

Shaival Bhatt & Co.

Proprietor : Shaival Upendra Bhatt
M.Com. LL.M, Advocate

304-5, 'Shagun', 93, Swastik Society, B/h. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-9. Tel.: 26447500, 48905600, Email : sbhattco@gmail.com

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, the Land admeasuring about 6131 sq.mtrs Final Plot No.437 of Town Planning Scheme No.29 (land of old Revenue Survey No.230/1) situate, lying and being at MOUJE: WADAJ, Taluka: Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Wadaj), which have been permitted Non Agricultural permission for Multipurpose Use is owned and possessed by **M/S.TRINETRA DEVELOPERS, A Partnership Firm.**

We may further state that, a residential cum commercial project known as **"CELESTIA"** is being developed on the said residential and commercial non-agricultural land at MOUJE: WADAJ, Taluka: Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Wadaj).

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said lands and that, titles of the said lands are clear and marketable and free from encumbrance **Except: CHARGE OF NUTAN NAGRIK SAHAKARI BANK LTD Registered by Mortgage Deed under Serial No.6110 dated 15-03-2022 of Rs.18.00 Crore which is reflected in our Search dated 20-04-2022.**

Yours faithfully,

DATED THIS 20th APRIL, 2022

BAR COUNCIL REGISTRATION NO.1783/1999

