

To,
Abjibapa Infraspaces Private Limited
At : A/1, Manilal Park Society,
Opp. Vyas Vadi, Kathvada Road
Naroda, Ahmedabad-382330.

Re : Investigation of title for Non Agriculture Land
bearing Final Plot No. 57/1 admeasuring 6970 Sq.
Mtrs. of Draft Town Planning Scheme No. 1
(Koba) given in lieu of Block/Survey No. 231/4
admeasuring 10724 Sq. Mtrs. situated, lying and
being at Mouje : Koba, Taluka Gandhinagar in
Registration District and Sub-District
Gandhinagar in the state of Gujarat.

.....

With reference to the above, I have investigated the title to the land
in question, more particularly described in the Schedule hereunder written
and submit my report on title cum title clearance certificate thereon as
under:

That from the Revenue records being maintained by the Circle
Inspector/Talati, Mouje : Koba and E-Dhara Mamlatdar : Gandhinagar, as
also from the search of the available records being maintained by the Sub-
Registrar, Gandhinagar through my Search Clerk for the last 30 years as
also from available records of Village Form No 7 and 12, and Village Form
No. 6, for mutation entries duly certified by the concern authority,
produced before me and believing same to be true, correct and trust worthy
and also believing the documents/ papers/ copies etc. shown to me to be
true and genuine and also based upon the information given by owners
that no transfer/agreement was made in respect of the said land during the



period for which the record is not available which would make the title defective, I submit my report of title-cum-title clearance certificate thereon as under :

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper GUJARAT SAMACHAR, Gujarati Edition on 5th October, 2021 inviting claims, if any, in upon or to the said Land in question from any person whomsoever and I have not received any objection/claim in response thereto till today.

That the search in the concerned Sub-registrar of Gandhinagar was made. However I have found that, some part of the Index-II records are turned and the entries are also not up-to-date maintained and the computerized record of sub registrar is not well prepared / maintained / recorded by the agency which is appointed by the State Government and hence may be erroneous, resulting into our / my error. So I rely on documents submitted to me and also the land revenue records i.e. Village Form No.7 & 12 and mutation entries i.e. Village Form No.6 recorded periodically under The Provision of the Bombay Land Revenue Code, 1879. These entries covering transfer, inheritance, tenancy rights and other diverse interest created on the property.

[^]In view of what is stated hereinabove, I hereby certify that the title of the said property belong to the ABJIBAPA INFRASPACE PRIVATE LIMITED. a Private Limited Company and the same is clear and marketable and free from reasonable doubts subject to:

1. Get the project "The Gate by Dev Aashish" registered with Real Estate Regulatory Authority.
2. Fulfillment of The Provision of ; Town Planning and Urban Development Act, The Gujarat Provincial Municipal Corporation Act, The Bombay Stamp Act, The Registration Act, Indian Companies Act,

RERA ACT or any other act, Rule / notification, gazette, order(s) etc. in force from time to time as well as fulfillment of the terms and conditions laid down in N. A. Order, Plan and Development Permission, and GDCRA.

3. Production of all relevant and necessary original papers, documents, orders, deeds etc. of the said Land.
4. Detailed Title Report issued herewith is required to be pursued.
5. Usual Declaration on oath is required to be made by Abjibapa Infraspac Private Limited for its clear and marketable Title.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Final Plot No. 57/1 admeasuring 6970 Sq. Mtrs. of Draft Town Planning Scheme No. 1 (Koba) given in lieu of Block/Survey No. 231/4 admeasuring 10724 Sq. Mtrs. situated, lying and being at Mouje : Koba, Taluka Gandhinagar in Registration District and Sub-District Gandhinagar in the state of Gujarat and same is bounded as under...

East : Final Plot No. 56/1
West : 12.00 Mtrs. wide T. P. Road
North : Reservation Plot
South : 18.00 Mtrs. wide T. P. Road

Date : 25-01-2022
Place : Ahmedabad



Amit
AMIT V. PATEL
Advocate
(Enr. No. G/2570/2010)

Note of caution and disclaimer:-

- (1) I am not able to trace out if any private party charge or any notary document executed in third party favor if any.

- (2) I hereby inform you and you please note that sub-registrar (registration) record for immediate last 2-3 months is not available as well as record of many years is illegible/not available/ torn out/destroyed hence it cannot be inspected or traced or verified and the computerized record is not prepared / maintained by the agency appointed by state govt. hence may be erroneous resulting into error and the govt. itself does not accept any responsibility.
- (3) Please ascertain that the Govt. authorities have not put any restrictions in making construction on 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 in respect of said Land.
- (4) I am informed that the present no litigation/suits are field/pending before any judicial/Quasi-judicial authorities.

