

Ref. No. :

Date : 13 / 06 / 2023

To,
M/s. Aastha Realty, a Partnership Firm,
Ahmedabad.



TITLE CERTIFICATE



Re.: Property being Residential Use Non Agricultural Land bearing City Survey No. 3260, 3261 & 3262 of City Survey Ward : T.P.3/3-4 (Shekhpur-Khanpur-Changispur) (to the benefit of Amalgamated Final Plot No. 350/1+350/2+350/3 of T. P. Scheme No.3 [Ellisbridge]) having Plot Area admeasuring about : 1512 Sq. Mtrs., situated, lying and being at Moje Village : Changispur, Taluka : Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) and alongwith the projection of proposed scheme of Residential Apartments (Flats) named as "ATHENS" in/upon the aforesaid land belonging to M/s. Aastha Realty, a Partnership Firm being the absolute Owner-Occupier.

(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. Aastha Realty, a Partnership Firm to the Property being Residential Use Non Agricultural Land bearing City Survey No. 3260, 3261 & 3262 of City Survey Ward : T.P.3/3-4 (Shekhpur-Khanpur-Changispur) (to the benefit of Amalgamated Final Plot No. 350/1+350/2+350/3 of T. P. Scheme No.3 [Ellisbridge]) having Plot Area admeasuring about : 1512 Sq. Mtrs., situated, lying and being at Moje Village : Changispur, Taluka : Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar), alongwith the projection of proposed scheme of Residential Apartments (Flats) named as "ATHENS" in/upon the aforesaid land and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice in daily newspaper "Gujarat Samachar" dtd.05.05.2023 and from the declaration filed before us and based on the chain of title mentioned in the Title Report annexed herewith which has been prepared relying upon the documents, papers and information provided by the property holder and from that and we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the rules & conditions laid down in N.A. Permission.

609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
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modilawfirm@gmail.com

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- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BLNTS/WZ/050123/CGDCRV/A6828/R0/M1** dtd.07.04.2023.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 13th DAY OF JUNE 2023




Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the 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 and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

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