokhra-Mahemdavad-Ghodasar] situate, lying and being at Mouje Ghodasar, Taluka Maninagar in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 [Narol] 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 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. 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 NOVEMBER 2018.

Hitesh M. Rawal

Place : Ahmedabad.

Advocate

(H. M. Rawal & Co.)

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 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 12.10.18 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.