



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo. No. 92288 88392

TITLE CERTIFICATE

Ref : Title Clearance Certificate of Non-Agricultural land bearing
(a) Sub - Plot No. 51 (Final Plot No. 6 / 51 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 770 sq.mtrs (as per Final Plot admeasuring 407 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4936 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 770 sq. mtrs. belonging to **Rakeshbhai Manilal Patel**, (b) Sub - Plot No. 55 (Final Plot No. 6 / 65 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 732 sq.mtrs (as per Final Plot admeasuring 401 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4939 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 732 sq. mtrs. belonging to **Dipixaben Rakeshbhai Patel &** (c) Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. belonging to **Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel** situated in **Aparnnagar Co-Operative Housing Society LTD.** situated on the land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya, Taluka - Ghatlodiya, District -

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(Advocate)

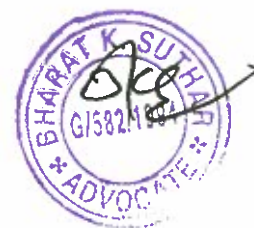
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Ahmedabad & Sub-District - Ahmedabad - 2 (Vadaj) and
all they agreed to be developed by S R Developers, a
Partnership Firm (Developer).

Under the instruction of my client I have investigated the title of
above mentioned land and Search taken by our office clerk and he has
taken last 30 years search of revenue record and sub registrar record
index - II register, Some of Sub-registrar record damages or not
available.

I have investigated the title of Non-Agricultural land bearing (a)
Sub - Plot No. 51 (Final Plot No. 6 / 51 allotted under the scheme No.
28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 770 sq.mtrs (as
per Final Plot admeasuring 407 sq.mtrs.) of Open Plot land merging
into City Survey and land is given City Survey No. 4936 of City Survey
Ward - Ghatlodiya - 1 and its area is fixed to the extent of 770 sq. mtrs.
belonging to **Rakeshbhai Manilal Patel**, (b) Sub - Plot No. 55 (Final
Plot No. 6 / 65 allotted under the scheme No. 28 {Ghatlodiya - Sola -
Chandlodiya}) admeasuring 732 sq.mtrs (as per Final Plot admeasuring
401 sq.mtrs.) of Open Plot land merging into City Survey and land is
given City Survey No. 4939 of City Survey Ward - Ghatlodiya - 1 and
its area is fixed to the extent of 732 sq. mtrs. belonging to **Dipixaben
Rakeshbhai Patel** & (c) Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted
under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya})
admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.)
of Open Plot land merging into City Survey and land is given City



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Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. belonging to **Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel** situated in **Aparnnagar Co-Operative Housing Society LTD.** situated on the land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya, Taluka - Ghatlodiya, District - Ahmedabad & Sub-District - Ahmedabad - 2 (Vadaj) and all they agreed to be developed by **S R Developers, a Partnership Firm (Developer)** and more particularly described in the schedule and I certify that the titles of this land is clear, marketable and free from any charges encumbrances and also free from reasonable doubts subject to.

1. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.

Place : Ahmedabad.

Date : August 25, 2021.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

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B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
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To,

Rakeshbhai Manilal Patel & others (Owner)

and agreed to be developed by

S R Developers, a Partnership Firm (Developer)

EL-10, Gokul Complex, A-One

School, Memnagar, Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing (a) Sub - Plot No. 51 (Final Plot No. 6 / 51 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 770 sq.mtrs (as per Final Plot admeasuring 407 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4936 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 770 sq. mtrs. belonging to **Rakeshbhai Manilal Patel**, (b) Sub - Plot No. 55 (Final Plot No. 6 / 65 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 732 sq.mtrs (as per Final Plot admeasuring 401 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4939 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 732 sq. mtrs. belonging to **Dipixaben Rakeshbhai Patel & (c) Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey**



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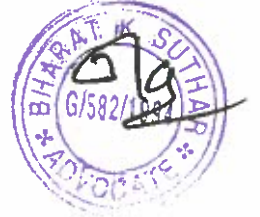
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No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. belonging to **Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel** situated in **Aparnnagar Co-Operative Housing Society LTD.** situated on the land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya, Taluka - Ghatlodiya, District - Ahmedabad & Sub-District - Ahmedabad - 2 (Vadaj) and all they **agreed to be developed by S R Developers, a Partnership Firm** having it's Regd. Office at : EL-10, Gokul Complex, A-One School, Memnagar, Ahmedabad.



