

Ref. No. :

Date : 07 / 11 / 2022

To,
SHRIMLEELA INFRASTRUCTURE LLP
Ahmedabad.



TITLE CERTIFICATE



Re:- Multipurpose Use Non Agricultural land bearing Sub Plot No. 34/A admeasuring : 3338.50 Sq. Mtrs. [as per Sub Division Plan approved by Ahmedabad Municipal Corporation] of Final Plot No. 34 totally admeasuring : 6677 Sq. Mtrs. [allotted in lieu of Survey No. 72 admeasuring : He.Are.Sq.Mtrs. : 1-11-29 Sq. Mtrs.] of Town Planning Scheme No. 56 (Sola-Gota-Ognaj) situated, lying and being at Moje Sola, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith the projection of proposed scheme of Commercial cum Residential Units named as "**SHREEM LEELA BLISS**" in/upon the aforesaid land belonging to **SHRIMLEELA INFRASTRUCTURE LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property").

THIS IS TO CERTIFY THAT, We have investigated the titles of **SHRIMLEELA INFRASTRUCTURE LLP**, a Limited Liability Partnership Firm to the Multipurpose Use Non Agricultural land bearing Sub Plot No. 34/A admeasuring : 3338.50 Sq. Mtrs. [as per Sub Division Plan approved by Ahmedabad Municipal Corporation] of Final Plot No. 34 totally admeasuring : 6677 Sq. Mtrs. [allotted in lieu of Survey No. 72 admeasuring : He.Are.Sq.Mtrs. : 1-11-29 Sq. Mtrs.] of Town Planning Scheme No. 56 (Sola-Gota-Ognaj) situated, lying and being at Moje Sola, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-8 (Sola), alongwith the projection of proposed scheme of Commercial cum Residential Units named as "**SHREEM LEELA BLISS**" in/upon the aforesaid land and have caused to be taken searches of available Revenue Record and Sub Registry Record for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Gujarat Samachar" dtd.12.04.2022 in the name of previous land owner and from the declaration filed before us, and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers and information provided by the property holder, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

(1) Pursue the rules & conditions laid down in N.A. Permission.

(P.T.O.)

First Floor, "E" Block, Satyam Corporate Square,
B/H. Rajpath Club, Opp. Astral House,
Off Sindhubhavan Road,
(On the Approach Road through "STELLAR"),
Ahmedabad-380059.
+91-79-40072828 | 9824103112
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modilawfirm@gmail.com
maulikmodi_associates@yahoo.com

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- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case Nos. **BHNTI/NWZ/010822/CGDCRV/A6329/R0/M1 & BHNTI/NWZ/010822/CGDCRV/A6330/R0/M1** both dtd.21.10.2022.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 07th DAY OF NOVEMBER, 2022



Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the 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 and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

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