

H DESAI & CO

ADVOCATES & SOLICITORS

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Ref. No. Bjm/103/2015 of 2020

TITLE CERTIFICATE.

Re: IN THE MATTER OF Due Diligence of Title with respect to lands situate at Jodhpur (sim) (old Vejalpur sim), Taluka Vejalpur (old Taluka City), in the Registration District Ahmedabad and Sub District Ahmedabad – 4 (Paldi), bearing

- (a) Survey No.333, part, (Vejalpur Sim Survey No. 1066/part), admeasuring about 2520 Sq.mts., included in Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), given Final Plot No. 8 of 1586 Sq.mts., and
- (b) Survey No.336/2, part, (336/2/1), (Vejalpur Sim Survey No. 1009/2,part), admeasuring about 1475 Sq.mts., included in Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), given Final Plot No. 13/1 of 925 Sq.mts.,

and construction of commercial building with related developments standing thereon.

WE HEREBY CERTIFY THAT

1. We have undertaken the work of Due Diligence of Title with respect to the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1975, prior to



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more than thirty-five years from now. We have also gathered relevant particulars from the Vendor.

2. As a part of verification of title, before completion of sale in favour of M/S. ANJANEY DEVELOPERS, we gave public notice. We have not received any claim in response thereto.
3. We have given our Report on Title of the said property of M/S. ANJANEY DEVELOPERS, dated 14th February, 2020, which contains tracing of title and other matters relating to due diligence.
4. Accordingly, we hereby certify that the title of M/S. ANJANEY DEVELOPERS to the land above referred to, is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Town Planning Scheme.
 - b) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said property.

DATED THIS 14TH DAY OF FEBRUARY, 2020.



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