

Ref. No. :

Date : 29 / 04 / 2025

To,
Saraswati Structures LLP,
Ahmedabad.



TITLE CERTIFICATE



Re.: - Property being Multipurpose Use Non Agricultural land bearing Final Plot No. 211 {As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation } admeasuring about : 4907 sq. mtrs. (allotted in lieu of Block No. 234 Paiki admeasuring about : 9814 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Flats (Apartments) named as “SKYZENIA” in/upon the aforesaid land belonging to **Saraswati Structures LLP**, a Limited Liability 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 **Saraswati Structures LLP**, a Limited Liability Partnership Firm to the Property being Multipurpose Use Non Agricultural land bearing Final Plot No. 211 {As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation } admeasuring about : 4907 sq. mtrs. (allotted in lieu of Block No. 234 Paiki admeasuring about : 9814 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Flats (Apartments) named as “SKYZENIA” in/upon the aforesaid land, and have caused to be taken searches of available Revenue Record and Sub Registry record for last about 30 years and from publishing the public notice in daily newspaper “Gujarat Samachar”, dtd.09.04.2022 in the name of previous land owners 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.

(P.T.O.)

609-614, 6th Floor, “B” Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025



: 2 :

- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTS/NWZ/290122/CGDCRV/A5634/R1/M1 dtd.08.04.2025.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 29th DAY OF APRIL, 2025



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.

609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025

To,
Saraswati Structures LLP,
Ahmedabad.



TITLE REPORT



Re.: Property being Multipurpose Use Non Agricultural land bearing Final Plot No. 211 {As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation } admeasuring about : 4907 sq. mtrs. (allotted in lieu of Block No. 234 Paiki admeasuring about : 9814 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Flats (Apartments) named as “SKYZENIA” in/upon the aforesaid land belonging to **Saraswati Structures LLP**, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”)

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property currently relating to **Saraswati Structures LLP**, a Limited Liability Partnership Firm are clear and marketable and free from all reasonable doubts subject to the following :-

Survey No. 262 (Block No. 234) :-

Land bearing Survey No. 262 admeasuring : Acre 2-17 Gutha was held by Bavaji Ukaji being owner-occupier & self-cultivator as per Revenue Records.

Thereafter the name of Ramabhai Malubhai was entered in the record of rights as Ordinary Tenant by an order of Concern Authority.

(Reference : Revenue Entry No. 567, dated 07.08.1956).

Thereafter the land owner availed loan of Tagavi, accordingly charge / lien was created on the said property.

(Reference : Old 7/12 since 1951-52).



609-614, 6th Floor, “B” Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com



: 2 :

Thereafter the name of Ramabhai Malubhai was entered in the revenue record being the owner-occupier of the said land and name of Bavaji Ukaji was deleted in the revenue record being the owner-occupier of the said land pursuant to Tenancy Case No. 81, dtd.26.10.1962.

(Reference : Revenue Entry No. 700, dated 01.12.1963).

Thereafter the scheme of amalgamation took place in the Hebatpur Village.

(Reference : Revenue Entry No. 775, dated 17.07.1965).

As per the scheme of amalgamation took place in the Hebatpur Village, the land bearing Block No. 234 was allotted in lieu of Revenue Survey No. 262 as per the newly prepared Amalgamation Sheets and the said land was allotted to Ramabhai Malubhai being the owner-occupier.

(Reference : Revenue Entry No. 784, dated 11.01.1966).

Thereafter the land owners repaid the entire outstanding towards the aforesaid Loan of Tagavi as a result of which the charge / lien was release from the said property by an order of Taluka Vikas Adhikari.

(Reference : Revenue Entry No. 846, dated 20.01.1970).

Thereafter the land owner availed loan from the Bhadaj Vividh Karyakari Seva Sahkari Mandali, accordingly the bank created charge / lien on the said property.

(Reference : Revenue Entry No. 860, dated 27.02.1972).

Thereafter the said land owner Ramabhai Malubhai died in around : 1975-76 leaving behind him, his heirs namely : Hemuben Wd/o. Ramabhai Malubhai, Popatbhai Ramabhai, Raghubhai Ramabhai, Manilal Ramabhai, Babuben Ramabhai, Rajiben Ramabhai and Devuben Ramabhai.

