

Title Certificate

Vinod C. Darji

B.Com., LL.B.

ADVOCATE

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Ref No.

Date:

File No. 672/2022

To,

M/s. 7th Heaven Developers

A Partnership Firm,

Having its office at: A/1, C Type,

Purshottam Bungalows,

B/h. Gurudwara, Thaltej, Ahmedabad

Through its Authorized Partner

Sheetalbhai Devendrabhai Patel

Resi. At-Ahmedabad.

Ref: IN THE MATTER OF INVESTIGATION OF TITLE to the Non-agricultural land for Multipurpose use bearing Final Plot No.187 admeasuring 3096 sq.mtrs. of Draft Town Planning Scheme No. 3 (Bopal) comprised of Block No. 538 admeasuring 5160 sq.mtrs. (as per revenue record land admeasuring 3096 sq.mtrs of final plot continue as Block no. 538 and remaining land admeasuring 2064 sq.mtrs. of Town Planning scheme deduction was given New Block No. 538/1) together with proposed construction standing thereon, which is known as "EARTH ELEANOR", situate, lying and being at Mouje Bopal, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) belonging to M/s. 7th Heaven Developers, a Partnership Firm through its authorized partner Sheetalbhai Devendrabhai Patel.



This is to state that, I have investigated the title of the above referred land, which is more particularly described in the schedule written hereunder after issuing Public Notice appeared in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 15/04/2023 and against the said public notice, I have not received any objection in relation thereto as also after taking necessary search of available

revenue and registration record for last about 30 years, through my search clerk for the said purpose, from that and relying on Declaration made on oath by the said owner duly attested by Sohini B. Patel, Notary Public of Ahmedabad, under serial No. 2208 on dated 01/05/2023 and also believing the documents, papers, orders, copies etc. furnished in the case file shown to me and believing the same to be true and genuine and also based upon the information given by owner that no Transfer / Agreement was made in respect of the said land during the period of its occupancy and for which the record is not available, which would make the title defective, It appears that the titles of the captioned land belonging to M/s. 7th Heaven Developers, a Partnership Firm shall be clear and marketable and free from all encumbrances and reasonable doubts subject to :-

1. Usual Declaration cum Indemnity Bond on title made by 7th Heaven Developers, a Partnership Firm through its authorized partner Sheetalbhai Devendrabhai Patel.
2. Verification of all original documents.
3. Provisions of Draft Town Planning Scheme No. 3 (Bopal) and variations, if any and use of land as per zone of AUDA.
4. Rules and Regulations of The Real Estate (Regulation & Development) Act, 2016 and The Gujarat Real Estate (Regulation & Development) (General) Rules, 2017 and amendments made thereof, if any.
5. Confirmation of Binjal Pankajbhai Patel as self and as a natural guardian and father of minors Dhwanish and Dhwhiti and 2) Charmi Binjal Patel being obtained in respect of sale deed No.12627 dated 03/08/2022.
6. Fulfillment of terms and conditions laid down in N.A. Use permission and Approved Plans and revisions made thereof, if any.
7. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land.

SCHEDULE

ALL THAT piece or parcel of the Non-agricultural land for Multipurpose use bearing Final Plot No.187 admeasuring 3096 sq.mtrs. of Draft Town Planning Scheme No. 3 (Bopal) comprised of Block No. 538 admeasuring

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5160 sq.mtrs. (as per revenue record land admeasuring 3096 sq.mtrs of final plot continue as Block no. 538 and remaining land admeasuring 2064 sq.mtrs. of Town Planning scheme deduction was given New Block No. 538/1) together with proposed construction standing thereon, which is known as "EARTH ELEANOR", situate, lying and being at Mouje Bopal, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal).

Detail of four boundaries of Block No. 538 are as follows (as per sale deed):-

Toward East : by land of Block No.537
Toward West : by land of Block No.539
Toward North : by land of Block No.542
Toward South : by land of Block No.185

Detail of four boundaries of Final Plot No. 187 are as follows (as per sale deed):-

Toward East : by land of Final Plot Nos. 188+189
Toward West : by land of Final Plot Nos. 259+263
(Neighborhood Centre)
Toward North : by land of Final Plot Nos. 190/1+203
Toward South : by 9 meters T.P. Road

DATED THIS 1st DAY OF MAY, 2023



VINOD C. DARJI
ADVOCATE
22/227/2009

Note of caution and disclaimer:-

- This is to inform that Search for the period of 1994 to dated 28/04/2023 is given by the office of sub registrar through computerized search report with condition that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any

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loss due to the information/search provided through computerized search and based on that, the above Title Report is issued for its personal use.

- Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas.
- This title report is restricted only to the ownership rights to the said land based upon the revenue records and does not address any other issue and i have not commented on the statutory, user, development and environmental permissions required for the development on the said land, not undertaken any on-site verification of the said land, not carried out verification of any court proceeding before any court/forum/authority, not verified any acquisition/reservation by any Government/semi-government authorities other than that mentioned in the revenue record and therefore, disclaim any responsibility with regard to details relating to such aspects.
- Please ascertain that the rights of Third party such as booking, allotment, transfer, charges, lien, and encumbrances created if any is protected.
- It has been noted that the land of Block No. 538 total Land admeasuring 5160 sq. mtrs. merged into draft town Planning Scheme No. 3 (Bopal) and allotted Final Plot No. 187 admeasuring 3096 sq.mtrs. and therefore separate 7/12 extract of remaining land admeasuring 2064 sq.mtrs. of town planning scheme deduction was given New Block No. 538/1.

