

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref. No. TC/F.No.7300/2022



To,
Keshar Developers,
A Proprietary Firm
Through its Proprietor
Shri Jatinbhai Gordhanbhai Patel
AHMEDABAD.

ENCUMBRANCE CERTIFICATE

This is to certify that we have examined titles of Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+ 13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] [hereinafter referred to as "said land"] on which scheme known as "Keshar Kadam" is being constructed belonging to Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel.

We have also published Public Notice in daily newspaper "Gujarat Samachar" on dated 8.5.2022 inviting objections against the said land. In response to



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that we have not received any objection within the stipulated time limit.

Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel has filed Declaration cum Indemnity Bond notarised before Notary Yogendra S. Rajput under serial No.5314 dated 16.5.2022. It is declared in the said Declaration cum Indemnity Bond that the said land has not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon except loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22. It is further declared that the said land is not subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title, and on the basis of the Affidavit/Declaration we hereby opine that the title of the said land is clear and marketable subject to [1] Fulfilment of terms and conditions of N.A. Order. [2] Loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22 [3] Entry No.16510 dated 5.5.22 being certified in revenue record. and [4] Fulfilment of provisions of RERA, 2016 & Gujarat Real Estate [R & D] General Rules, 2017.

This Certificate is issued for submission before Gujarat Real Estate Regulatory Authority, Gandhinagar.

DATED THIS 16TH DAY OF MAY 2022.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate

(H. M. Rawal & Co.)

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Ref. No. TC/F.No.7300/2022

To,
Keshar Developers,
A Proprietary Firm
Through its Proprietor
Shri Jatinbhai Gordhanbhai Patel
AHMEDABAD.



TITLE CERTIFICATE

Ref. : Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+ 13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to **Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel.**



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THIS IS TO STATE THAT, we have examined the title of **Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel** and the undersigned has expressed his opinion on the Title and we have caused to be taken searches of available registration record through our search clerk for the last 30 years on 16.5.22 of the Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] and from that and from declaration-cum-indemnity filed before us by the above owner/s stating that the said land has not been given in security, neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon except loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22 and the said land is neither a subject matter of any pending proceedings nor any order, decree, attachment of any court/authority is operating against the said land which adversely affects the title and further, to settle the rights of previous owners, and also any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and undertaking given to indemnify against all pending requirements and also based upon the information given by the owner/s that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title



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defective. We issue this opinion of title based on the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss caused due to the information/search provided through computerized search and as per the note and disclaimer mentioned below. We hereby issue this certificate page-1 to 5 and opine that the title of the said land shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original title chain documents, revenue record, promulgation of record as per Re-Survey and previous transfer executed by Power of Attorney Holder [if any] to be verified.
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22.
5. Entry No.16510 dated 5.5.22 being certified in revenue record.
6. Fulfilment of provisions of RERA, 2016 & Gujarat Real Estate [R & D] General Rules, 2017.
7. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 16TH DAY OF MAY 2022.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate
(H. M. Rawal & Co.)



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NOTE & DISCLAIMER:

1. This is to inform that sometimes search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover, conditional Computerised Search is issued by the Sub Registrar is not well prepared/ maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Certificate is issued. Copies of [1] Search Receipt No.2021002011476 dated 6.6.21 and Search Report for the period 1990 -1994 - 1 page [2] Search Receipt No.2021001013816 dated 3.6.21 and Search Report for the period 1994 -2005 - 1 page [3] Search Receipt No.2021001013820 dated 3.6.21 and Search Report for the period 2005 - 2007 - 1 page [4] Search Receipt No.2021001013821 dated 3.6.21 and Search Report for the period 2007 - 2011 - 1 page [5] Search Receipt No.2021001013322 dated 2.6.21 and Search Report for the period 2011 - 2021 - 3 pages and [6] Search Receipt No.202230900013958 dated 16.5.22 and Search Report for the period 2020 - 2022 - 2 pages are annexed with our Title Report for your perusal and record.
2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said land. Hence confirmity of area to be obtained from Govt. Approved Valuer or Engineer.
3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title



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Declaration furnished and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.

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Ref.No.TR/F.No..7300/22

TITLE REPORT



To,
Keshar Developers,
A Proprietary Firm
Through its Proprietor
Shri Jatinbhai Gordhanbhai Patel
AHMEDABAD.

Dear Sir,

Ref : Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+ 13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to **Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel.**

As per the Instructions, we have examined the titles of the above referred Land and we have caused to be taken searches of available registration record



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through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) for last 30 years on 16.5.22 and from that and from the information given to us and from the declaration-cum-indemnity bond filed before us by the above owner and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine, we hereby opine our report on title as under :-

Prior to year 1990 the land of Survey No.285 admeasuring 11736 sq. mts. of Mouje Thaltej belonged to Bhikhabhai Desaibhai.