(Reference : Revenue Entry No. 963, dated 12.09.1980).

Thereafter out of aforesaid land owners Rajiben Ramabhai, Babuben Ramabhai and Devuben Ramabhai waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record.

(Reference : Revenue Entry No. 964, dated 12.09.1980).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and

Ref. No. :

Date : 29 / 04 / 2025



: 3 :

accordingly The Bhadaj Vividh Karyakari Seva Sahkari Mandali released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No. 1238, dated 18.09.1990).

Thereafter one of the land owner Hemuben Wd/o. Ramubhai Malubhai died on dtd.02.07.1991 leaving behind her heirs namely : Popatbhai Ramabhai, Raghubhai Ramabhai, Manilal Ramabhai, Babuben Ramabhai, Rajiben Ramabhai and Devuben Ramabhai.

(Reference : Revenue Entry No. 1381, dated 08.06.1995).

Thereafter Popatbhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, Manilal Ramabhai in his individual capacity as well as being Karta and manager of his HUF, Babuben D/o. Ramabhai, Rajiben D/o. Ramabhai, Devuben D/o. Ramabhai and Raghubhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF sold and conveyed the undivided land admeasuring : He.Are.Sq. Mtrs. : 0-81-79 to Prahladbhai Kashibhai and Govindbhai Ramjibhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad vide Sr. No. 1524 dtd.10.04.2000.

(Reference : Revenue Entry No. 1503, dated 16.04.2000).

Thereafter Govindbhai Ramabhai alias Ramjibhai died on dtd.28.07.2000 as well Motiben Govindbhai also died on dtd.08.07.2000 leaving behind heirs namely : Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai, Rajeshbhai Govindbhai, Lilaben Govindbhai and Shardaben Govindbhai.

(Reference : Revenue Entry No. 1511, dated 10.09.2000).

Thereafter out of aforesaid land owners Lilaben Govindbhai and Shardaben Govindbhai waived their rights in favour of Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai, Rajeshbhai Govindbhai, accordingly their names were deleted from the revenue record.

(Reference : Revenue Entry No. 1513, dated 10.09.2000).

Thereafter Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai and Rajeshbhai Govindbhai executed Irrevocable Power of Attorney Holder in favour of Niteshkumar Chimanbhai duly Notarized in book of Notary Advocate Jigisha P. Shah vide Sr. No. G/255/04,



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025



: 4 :

dated 18.06.2004 for their Undivided Share of the said land admeasuring: He.Are.Sq. Mtrs. : 0-81-79.

Thereafter Prahladbhai Kashibhai, Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai and Rejshbhai Govindbhai sold and conveyed the their Undivided land admeasuring: He.Are.Sq. Mtrs. : 0-55-63 to Bhagubhai Gangarambhai, Kamleshbhai Gordhanbhai, Dipakbhai Somabhai and Hasmukhbhai Dayaljibhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 3 (Memnagar) vide Sr. No. 778 dtd.30.01.2006. The aforesaid Sale Deed was executed by (1) Prahladbhai Kashibhai and Niteshkumar Chimanbhai being the Power of Attorney Holder of (2) Chimanbhai Govindbhai, (3) Chhanabhai Govindbhai, (4) Dineshbhai Govindbhai and (5) Rajeshbhai Govindbhai.

(Reference : Revenue Entry No. 1617, dated 24.02.2006).

Thereafter Prahladbhai Kashibhai, Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai and Rejshbhai Govindbhai sold and conveyed the balance Undivided land admeasuring: He.Are.Sq. Mtrs. : 0-26-16 to Bhagubhai Gangarambhai, Kamleshbhai Gordhanbhai, Dipakbhai Somabhai alias Sombhai and Hasmukhbhai Dayaljibhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 3 (Memnagar) vide Sr. No. 7285 dtd.12.05.2008. The aforesaid Sale Deed was executed by (1) Prahladbhai Kashibhai and Niteshkumar Chimanbhai being the Power of Attorney Holder of (2) Chimanbhai Govindbhai, (3) Chhanabhai Govindbhai, (4) Dineshbhai Govindbhai and (5) Rajeshbhai Govindbhai.

