

To,
Sarvil Ajaybhai Shridhar
Ahmedabad.



TITLE CERTIFICATE



Re.: Multipurpose Use Non-Agricultural Land bearing Final Plot No. 183 admeasuring about 2772 sq. mtrs. (allotted in lieu of Portion admeasuring 5543 Sq. Mtrs. of Block No. 112 before KJP Durasti as per the opinion dtd.05.09.2019 issued by Nagar Rachana Adhikari, Nagar Niyojak – 1, Ahmedabad and after K.J.P. Durasti to the benefit of Block No. 112/A admeasuring about : 5543 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of scheme of Residential Apartments named as “ANANTARA ABODE” in/upon the aforesaid land belonging to Sarvil Ajaybhai Shridhar being the absolute Owner-Occupier and belonging to M/s. A. Shridhar Infracon LLP as the Developer of the proposed scheme.

(Hereinafter referred to as the said “Property”)

THIS IS TO CERTIFY THAT, We have investigated the titles of Sarvil Ajaybhai Shridhar being the Land Owner and M/s. A. Shridhar Infracon LLP being the Developer to the Property being Multipurpose Use Non-Agricultural Land bearing Final Plot No. 183 admeasuring about 2772 sq. mtrs. (allotted in lieu of Portion admeasuring 5543 Sq. Mtrs. of Block No. 112 before KJP Durasti as per the opinion dtd.05.09.2019 issued by Nagar Rachana Adhikari, Nagar Niyojak – 1, Ahmedabad and after K.J.P. Durasti to the benefit of Block No. 112/A admeasuring about : 5543 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of scheme of Residential Apartments named as “ANANTARA ABODE” in/upon the aforesaid land and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice in daily “Gujarat Samachar”, dtd.10.06.2021 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, provided by the property holder, and information, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

(P.T.O.)

9B-10, 4th Floor, "100 Drive In Road",
Beside Rajvi Tower, Nr. Gurukul Temple,
Drive In Road, Memnagar, Ahmedabad-380052.
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- (1). Provision of Town Planning Act and Use as per the Zone allotted to the said land by the Local Town Planning Authority.
- (2). Use as per forms of Non Agriculture Use Permission.
- (3). Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BHNTS/NWZ/101220/CGDCRV/ A4380/R0/M1** (for Block "A+B") and **Rajachitthi No. 04706/101220/A4380/R0/M1** (for Block "A+B"), dtd.31.03.2021.
- (4). Repay the outstanding towards Loan of Kotak Mahindra Bank Ltd.
- (5). Get the project registered with Real Estate Regulatory Authority.

DATED THIS 25th DAY OF JUNE, 2021



Maulik D. Modi

Advocate

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 pipeline of gas, oil etc. may be passing through or Surrounding 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.