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Ref. No. Bjm/161/2022 of 2023

TITLE CERTIFICATE.



Re: IN THE MATTER OF Due Diligence of Title of the Non Agricultural Land, situate at Khoraj (sim), Taluka Gandhinagar, in the Registration District and Sub District Gandhinagar, bearing old revenue Survey No. 535, admeasuring about 18413 sq.mts., Preliminary Town Planning Scheme No. 63 (Khoraj), Original Plot No. 102 of 18312 sq.mts., Final Plot No. 102 of 14650 sq.mts. and construction standing thereon, admeasuring about 456.32 sq.mts., which after non-agricultural use permission, included in City Survey Office: Gandhinagar, Ward: Khoraj (Non-Agricultural), City Survey No. NA535 of 14730 sq.mts. belonging to Sheetal Housing Development LLP.

WE HEREBY CERTIFY THAT

1. We have undertaken the work of Due Diligence of Title with respect to the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1980, prior to more than thirty-five years from now. We have also gathered relevant particulars from the Vendor.

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2. Shri Jayendra Chamanlal Pandit, Authorised Signatory vide Board Resolution dated 26th June, 2023, of SHEETAL HOUSING DEVELOPMENT LLP, has made a Declaration on Title dated 11th July, 2023 and we have relied upon the same.
3. As a part of verification of title, before completion of sale, we gave public notice appeared in the daily newspaper "Sandesh" of 17th August, 2022, inviting claims, if any, in, upon or to the land above referred to. We have not received any claim in response thereto.
4. We have given our Report on Title of the said land of Sheetal Housing Development LLP, dated 11th July, 2023, which contains tracing of title and other matters relating to due diligence.
5. Accordingly, we hereby certify that the title of Sheetal Housing Development LLP to the land above referred to, is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Details contained in Report on Title, dated 11th July, 2023.
 - b) Name of the Sheetal Housing Development LLP to be entered in the City Survey Record.
 - c) Representations, warranties and indemnity on title by Sheetal Housing Development LLP.



DATED THIS 11TH DAY OF JULY, 2023.

H. Desai & Co.
ADVOCATES AND SOLICITORS

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