

Virendra R. Patel

ADVOCATE

Office : 41, 4th Floor, Khodiyar Complex, Opp. Vijaynagar Petrol Pump,
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Date : 28/07/2021

To,

M/S. AAVISHKAR CORPORATION

Office at :- Survey No. 2, Nr. Lake,
Beside Bhagvat Vidhyapith,
Sola, Ahmedabad.

Ref. :- IN THE MATTER OF In the matter of non-agricultural land situated at Village-Sola, in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola), bearing Survey No.78/1, admeasuring about 2323 sq. mtrs. which was amalgamated in Final Plot No. 42/1 of Town Planning Scheme No. 56, admeasuring about 1394 sq. mtrs. belongs to M/s. Aavishkar Corporation.

Sir,

1. As per your instructions to verify your title to the land above referred to by taking necessary searches with the revenue and sub registry records. We have caused necessary searches to be taken accordingly. We have taken root of title commencing from about 1950, more



than thirty years prior to now. Detailed separate report on Title of even date is given to you. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to in the said Report on Title.

2. The aforesaid land has been purchased and conveyed by the partnership firm in its favour in the manner as follow :-

- a. Deed of Conveyance dated 31ST May, 2021 registered under Sr. No. 10416.

The details of the devolution of title commencing from prior to more than thirty years is given in our said Report on Title.

3. The said land is granted permission for the Non Agricultural use as per details given in our said Report on Title.
4. Accordingly, I hereby certify that the Title of M/s. Aavishkar Corporation, to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to as per detailed report on Title given to you.

Place :- Ahmedabad.

Date :- 28/07/2021



Virendra R. Patel
Advocate
(G/1781/1999)