

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : C-301, Divine Life, Ramdevnagar, Ahmedabad-380015.

To,

Triveni Infrabuild Private Ltd.

Through its Director

Dhruvin Dipak Shah

AHMEDABAD.



TITLE CERTIFICATE

Ref.: Non Agricultural land for Residential purpose admeasuring 892 sq. mts. of Final Plot No.117/1/6 and land admeasuring 350 sq. mts. of Final Plot No.117/1/7 paiki total Non-Agricultural land for Residential purpose admeasuring 1242 sq. mts. [land admeasuring 1914 sq. mts. of Survey No.975 paiki, Khata No.2320] of Town Planning Scheme No.6 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-10 [Vejalpur] belonging to **Triveni Infrabuild Private Ltd. through its Director Dhruvin Dipak Shah.**

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THIS IS TO STATE THAT, we have examined the title of Triveni Infrabuild Private Ltd. through its Director Dhruvin Dipak Shah and have caused to be taken searches of available registration record for last 30 years on through our search clerk to the Non Agricultural land for Residential purpose admeasuring 892 sq. mts. of Final Plot No.117/1/6 and land admeasuring 350 sq. mts.

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of Final Plot No.117/1/7 paiki total Non-Agricultural land for Residential purpose admeasuring 1242 sq. mts. [land admeasuring 1914 sq. mts. of Survey No.975 paiki, Khata No.2320] of Town Planning Scheme No.6 situate, lying and being at Mouje Vejalpur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-10 [Vejalpur] and from that and from the Declaration filed before us stating that the title of the said land are clear and marketable and said land have not been given in security nor created any charge thereon, and the said land is neither a subject matter of any pending proceedings and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we issue this opinion certificate stating that the titles of the said land shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original title chain documents, revenue record, promulgation of record as per Re-Survey and previous transfer executed by Power of Attorney Holder [if any] to be verified.
2. Fulfilment of terms and conditions of N.A. Order.



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3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Company Search being obtained by Chartered Accountant.
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 30TH DAY OF AUGUST 2022

Place : Ahmedabad.

Dipesh G. Patel


Advocate



NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous resulting in to error. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.

