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Ref. No. Bjm/23/2021 of 2023

TITLE CERTIFICATE.

Re: IN THE MATTER OF Due Diligence on Title with respect to non-agricultural land situate at Bodakdev (sim), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), included in Draft Town Planning Scheme No. 51 of (Bodakdev-Makarba-Vejalpur), bearing:

- (1) Survey No. 123/4/B of 1517 Sq.mts., given Final Plot No. 138/2 of 911 Sq.mts.
- (2) Survey No. 130/1 of 4957 Sq.mts., given Final Plot No. 149 of 3966 Sq.mts.

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 1980, prior to 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. ADINATH BUILDERS, we gave public notice. We have not received any claim in response thereto.

3. We have given our Report on Title of the said land of M/S. ADINATH BUILDERS, dated 16th December, 2022, bearing Reference No. Bjm/23/2021 of 2022 which contains tracing of title and other matters relating to due diligence.
4. M/S. ADINATH BUILDERS, acting through its Partner Shri Paras Mahendra Vora, has made Declaration-Cum-Indemnity on Title, dated 13th March, 2023, attested by Public Notary, we have relied upon the same.
5. Accordingly, we hereby certify that the title of M/S. ADINATH BUILDERS to the land above referred to, is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Details contained in separate Report on Title, dated 16th December, 2022.
 - b) Representations, warranties and indemnity on title by M/S. ADINATH BUILDERS

DATED THIS 14TH DAY OF MARCH, 2023.

H. Desai & Co.

ADVOCATES AND SOLICITORS

ENROL: G/363/1984



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