Thereafter family distribution took place between [1] Bhikhabhai Desaibhai and [2] Dashrathbhai Desaibhai. As per the said family distribution land of Survey No.285 admeasuring 11736 sq. mts. came to the share of Bhikhabhai Desaibhai. Entry to that effect was entered in revenue record by Entry No.8615 dated 14.6.01 which was certified on 18.7.01.

Thereafter Bhikhabhai Desaibhai entered the names of his two sons i.e. [1] Rajesh Bhikhabhai and [2] Haresh Bhikhabhai as co-owners of the said land. Entry to that effect was entered in revenue record by Entry No.8672 dated 30.8.01 which was certified on 12.10.01.

Thereafter D.I.L.R., Ahmedabad made durasti of said land and issued Puravani Patrak [Supplementary Statement] No.56 by No.DMO/PU.p./4-5 on dated 1.8.05. As per said Durasti [1] land admeasuring 3912 sq. mts. of Survey No.285/1 came to the share of Bhikhabhai Desaibhai [2] land admeasuring 3912 sq. mts. of Survey No.285/2 came to the share of Rajeshbhai Bhikhabhai and [3] land admeasuring 3912 sq. mts. of Survey No.285/3 came to the share of Hareshbhai Bhikhabhai. Entry to that effect was entered in revenue record by Entry No.9632 dated 10.8.05 which was certified on 7.10.05.



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Thereafter loan obtained against the land of Survey No.285 by Patel Bhikhabhai Desaiabhai was repaid to The Thaltej Bodakdev Group Seva Sahkari Mandali Ltd. and on the strength of Certificate dated 30.9.05 issued by the Mandali, the charge was removed. Entry to that effect was entered in revenue record by Entry No.9690 dated 19.10.05 which was certified on 9.1.06.

On implementation of Town Planning Scheme No.39 the land admeasuring 3912 sq. mts. of Survey No.285/3 was allotted land admeasuring 2347 sq. mts. of Final Plot No.13/3 and the land admeasuring 3912 sq. mts. of Survey No.285/2 was allotted land admeasuring 2347 sq. mts. of Final Plot No.13/2.

Thereafter loan obtained against the land of Survey No.285/1, 285/2 and 285/3 and other lands by Patel Bhikhabhai Desaiabhai was repaid to The Thaltej Bodakdev Group Seva Sahkari Mandali Ltd. and on the strength of Certificate issued by the Mandali, the charge was removed. Entry to that effect was entered in revenue record by Entry No.9790 dated 13.2.06 which was certified on 29.3.06.

Thereafter N.A. Permission for Residential purpose was granted to the land of Final Plot No.13/1, 13/2 and 13/3 admeasuring 7041 sq. mts. [land of Survey No.285/1, 285/2 and 285/3] of Town Planning Scheme No.39 by District Collector, Ahmedabad by his order No.CB/Jamin/NA/SR-240/2006-2007 on dated 21.12.06. Entry to that effect was entered in revenue record by Entry No.10282 dated 31.1.07 which was certified on 6.3.07.

Thereafter Revenue Dept. issued Resolution No.PFR/102011/ 275/L/1 dated 17.3.12 through which "City" and "Dascroi" Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad City-East" and "Ahmedabad City-West" were constituted. Accordingly Village Thaltej of Dascroi Taluka was included in Taluka of Ahmedabad-City-West and accordingly Village Form



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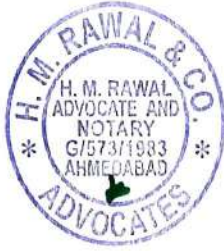
No.7/12 was amended. Entry to that effect was entered in revenue record by entry No.12659 dated 3.5.12, which was certified on 5.5.12.

Thereafter with effect from 18.3.2015 new Talukas of Ahmedabad District came in to force the land of Survey No.285/3 was included in "Ghatlodiya" Taluka in place of "Ahmedabad City-West" Taluka and accordingly Village Form No.7/12 was amended.

Thereafter Rajesh Bhikhabhai Patel obtained loan of Rs.1,73,20,000/- [Rupees One Crore Seventy Three Lakh Twenty Thousand only] from PNB Housing Finance Ltd. against Non Agricultural land admeasuring 2347 sq. mts. of Final Plot No.13/2 [Survey No.285/2] by executing Mortgage Deed which is registered in the office of Sub Registrar under serial No.1197 dated 1.3.17.

