

To,
M/s. Aashray Projects,
a Partnership Firm
Ahmedabad.



TITLE CERTIFICATE

Re.:- Multipurpose use Non Agricultural land bearing Final Plot No. 79/1 admeasuring about : 6515 Sq. Mtrs. (allotted in lieu of Block No. 253/A admeasuring about : 9308 Sq. Mtrs.) of Town Planning Scheme No. 215 (Ambali), situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Commercial cum Residential Units named as "AASHRAY AURUM" in/upon the aforesaid land belonging to M/s. Aashray Projects, 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 to M/s. Aashray Projects, a Partnership Firm, to the Multipurpose use Non Agricultural land bearing Final Plot No. 79/1 admeasuring about : 6515 Sq. Mtrs. (allotted in lieu of Block No. 253/A admeasuring about : 9308 Sq. Mtrs.) of Town Planning Scheme No. 215 (Ambali), situated, lying and being at Moje Ambli, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal) alongwith the projection of proposed scheme of Commercial cum Residential Units named as "AASHRAY AURUM" in/upon the aforesaid land and have caused to be taken searches of available revenue record and registration record for last about 30 years and in pursuance of the facts narrated in title report issued alongwith this title certificate and from publishing public notice in daily news paper "Gujarat Samachar" dtd.19.10.2020 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, provided by the property holder, and information, 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.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case Nos. BHNTI/NWZ/031121/CGDCRV/A5350/R0/M1, BHNTS/NWZ/031121/CGDCRV/A5351/R0/M1 & BHNTS/NWZ/031121/CGDCRV/A5352/R0/M1 dtd.25.01.2022.

(P.T.O.)

9B-10, 4th Floor, "100 Drive In Road",
Beside Rajvi Tower, Nr. Gurukul Temple,
Drive In Road, Memnagar, Ahmedabad-380052.
+91-79-40072828 | 9824103112
+91-79-40071928
maulikmodi_associates@yahoo.com
modilawfirm@gmail.com



: 2 :

(3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 02nd DAY OF FEBRUARY, 2022




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.