

PARESH R. JANI
SOLICITOR & ADVOCATE
HURSH P. JANI
SOLICITOR & ADVOCATE

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com

REF. NO.

9914/2014

To,

M/s. E.B.H. Buildcon,

A partnership firm



TITLE CERTIFICATE

Reg:- Non-Agricultural land bearing Final Plot No. 104 admeasuring about 4067 sq.mtrs [given in lieu of land bearing Survey No. 458/1 admeasuring about 3389 sq.mtrs and Survey No. 458/2 admeasuring about 3390 sq.mtrs] of Draft Town Planning Scheme No. 42 (Sola-Thaltej) situate, lying and being at Moje Sola, Taluka Ahmedabad City (West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola) and belonging to M/s. E.B.H. Buildcon, a partnership firm.

THIS IS TO STATE THAT, We have examined the titles of M/s E.B.H. Buildcon, a partnership firm and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 15-10-2014) of available revenue and registration record for last 30 years through our search clerk to the Non-Agricultural land bearing Final Plot No. 104 admeasuring about 4067 sq.mtrs [given in lieu of land bearing Survey No. 458/1 admeasuring about 3389 sq.mtrs and Survey No. 458/2 admeasuring about 3390 sq.mtrs] of Draft Town Planning Scheme No. 42 (Sola-Thaltej) situate, lying and being at Moje Sola, Taluka Ahmedabad City (West), in the Registration District of Ahmedabad and Sub District of Ahmedabad-08 (Sola) and from that and from the information given to us 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 us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the

period for which the record is not available which would make the title defective, we hereby opine that the same are clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual declaration cum indemnity bond being made at the time of Mortgage/transfer.
- [2] Fulfillment of terms and conditions laid down in the N.A. Use permission.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by AUDA/AMC and provisions of Draft Town Planning Scheme No.42 (Sola-Thaltej).

DATED THIS 21ST DAY OF OCTOBER, 2014

Jani glo
ATTORNEY-AT-LAW

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] Please note that the registration record of the year 1983 and 1989 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] Please ascertain that the Govt. authorities have not put any restrictions in making construction on 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. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.
- [4] We are informed that no revision appeal/suit is filed against the order of District Collector, Ahmadabad bearing No LB/Revision Appeal No. 418/2013 dated 03-07-2014.
- [5] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.