Thereafter Rajeshbhai Bhikhabhai Patel sold and conveyed Western side Non Agricultural land for Residential purpose admeasuring 669 sq. mts. out of total land admeasuring 2347 sq. mts. of Final Plot No.13/2 [Survey No.285/2 admeasuring 3912 sq. mts.] to Piyushbhai Punjabhai Patel [having 50% undivided share] and Punitaben Piyushbhai Patel [having 50% undivided share] by Sale Deed which is registered in the office of Sub Registrar under serial No.11176 dated 18.09.2018. In the said Sale Deed [1] Vaishaliben w/o Rajeshbhai Bhikhabhai Patel [2] Grimaben Rajeshbhai Patel and [3] Roop Rajeshbhai Patel have signed as Confirming Party. Entry to that effect was entered in revenue record by Entry No.15194 dated 8.10.18 which was certified on 28.11.18.

Thereafter on repayment of loan the PNB Housing finance Ltd. through its Authorised Signatory Dhruv Shah executed Reconveyance Deed for Non Agricultural land admeasuring 2347 sq. mts. of Final Plot No.13/2 [Survey No.285/2] in favour of Rajesh Bhikhabhai Patel which is registered in the office of Sub Registrar under serial No.5456 dated 17.8.20.



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Thereafter change of purpose of Non-Agricultural use of land admeasuring 2347 sq. mts. out of land admeasuring 3912 sq. mts. of Survey No.285/3 was granted by Collector, Ahmedabad by his order No.2299/07/17/054/2020 dated 14.9.20 under Section-65 [a] of Gujarat Land Revenue Code, 1879. Entry to that effect was entered in revenue record by entry No.15872 dated 14.9.20, which was certified on 5.11.20.

Thereafter Hareshbhai Bhikhabhai sold and conveyed Non-Agricultural land for Residential purpose of Final Plot No.13/3 admeasuring 2347 sq. mts. [land admeasuring 3912 sq. mts. of Survey No.285/3] of Town Planning Scheme No.39 situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] to Keshar Developers, a Proprietary Firm through its Proprietor Jatinbhai Gordhanbhai Patel by Sale Deed registered under serial No.11665 dated 24.12.20. In the said Sale Deed [1] Arpitaben Hareshbhai Patel [2] Heer Hareshbhai Patel and [3] Veer Hareshbhai Patel have signed as Confirming Party and confirmed the said Sale Deed in favour of Purchaser. Entry to that effect was entered in revenue record by entry No.15971 dated 29.12.20, which was certified on 26.2.21.

Thereafter Hareshbhai Bhikhabhai executed Declaration cum Indemnity Bond in favour of Keshar Developers for the said land which is registered in the office of Sub Registrar under serial No.11667 dated 24.12.20.

Thereafter [1] Arpitaben Hareshbhai Patel [2] Heer Hareshbhai Patel and [3] Veer Hareshbhai Patel executed Declaration cum Indemnity Bond in favour of Keshar Developers for the said land which is registered in the office of Sub Registrar under serial No.11668 dated 24.12.20.



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Thereafter Ahmedabad Municipal Corporation granted construction permission on the said land by Rajachitthi No.04851/120221/A4581/R0/M1 dated 28.5.21.

Thereafter Keshar Developers, a Proprietary Firm put up a scheme of Units on the said land which is known as "Keshar Kadam".

Thereafter Keshar Developers, a Proprietary Firm registered the said Project "Keshar Kadam" before Gujarat Real Estate Regulatory Authority, Gandhinagar under serial No.PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA08767/140721 dated 14.07.21 for construction of Block-A on land of Final Plot No.13/3.

Thereafter Final Plot No.13/3 admeasuring 2347.28 sq. mts. and Final Plot No.13/1 + 13/2 admeasuring 2347.02 sq. mts. was amalgamated and given Amalgamated Sub Plot No.2 of Final Plot No.[13/1 + 13/2] + 13/3 admeasuring 4694 sq. mts. by Ahmedabad Municipal Corporation by Development Permission [Form No.D] No.001LD21220152 dated 24.9.21 which is valid from 12.10.21.

Thereafter as the land parcels of Final Plot No.13/2 and 13/3 have been amalgamated to form Sub Plot No.2 admeasuring 4694 sq. mts. as stated above, it is required to apply for correction for RERA registration.

Thereafter [1] Piyushbhai Punjabhai Patel [having 50% undivided share] and [2] Punitaben Piyushbhai Patel [having 50% undivided share] sold and conveyed Non Agricultural land for Residential purpose admeasuring 669 sq. mts. [Western side] out of total land admeasuring 2347 sq. mts. of Final Plot No.13/2 [Survey No.285/2 paiki admeasuring 1115 sq. mts.] to Keshar Developers, a proprietary firm through its Proprietor Shri Jatinbhai Gordhanbhai Patel by Sale Deed which is registered in the office of Sub Registrar under serial No.14918 dated 1.11.21. Entry to that effect was entered in revenue record by Entry No.16317 dated 3.11.21 which was certified on 30.12.21.