In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirty years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

1. Originally above said entire land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya were on the name of various person and all they sold and conveyed said entire land to **Aparnnagar Co-Operative Housing Society LTD.** and different sale deed for the same were registered with sub-



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registrar in the year of June - 1970, July - 1970 & September - 1970 and name of said Society is running in revenue records.

2. Above said land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya were granted permission for Non - Agricultural use of land by Taluka Development Officer, Taluka City, Ahmedabad on 03rd June, 1974 under their order No. T-P-L-N-D-P-H-R-459. Which is currently in effect and has not been revoked.
3. Thereafter Taluka Development Officer, Taluka Panchayat, Ahmedabad has sanctioned plans of Sub - Plots on 10th May, 1976 under their letter No. T-P-JAMIN-GA-PI-S-R-118.
4. That the, Aparnnagar Co-Operative Housing Society LTD. was registered under provisonal of Gujarat Co-Operative Societies Act, 1961 under Registration No. GH - 3676 on 26th February, 1970.

HISTORY OF SUB - PLOT NO. 51 (CITY SURVEY NO. 4936) :-

5. Originally, Jayendrabhai Babubhai Mehta has paid necessary land contribution, share contributions and other funds to the "Said Society" and in lieu thereof the "Said Society" has allotted ownership rights of **Sub-plot No. 51** situated in Aparnnagar Co-Operative Housing Society LTD. together with rights of membership and rights to use common amenities and facilities of the "Said Society" and thereafter "Said Society" has issued Share Certificate No. 81 bearing Distinctive Nos. 401 to 405, dated 30-06-1970.





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6. Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 28 (Ghatlodiya - Sola - Chandlodiya) and land bearing Sub-plot No. 51 having plot area admeasuring 770 sq. mtrs. was given Final Plot No. 6 / 51 and its area is fixed to the extent of 407 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
7. Above said property was included in City Survey ward - Ghatlodiya - 1 and allotted area of 770 sq.mtrs. of City Survey No. 4936.
8. Thereafter, the owner of the said property namely Jayendrabhai Babubhai Mehta had sold and conveyed said property bearing Sub - Plot No. 51 (Final Plot No. 6 / 51 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 770 sq.mtrs (as per Final Plot admeasuring 407 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4936 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 770 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society LTD. to Rakeshkumar Manilal Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 1939 dated 10-04-1995 and society had transferred above said property on the name of Rakeshkumar Manilal Patel as a member &





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resolution for the same was passed on 26th March, 1996 under Resolution No. 116 and also entry to that effect was entered in the city survey record vide mutation entry No. 5 dated 04-06-2002. which was CERTIFIED by competent authority on 08-07-2002.

HISTORY OF SUB - PLOT NO. 55 (CITY SURVEY NO. 4939) :-

9. Originally, Kantaben Kantilal Modi has paid necessary land contribution, share contributions and other funds to the "Said Society" and in lieu thereof the "Said Society" has allotted ownership rights of **Sub-plot No. 55** situated in Aparnnagar Co-Operative Housing Society LTD. together with rights of membership and rights to use common amenities and facilities of the "Said Society" and thereafter "Said Society" has issued Share Certificate No. 41 bearing Distinctive Nos. 201 to 205, dated 31-03-1970.
10. Above said property was included in City Survey ward - Ghatlodiya - 1 and allotted area of 732 sq.mtrs. of City Survey No. 4939.
11. Thereafter, owner of said property Kantaben Kantilal Modi namely expired on 04-06-1990. At the time of her death Nareshbhai Kantilal Modi was only his legal heir and society had transferred above said property on the name of Nareshbhai Kantilal Modi as a member & resolution for the same was passed on 14th August, 2002 and also entry to that effect was entered in the city survey





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record vide mutation entry No. 1 dated 24-09-2002. which was CERTIFIED by competent authority on 19-10-2002.

