

Ref. No. :

Date : 07 / 05 / 2019

To,
SARASWATI BUILDSPACE LLP
Ahmedabad.



TITLE CERTIFICATE



Re.:- Non Agricultural land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj), alongwith the projection of proposed scheme of Residential cum Commercial Units named as "FELICIA" in/upon the aforesaid land belonging to **SARASWATI BUILDSPACE 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 **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm to the Non Agricultural land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj), alongwith the projection of proposed scheme of Residential cum Commercial Units named as "FELICIA" 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 regarding title clearance in daily Newspaper "Gujarat Samachar" and "Sandesh", dtd.05.08.2018 in the name of previous owner and from the declaration filed before us, 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.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/WZ/100119/CGDCRV/A1560/R0/M1, BHNTS/WZ/100119/CGDCRV /A1570/R0/M1 and BHNTS/WZ/100119/CGDCRV/A1571/R0/M1 dtd.26.04.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 07TH DAY OF MAY, 2019




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.

Ref. No. :

Date : 07 / 05 / 2019



: 2 :

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. 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.

