

Ref. No. :

Date : 20 / 09 / 2023

To,
Swojas Builders, a Partnership Firm,
Ahmedabad.



TITLE CERTIFICATE



Re:- Property being Non Agricultural (Multipurpose Use) land bearing Final Plot No. 59 admeasuring about : 1607 Sq. Mtrs. [allotted in lieu of Survey No. 1525/216/2/2 admeasuring about : He.Are.Sq.Mtrs. :0-26-78] of Town Planning Scheme No. 54, situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Apartments (Flats) & Commercial Shops named as “**SWOJAS PRIDE**” in/upon the aforesaid land belonging to **Swojas Builders**, 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 **Swojas Builders**, a Partnership Firm to the Property being Non Agricultural (Multipurpose Use) land bearing Final Plot No. 59 admeasuring about : 1607 Sq. Mtrs. [allotted in lieu of Survey No. 1525/216/2/2 admeasuring about : He.Are.Sq.Mtrs. :0-26-78] of Town Planning Scheme No. 54, situated, lying and being at Mouje Village Sim of Ognaj, Taluka : Ghatlodiya, Sub-District of Ahmedabad-8 (Sola) alongwith the projection of proposed scheme of Residential Apartments (Flats) & Commercial Shops named as “**SWOJAS PRIDE**” in/upon the aforesaid land and have caused to be taken searches of available Revenue Record and Sub Registry Record for last about 30 years and from publishing the public notice in daily newspaper “Gujarat Samachar” dtd.25.09.2021 in the name of previous land owner 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 and information provided by the property holder, 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. **BHNTS/NWZ/170623/CGDCRV/A7679/R0/M1** dtd.22.08.2023.
- (3) Get the project registered with Real Estate Regulatory Authority.

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Beside Aaron Spectra, Rajpath Rangoli Road,
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modilawfirm@gmail.com

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(4) Unpaid dues (if any).

DATED THIS 20th DAY OF SEPTEMBER, 2023




Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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 kind of Gas / Oil etc. Pipeline passing through any portion of the 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.