

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

Kamleshkumar Keshavlal Gondalia**And another****AHMEDABAD.****TITLE CERTIFICATE****Ref:** [1] Non-Agricultural land admeasuring 1013.51

sq. mts. of Plot/Bungalow No.3 of City Survey No.750 to 757 [Final Plot No.21 of Town Planning Scheme No.4] and [2] Non-Agricultural land admeasuring 845.29 sq. mts.

of Plot/Bungalow No.4 which is given land admeasuring 87.75 sq. mts. of City Survey No.2181, land admeasuring 88.125 sq. mts. of City Survey No.2182 and land admeasuring 670 sq. mts. of City Survey No.2183 totally admeasuring 845.875 sq. mts. [Final Plot No.21 paiki 1 of Town Planning Scheme No.4] total land admeasuring 1859.385 sq. mts. of Plot/Bungalow No.3 and Plot/Bungalow No.4 together in Pushpakunj Co.Operative Housing Society Limited which is known as "Pushpakunj Society" situate, lying and being at Mouje : Rajpur-Hirpur, Taluka: Maninagar in the Registration District of Ahmedabad and Sub District Ahmedabad-7 [Odhav] belonging to **Kamleshkumar Keshavlal Gondalia as Member of Society for Plot/Bungalow No.3**



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and M/s.Takshashila Crest, a Proprietary
Firm through its Proprietor Kamleshbhai
Keshavbhai Gondaliya as Development Right
holder of Plot/Bungalow No.4.

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THIS IS TO STATE THAT, we have examined the title of Kamleshkumar Keshavlal Gondalia as Member of Society for Plot/Bungalow No.3 and M/s.Takshashila Crest, a Proprietary Firm through its Proprietor Kamleshbhai Keshavbhai Gondaliya as Development Right holder of Plot/Bungalow No.4 and have caused to be taken searches of available registration record for last 30 years on 7.1.2020 through our search clerk to the

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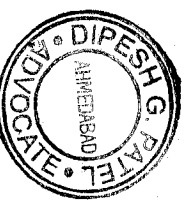
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true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said 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 which 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 issue this opinion certificate stating 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/City Survey record.
2. Fulfillment of terms and conditions of N.A. Order and Entry of revised N.A. order dtd.4.6.19 being made in City Survey Nos.2181, 2182 and 2183.
3. Fulfilment of Rules and Regulations of Pushpakunj Co.Operative Housing Society Limited for construction of Scheme "Takshashila Crest" on the said Plots.
4. Development Rights of M/s.Takshashila Crest, a Proprietary Firm through its Proprietor Kamleshbhai Keshavbhai Gondaliya for Plot/Bungalow No.4. & fulfillment of terms and conditions.
5. Reconveyance Deed being executed by State Bank of India for Memorandum Relating to Deposit of Title Deeds registered in the office of Sub Registrar under serial No.9121 dated 23.8.18.



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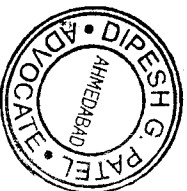
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6. Agreement/Booking/Allotment rights of Prospective Acquirers of scheme "Takshashila Crest".
7. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 8TH DAY OF JANUARY 2020

Dipesh G. Patel

Place : Ahmedabad.



Advocate

NOTE:

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 and hence may be erroneous. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.