

Rajesh K. Shah
ADVOCATE

501, Addor Aspire, Nr. Jahanvi Restaurant, Panjra Pole, University Area,
Ahmedabad - 380015. (M) 9925066228

TITLE CERTIFICATE

Date :-23/07/2020

To,

VAGHESHWARI DEVELOPERS

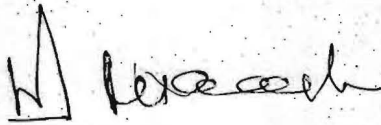
Pipan, Ta. Sanand, Dist: Ahmedabad.



Ref.: Investigation of the title to the All that pieces and parcel of Non-Agriculture Land for commercial purpose admeasuring 5722 sq.mtr for Commercial Use of Final Plot No.37 [allotted in lieu of Survey No.1153 paiki admeasuring 9536.40 Square Meters) of T.P. Scheme No.05 situated, lying and being at mouje Sanand, Taluka sanand within the Registration Sub-District Sanand & District Ahmedabad (hereinafter referred to as a "**Said Land**") belonging to SAMYAG INFRASTRUCTURE is developed by VAGHESHWARI DEVELOPERS, A Partnership Firm.

I have to refer your instructions to investigate the titles of All that piece and parcel of Non-Agriculture Land for commercial purpose admeasuring 5722 sq.mtr for Commercial Use of Final Plot No.37 [allotted in lieu of Survey No.1153 paiki admeasuring 9536.40 Square Meters) of T.P. Scheme No.05 situated, lying and being at mouje Sanand, Taluka sanand within the Registration Sub-District Sanand & District Ahmedabad. I have conducted the search on the available records in the Office of the Sub-Registrar of Assurances at Sanand & in the Office of the Talati of Sanand for last 30 years. I have also caused a Public Notice to be issued inviting claims to the captioned

property in the "Gujarat Samachar" on 03/01/2020, for which i have not received any objection against the public notice. As per my opinion, I have to state that the titles of the above Said Land belonging to SAMYAG INFRASTRUCTURE is developed by VAGHESHWARI DEVELOPERS, A Partnership Firm are clear, marketable and without any encumbrances subject to : (i) Development Agreement to develop N.A. Land admeasuring 5408 sq. mtrs bearing Final Plot No.37 (Survey no. 1153 (paiki) admeasuring 9013.40 sq.mtrs) of T.P. Scheme no. 05 which was Registered under Serial No. 6690 dated 15/06/2019, (ii) Development Agreement to develop N.A. Land admeasuring 314 sq. mtrs bearing Final Plot No. 37 (Survey no. 1153 (paiki) admeasuring 523 sq.mtrs) of T.P. Scheme no. 05 which was Registered under Serial No. 14333 dated 27/12/2019, (iii) Usual declaration be made by the present owner in respect of the titles of the Said Land, (iv) Latest receipts of the payment of land revenue shall be obtained for records & (v) Laws and Rules applicable and in force to be effect legally and properly development, sale, transfer or other transaction in respect of the Said Land or any part thereof.



RAJESH K. SHAH, ADVOCATE

Enrolment no.G/2408/1999

Enrolment Date :28/04/1999