(Reference : Revenue Entry No. 1730, dated 15.05.2008 but the said entry was rejected due to technical reason).

(Reference : Revenue Entry No. 1735, dated 06.06.2008).

Remark :- (1) The above referred both Sale Deed were confirmed by Chimanbhai Govindbhai, Chhanabhai Govindbhai, Dineshbhai Govindbhai and Rejshbhai Govindbhai by way of executing Confirmation Deed duly Notarized in the book of Notary Advocate Rajesh S. Patel vide Sr. No. B-363/2008, dated 29.07.2008.

(2) as well the registered Sale Deed vide Sr. No. 1524/2000, 778/2006 & 7285/2008 were confirmed by the erstwhile land owners i.e. (1) Popatbhai Ramabhai in his individual capacity as



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com



: 5 :

well as being Karta and manager of his HUF, (2) Raghubhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (3) Manilal Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (4) Rajiben D/o. Ramabhai, (5) Devuben D/o. Ramabhai and (6) Legal heirs of late Babuben D/o. Ramabhai namely : (A) Zenabhai Gandabhai, Velabhai Gandabhai, Punjabhai Gandabhai, Kashiben Gandabhai, Kankuben Gandabhai and Zaruben Gandabhai by way of executing Confirmation Deed registered in the office of Sub Registrar Ahmedabad – 3 (Memnagar) vide Sr. No. 10099, dated 29.07.2008.

One of the land owner of balance unsold land Babuben D/o. Ramabhai Malubhai W/o. Gandabhai died on dtd.26.05.2007 leaving behind her heirs namely : Zenabhai Gandabhai, Velabhai Gandabhai, Punjabhai Gandabhai, Kashiben Gandabhai, Kankuben Gandabhai and Zaruben Gandabhai.

(Reference : Revenue Entry No. 1745, dated 18.08.2008).

Thereafter (1) Popatbhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (2) Raghubhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (3) Manilal Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (4) Rajiben D/o. Ramabhai, (5) Devuben D/o. Ramabhai and (6) legal heirs of late Babuben D/o. Ramabhai namely : (A) Zenabhai Gandabhai, Velabhai Gandabhai, Punjabhai Gandabhai, Kashiben Gandabhai, Kankuben Gandabhai and Zaruben Gandabhai sold and conveyed the balance unsold land admeasuring : He.Are.Sq. Mtrs. : 0-16-35 to Bhagubhai Gangarambhai, Kamleshbhai Gordhanbhai, Dipakbhai Somabhai alias Sombhai and Hasmukhbhai Dayaljibhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad - 3 (Memnagar) vide Sr. No. 10095 dtd.29.07.2008 (order dtd.01.08.2008).

(Reference : Revenue Entry No. 1747, dated 18.08.2008).

Remark : (1) Popatbhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (2) Raghubhai Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (3) Manilal Ramabhai in his individual capacity as well as being Karta and manager of his HUF, (4) Rajiben D/o. Ramabhai, (5) Devuben D/o. Ramabhai and (6) legal heirs of late Babuben D/o. Ramabhai namely : (A) Zenabhai Gandabhai, Velabhai Gandabhai, Punjabhai Gandabhai, Kashiben Gandabhai, Kankuben Gandabhai and Zaruben Gandabhai



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025



: 6 :

executed power of Attorney in favour of Bhagubhai Gangarambhai, Kamleshbhai Gordhanbhai, Dipakbhai Somabhai alias Sombhai and Hasmukhbhai Dayaljibhai duly Notarized in the book of Notary Advocate Parimal B. Parikh vide Sr. No. 464/2008, dated 29.07.2008.

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Hebatpur Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. PFR/102011/275/L/1, dated 17.03.2012. (Ref.: Revenue Entry No. 1909, dated 03.05.2012).

The land bearing Block No. 234 admeasuring about : 9814 Sq. Mtrs. included in Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj) and allotted Final Plot No. 211, admeasuring about : 4907 Sq. Mtrs.

