

Ref. No. :

Date : 25 / 10 / 2018

To,
M/s. Aaron Developers,
a Partnership firm
Ahmedabad.



TITLE CERTIFICATE



Re.: Multipurpose Use Non Agricultural land bearing Final Plot No. 220 admeasuring about 1821 sq. mtrs. (allotted in lieu of part of Revenue Survey No. 186/2 admeasuring about : 3035 sq. mtrs.) of Town Planning Scheme No. 50 (Bodakdev), situated, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-03 (Memnagar) and belonging to M/s. Aaron Developers, a 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 M/s. Aaron Developers, a Partnership firm, to the Multipurpose Use Non Agricultural land bearing Final Plot No. 220 admeasuring about 1821 sq. mtrs. (allotted in lieu of part of Revenue Survey No. 186/2 admeasuring about : 3035 sq. mtrs.) of Town Planning Scheme No. 50 (Bodakdev), situated, lying and being at Moje Bodakdev, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-03 (Memnagar) and have caused to be taken searches of available revenue and registration record for last about 30 years and from publishing public notice in daily news paper "Gujarat Samachar" dtd.12.10.2017 in the name of previous owners 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). Use as per terms of N.A. Permission.
- (2). Provision of Town Planning Act and Use as per the Zone allotted to the said land by the Local Town Planning Authority.

DATED THIS 25th DAY OF OCTOBER, 2018




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. :

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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.



Ref. No. :

Date : 27 / 10 / 2018

To,
M/s. Aaron Developers,
a Partnership firm
Ahmedabad.



TITLE CERTIFICATE

Re.: Commercial Use Non Agricultural land bearing Final Plot No.221 admeasuring : 1578 Sq. Mtrs. (allotted in lieu of Survey No. 186/1/2 admeasuring He.Are.Sq.Mtrs. : 0-26-31) of Town Planning Scheme No. 50, or thereabouts situated, lying and being at Mouje Village Sim of Bodakdev, Taluka : Ghatlodiya, District of Ahmedabad and Sub-District of Ahmedabad – 03 (Memnagar) and belonging to M/s. Aaron Developers, a 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 M/s. Aaron Developers, a Partnership firm, to the Property being Commercial use Non Agricultural land bearing Final Plot No.221 admeasuring : 1578 Sq. Mtrs. (allotted in lieu of Survey No. 186/1/2 admeasuring He.Are.Sq.Mtrs. : 0-26-31) of Town Planning Scheme No. 50, or thereabouts situated, lying and being at Mouje Village Sim of Bodakdev, Taluka : Ghatlodiya, District of Ahmedabad and Sub-District of Ahmedabad – 03 (Memnagar) and have caused to be taken searches of available revenue and registration record for last about 30 years and pursuant to the public notice published in daily news paper "Gujarat Samachar" dtd.10.09.2017 in the name of previous owners and from the declaration filed before us by the previous owners, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1). Use as per terms of N.A. Permission.
- (2). Provision of Town Planning Act and Use as per the Zone allotted to the said land by the Local Town Planning Authority.

DATED THIS 27TH DAY OF OCTOBER, 2018




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.

(P.T.O.)

Ref. No. :

Date : 27 / 10 / 2018



: 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.

