



CSA

218, Gold Souk Complex, B/h Sapphire Complex, Opp. Body Line, C. G. Road, Ahmedabad 380 006 Phone : 079-66312256

Ref.No. CSA/JDP/3836/2025

Date: 6-8-2025

To,
AKSHAR CREATION LLP.
Ahmedabad.

TITLE CERTIFICATE

Ref : TITLE CERTIFICATE of Non-Agriculture land bearing Final

Plot No. 139 of T.P. Scheme No. 57 admeasuring about 2486-90 Sq.Mtrs.(Area Not in possession admeasuring about 62-10 Sq.Mtrs.) of total 2549 Sq.Mtrs. (Erstwhile Survey/Block No. 80 admeasuring about 4249 Sq.Mtrs.) situate, lying, and being at Mouje: Chharodi, Taluka: Ghatlodiya and Registration Sub-District: Ahmedabad and District: Ahmedabad and belonging to AKSHAR CREATION LLP.



THIS IS TO STATE THAT, We have caused searches to be taken of relevant revenue records available from the Talati Office, City Survey Office and records available from the office of the Sub-Registrar of Assurances for a period of last about thirty years through my Search Clerk. On the basis of the same, We are of the opine that the titles of Non-Agriculture land bearing Final Plot No. 139 of T.P. Scheme No. 57 admeasuring about 2486-90 Sq.Mtrs.(Area Not in possession admeasuring about 62-10 Sq.Mtrs.) of total 2549 Sq.Mtrs. (Erstwhile Survey/Block No. 80 admeasuring about 4249 Sq.Mtrs.) situate, lying, and being at Mouje: Chharodi, Taluka: Ghatlodiya and Registration Sub-District: Ahmedabad and District: Ahmedabad and belonging to AKSHAR CREATION LLP.shall be clear, marketable and free from all encumbrances and beyond reasonable doubts subject to :-

- a) Usual Declaration-cum-Indemnity on title being made by the owners and also confirming the aforesaid facts and circumstances.
- b) Confirmations of major members of HUF and safeguards of minors being protected.
- c) Clearance of Charges, If any.
- d) Charge of TATA CAPITAL HOUSING FIANANCE LIMITED of Rs. 4,66,00,000=00, being cleared.
- e) Terms and condition laid down in NA Order.
- f) Laws applicable and in force to effect legally and properly sale, transfer or other transaction with respect to the said land.

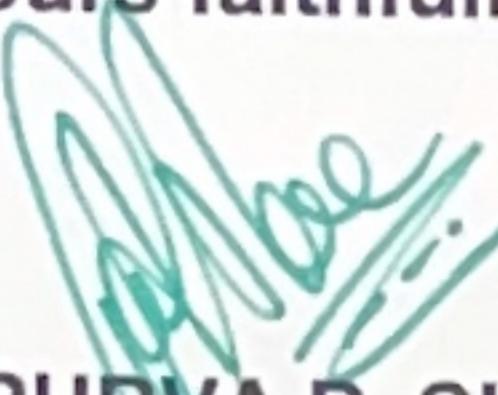




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g) **Search of complete registration record is not available due to tearing of pages of Books available for inspection.**

Yours faithfully,


APURVA P. SHAH
ADVOCATE
(Reg. No. G/1019/2009)