Thereafter above referred owner-occupier applied to convert the Final Plot No. 211 admeasuring 4907 Sq. Mtrs. from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the land from Agricultural Land into Non Agricultural Land for Multipurpose Use by his / her order No.: CB/Land-1/NA/SR-1002/2017/FMPS No. 305792, dtd.20.07.2018.

(Reference : Revenue Entry No. 2168, dated 20.08.2018).

As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation vide Opinion No. Naryo.No.301 (Bhadaj-Hebatpur-Shilaj) Case No. 217/15473, the land bearing Block No. 234 Paiki admeasuring about : 9814 Sq. Mtrs. was given confirmed Final Plot No. 211, admeasuring about : 4907 sq. mtrs.

Thereafter Hasmukhbhai Dayaljibhai sold and conveyed his undivided share of the Final Plot land admeasuring : 139.10 Sq. Mtrs. to Bhagubhai Gangaram with confirmation of Kamleshbhai Gordhanbhai and Dipakkumar Somabhai alias Sombhai by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad - 9 (Bopal) vide Sr. No. 1846, dtd.11.02.2021.

(Reference : Revenue Entry No. 2320, dated 01.03.2021).



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com



: 7 :

And by that the said Property being Multipurpose Use Non Agricultural land bearing Final Plot No. 211 {As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation } admeasuring about : 4907 sq. mtrs. (allotted in lieu of Block No. 234 Paiki admeasuring about : 9814 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) came to the absolute ownership and possession of **(1) Bhagubhai Gangarambhai Patel, (2) Kamleshbhai Gordhanbhai Patel, (3) Dipakkumar Somabhai alias Sombhai Patel and (4) Hasmukhbhai Dayaljibhai Patel.**

Thereafter **(1) Bhagubhai Gangarambhai Patel, (2) Kamleshbhai Gordhanbhai Patel, (3) Dipakkumar Somabhai alias Sombhai Patel and (4) Hasmukhbhai Dayaljibhai Patel** sold and conveyed the said property to **Saraswati Structures LLP**, a Limited Liability Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad - 9 (Bopal) vide Sr. No. 11734, dtd.13.07.2023.

(Reference : Revenue Entry No. 2529, dated 18.07.2023).

Thereafter the **Saraswati Structures LLP**, a Limited Liability Partnership Firm, decided to construct a scheme of Residential Flats (Apartments) in the aforesaid land in the name of **"SKYZENIA"**. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. **BHNTS/NWZ/290122/CGDCRV/A5634/R1/M1** dtd.08.04.2025. Accordingly Commencement Letter (Rajachitthi) vide its No. **06586/290122/A5634/R1/M1** dtd.08.04.2025 has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

And since then the said property i.e. Property being Multipurpose Use Non Agricultural land bearing Final Plot No. 211 {As per Opinion dtd.07.11.2020 of Chief City Planner, City Planning Department, Ahmedabad Municipal Corporation} admeasuring about : 4907 sq. mtrs. (allotted in lieu of Block No. 234 Paiki admeasuring about : 9814 Sq.Mtrs.) of Town Planning Scheme No. 301 (Bhadaj-Hebatpur-Shilaj), situated, lying and being at Moje Hebatpur, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Residential Flats (Apartments) named as **"SKYZENIA"**



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025



: 8 :

in/upon the aforesaid land belonging to **Saraswati Structures LLP**, a Limited Liability Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1993 to 2024 (running – 2025) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar” dtd.09.04.2022 regarding the said property in the name of previous land owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, we have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **Saraswati Structures LLP**, a Limited Liability Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. **BHNTS/NWZ/290122/CGDCRV/A5634/R1/M1** dtd.08.04.2025.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Unpaid dues (if any).

DATED THIS 29th DAY OF APRIL, 2025




Maulik D. Modi

Advocate
(Enrollment No. G / 997 / 2002)
(P.T.O.)

609-614, 6th Floor, “B” Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928 |
modilawfirm@gmail.com

Ref. No. :

Date : 29 / 04 / 2025



: 9 :

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.

