

Ref. No. :

Date : 31 / 10 / 2020

To,
M/s. Skyfield Projects LLP
Ahmedabad.



TITLE CERTIFICATE



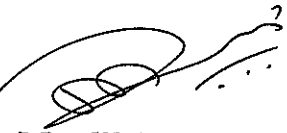
Re:- Non Agricultural land (Residential Use) Final Plot No. 36/2 admeasuring about : 3600 sq. mtrs. [entitled in lieu of Portion admeasuring 5999.67 Sq. Mtrs. of land bearing Block No. 43 totally admeasuring about : 12748] of Town Planning Scheme No. 1, situated, lying and being at Moje Bopal, Taluka Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Cum Commercial Units named as "ZION SKYFIELD" in/upon the aforesaid land belonging to M/s. Skyfield Projects 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 M/s. Skyfield Projects LLP, a Limited Liability Partnership Firm the Non Agricultural land (Residential Use) Final Plot No. 36/2 admeasuring about : 3600 sq. mtrs. [entitled in lieu of Portion admeasuring 5999.67 Sq. Mtrs. of land bearing Block No. 43 totally admeasuring about : 12748] of Town Planning Scheme No. 1, situated, lying and being at Moje Bopal, Taluka Daskroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Cum Commercial Units named as "ZION SKYFIELD" in/upon the aforesaid land 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.14.02.2020 in the name of previous property holders 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 Urban Development Authority vide its Order No. PRM/114/9/2020/317 dtd.19/10/2020.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Get the Mutation Entry No. 12770 Certified and bring the name of M/s. Skyfield Projects LLP on the revenue record being absolute owner-occupier.

DATED THIS 31ST DAY OF OCTOBER, 2020




Maulik D. Modi

Advocate

(P.T.O.)

(Enrollment No. G / 997 / 2002)



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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. 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.