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Thereafter Rajeshbhai Bhikhabhai Patel sold and conveyed Non Agricultural land for Residential purpose admeasuring 1678 sq. mts. [Eastern side] out of total land admeasuring 2347 sq. mts. of Final Plot N0.13/2 [Survey No.285/2 paiki admeasuring 2797 sq. mts.] to Keshar Developers, a proprietary firm through its Proprietor Shri Jatinbhai Gordhanbhai Patel by Sale Deed which is registered in the office of Sub Registrar under serial No.6947 dated 30.4.22. In the said Sale Deed [1] Vaishaliben w/o Rajeshbhai Bhikhabhai Patel [2] Grimaben Rajeshbhai Patel and [3] Roop Rajeshbhai Patel have signed as Confirming Party. Entry to that effect was entered in revenue record by Entry No.16510 dated 5.5.22 which is pending for certification.

Thereafter Keshar Developers, a proprietary firm through its Proprietor Shri Jatinbhai Gordhanbhai Patel obtained loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] from Shriram Housing Finance Ltd. against the said land and units to be constructed thereon by executing Mortgage Deed which is registered in the office of Sub Registrar under serial No.6949 dated 30.4.2022.

As a part of our Title Investigation we have issued public advertisement in "Gujarat Samachar" on dated 8.5.22 inviting objections against the said land. In response to the said advertisement we have not received any objection within the stipulated time limit.

Thus the said Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+ 13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya



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in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] is independently owned, occupied and possessed by Keshar Developers, a Proprietary Firm Through its Proprietor Jatinbhai Gordhanbhai Patel in the revenue records and all other government and semi-government records.

The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us by the above owner stating that the said land has not been given in security, neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon, except loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22 and the said land is neither a subject matter of any pending proceedings nor any order, decree, attachment of any court/authority is operating against the said land which adversely affects the title and further, to settle the rights of previous owners, and also any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and undertaking given to indemnify against all pending requirements and also based upon the information given by the owner/s that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective. We issue this opinion of title based on the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding



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regarding the correctness of the facts and they are not responsible for any loss caused due to the information/search provided through computerized search and as per the note and disclaimer mentioned below. We hereby issue this report page-1 to 11 and opine that the titles of the said Sub-Plot No.2 admeasuring 4694 sq. mts. of Non-Agricultural land amalgamated out of lands of Final Plot No. [13/1+ 13/2] + 13/3 of Town Planning Scheme No.39 comprised of parcels of land [1] Non-Agricultural land for residential purpose admeasuring 2347 sq. mts. of Final Plot N0.13/2 [land admeasuring 3912 sq. mts. of Survey No.285/2] [2] Non Agricultural land for Multipurpose admeasuring 2347 sq. mts. of Final Plot N0.13/3 [land admeasuring 3912 sq. mts. of Survey No.285/3] situate, lying and being at Mouje : Thaltej, Taluka: Ghatlodiya in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original title chain documents, revenue record,, promulgation of record as per Re-Survey and previous transfer executed by Power of Attorney Holder [if any].
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Loan of Rs.15,00,00,000/- [Rupees Fifteen Crore only] obtained from Shriram Housing Finance Ltd. by executing Mortgage Deed registered under serial No.6949 dated 30.4.22.
5. Entry No:16510 dated 5.5.22 being certified in revenue record.
6. Fulfilment of provisions of RERA, 2016 & Gujarat Real Estate [R & D] General Rules, 2017.



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7. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 16TH DAY OF MAY 2022.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate
(H. M. Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search issued by the Sub Registrar is not well prepared/ maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Report is issued. Copies of [1] Search Receipt No.2021002011476 dated 6.6.21 and Search Report for the period 1990 -1994 - 1 page [2] Search Receipt No.2021001013816 dated 3.6.21 and Search Report for the period 1994 -2005 - 1 page [3] Search Receipt No.2021001013820 dated 3.6.21 and Search Report for the period 2005 - 2007 - 1 page [4] Search Receipt No.2021001013821 dated 3.6.21 and Search Report for the period 2007 - 2011 - 1 page [5] Search Receipt No.2021001013322 dated 2.6.21 and Search Report for the period 2011 - 2021 - 3 pages and Search Receipt No.202230900013958 dated 16.5.22 and Search Report for the period 2020 - 2022 - 2 pages are annexed herewith for your perusal and record.
2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said land. Hence



Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

confirmity of area to be obtained from Govt. Approved Valuer or Engineer.

3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.