

TITLE CERTIFICATE

To,
Saanvi Nirmaan Homes,
Office 217-218, Raviza Plaza,
Opposite Rambaug, Thaltej-Shilaj Road,
Ahmedabad – 380059:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the “**said Land**”):

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1. PREFACE:

We have been instructed by **Saanvi Nirmaan Homes** (hereinafter referred to as the “**Owner**”) to investigate its title to the said Land.

2. DISCLAIMERS:

- (a) This Title Certificate is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the

information provided to us during the course of our verification of such records and which we have assumed to be the case. We therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us/gathered by us.

- (c) Unless specifically stated otherwise in the main section of this Title Certificate, we do not comment on whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and/or the information provided to us have been complied with or not.
- (d) For the purpose of preparation of this Title Certificate we have conducted searches at the office of the concerned Sub-Registrar for the past 30 years. However, searches at the office of the above mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. We were assigned to ascertain the devolution of title of the said Land for the period of last 30 years. However, where possible we have endeavored to ascertain the title beyond the said 30 years. However, we disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this Title Certificate.
- (e) We have only ascertained the title to the said Land from the revenue records and we have not commented on the statutory, user, development and environmental permissions required for the development on the said Land.



(f) We have not undertaken any on-site verification of the said Land, not carried out verification of any negative Court proceedings before any Court/ Forum/ Authority, not verified any acquisition by any Government/ Semi-Government authorities other than that mentioned in the revenue records and therefore, disclaim any responsibility with regard to details relating to such aspects.

(g) This Title Certificate has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.

3. **SCHEDULE OF THE SAID LAND:**

All that piece and parcel of the land bearing Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and bounded as follows:

East :	12 mtrs. Wide Road
West :	Land bearing Block No. 417
North :	24 mtrs. Wide Road
South :	Land bearing Block No. 417

4. **DEVOLUTION OF TITLE OF THE SAID LAND:**

Based on the perusal of revenue records and other documents, the devolution of Title of the said Land is as under:

while Survey No. 333/1:

The revenue records indicate that originally the land bearing Survey No. 333/1 was in the ownership of Patel Veribhai Maganbhai. Subsequently, he

- (a) Village Form no. 7/12 of the said Land;
- (b) Mutation entries in Form No. 6 relating to the said Land;
- (c) Copy of Form "F";
- (d) Copy of Plant Plan;
- (e) Copy of the Zoning Certificate dated 11.10.2017;
- (f) Copy of the Letter dated 16.11.2017 bearing no. Naryo/ No. 2 (Ghuma)/ Case No. 114/ 396'
- (g) Copy of the Order dated 12.2.2018 bearing no. CB/ CTS-1/ NA/ SR 652/ 2017;
- (h) Copy of the Letter issued by the Mamlatdar, Dascroi, Ahmedabad dated 25.9.2018 bearing no. MCC/ Coping Register No. 522/ 2018; and
- (i) Copy of the Sale Deed dated 8.6.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 6451.

6. **SEARCH IN THE REVENUE RECORDS:**

We have conducted search in the office of the concerned authority on 4.10.2018 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued a public notice in local newspaper "Divya Bhaskar, Ahmedabad Edition" on 29.9.2017 (copy of which is annexed hereto as **Annexure-III**) and pursuant to said public notice we have not received any objections.

8. **STATUS OF THE SAID LAND:**

Village Form No. 7 as on date reflects the tenure of the said Land to be non-cultural land for residential and commercial purposes in a manner as appearing clause 4 (w) above.

9. **FINAL OBSERVATIONS:**

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove; the *Owner* viz. *Saanvi Nirmaan Homes* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 20TH DAY OF OCTOBER, 2018

For,

Partner