

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

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

To,

Savvy Civic Organisers LLP,

A Limited Liability Partnership Firm

Through its Administrative Partner

Jignesh Mahendrabhai Gandhi

AHMEDABAD.



TITLE CERTIFICATE

Ref: Non-Agricultural Land admeasuring 3225 sq. mts. i.e. 3857 sq. yds. of Final Plot No.267/1 + 2 of Town Planning Scheme No.19 which is included in City Survey Record and given Consolidated City Survey No.4790 admeasuring 3223 sq. mts., situate, lying and being at Mouje : Shekhpur-Khanpur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to **Savvy Civic Organisers LLP, a Limited Liability Partnership Firm through its Administrative Partner Jignesh Mahendrabhai Gandhi.**

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THIS IS TO STATE THAT, we have examined the title of **Savvy Civic Organisers LLP, a Limited Liability Partnership Firm through its Administrative Partner Jignesh Mahendrabhai Gandhi** and have caused to be taken searches for Non-Agricultural Land admeasuring 3225 sq. mts. i.e. 3857 sq. yds. of Final Plot No.267/1 + 2 of Town Planning Scheme No.19 which is included in City Survey Record and given Consolidated City

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Survey No.4790 admeasuring 3223 sq. mts., situate, lying and being at Mouje : Shekhpur-Khanpur, Taluka: Sabarmati in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] of available registration record for last 30 years on 16.09.2021 through our search clerk to the Non-Agricultural land admeasuring 3225 sq. mts. i.e. 3857 sq. yds. of Final Plot No.267/1 + 2 of Town Planning Scheme No.19 which is included in City Survey Record and given different City Survey Nos., for each Flat and the construction of the said Flat has been demolished, situate, lying and being at Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 [Memnagar] and from that and from the Declaration filed before us stating that the title of the said land are clear and marketable and said land have not been given in security nor created any charge thereon except loan of Rs.40,00,00,000/- [Rupees Forty Crore Only] obtained from Tata Capital Financial Services Limited by executing Deed of Mortgage registered in the office of Sub Registrar under serial No.6007 dated 12.07.2021, and the said land is neither a subject matter of any pending proceedings 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 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



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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 revenue and City Survey record, previous transfer executed by Power of Attorney Holder [if any].
2. Fulfillment of terms and conditions of N.A. Order.
3. Loan of Rs.40,00,00,000/-[Rupees Forty Crore only] obtained from Tata Capital Financial Services Limited by executing Deed of Mortgage registered in the office of Sub Registrar under serial No.6007 dated 12.07.2021.
4. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 1ST DAY OF DECEMBER 2021

Place : Ahmedabad.



Dipesh G. Patel

[Signature]
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 resulting in to error. 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.