12. Thereafter, the owner of the said property namely Nareshbhai Kantilal Modi had sold and conveyed said property bearing Sub - Plot No. 55 (Final Plot No. 6 / 65 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 732 sq.mtrs (as per Final Plot admeasuring 401 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4939 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 732 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society LTD. to Dipixaben Rakeshbhai Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 3031 dated 05-09-2002 and society had transferred above said property on the name of Dipixaben Rakeshbhai Patel as a member & resolution for the same was passed on 27th September, 2002 under Resolution No. 9 and also entry to that effect was entered in the city survey record vide mutation entry No. 3 dated 24-09-2002. which was CERTIFIED by competent authority on 30-11-2002.

13. Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No.28 (Ghatlodiya - Sola - Chandlodiya) and land bearing Sub-plot No. 55 having plot area admeasuring 732 sq. mtrs. was given Final Plot No. 6 / 65 and its area is fixed to the extent of





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401 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.

HISTORY OF SUB - PLOT NO. 63 (CITY SURVEY NO. 4951) :-

14. Originally, Vrajlal Gordhandas Gami have paid necessary land contribution, share contributions and other funds to the "Said Society" and in lieu thereof the "Said Society" has allotted ownership rights of **Sub-plot No. 63** situated in Aparnnagar Co-Operative Housing Society LTD. together with rights of membership and rights to use common amenities and facilities of the "Said Society" and thereafter "Said Society" has issued Share Certificate No. 123 bearing Distinctive Nos. 611 to 615, dated 26-11-1975 (Duplicate Share issued on 09-03-2016).
15. Thereafter, owner of the said property namely Vrajlal Gordhandas Gami sold and conveyed above said property to Smita Mahendrakumar Modi, Renukaben Sureshchandra Modi & Jyotsanaben H. Modi in the year of 1979. At that time Deed of Sale was not compulsory for the properties of Co-Operative Housing Society Limited. So, By having resignation from Vrajlal Gordhandas Gami, Society had Transferred above said property on the name of Smita Mahendrakumar Modi, Renukaben Sureshchandra Modi & Jyotsanaben H. Modi as a member & resolution for the same was passed on 30th April, 1979 under Resolution No. 32.





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16. Above said property was included in City Survey ward - Ghatlodiya - 1 and allotted area of 759 sq.mtrs. of City Survey No.4951.
17. Thereafter, the owners of the said property namely Smita Mahendrakumar Modi, Renukaben Sureshchandra Modi & Jyotsanaben H. Modi had sold and conveyed said property bearing Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society LTD. to Bhagawatiben Lallubhai Desai by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 2607 dated 12-04-2006 and society had transferred above said property on the name of Bhagawatiben Lallubhai Desai as a member & resolution for the same was passed on 21st December, 2015 and also entry to that effect was entered in the city survey record vide mutation entry No. 207 dated 03-06-2008. which was CERTIFIED by competent authority on 11-07-2008.
18. Thereafter, the owner of the said property namely Bhagawatiben Lallubhai Desai had sold and conveyed said property bearing Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759



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sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society LTD. to Sandesh Prokon Private Limited (Old Name - M/s. Satyesh Infrastructure and thereafter Sandesh Infotech Pvt. Ltd.) by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 7903 dated 11-05-2010 and society had transferred above said property on the name of Sandesh Prokon Private Limited as a member & resolution for the same was passed on 10th January, 2016 and also entry to that effect was entered in the city survey record vide mutation entry No. 419 dated 18-08-2010. which was CERTIFIED by competent authority on 18-01-2011.

19. Thereafter, the owner of the said property namely Sandesh Prokon Private Limited (Old Name - M/s. Satyesh Infrastructure and thereafter Sandesh Infotech Pvt. Ltd.) had sold and conveyed said property bearing Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society



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LTD. to Indrajit Lakhaji Vaghela by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 13979 dated 05-08-2010. In said deed of sale Ishwarbhai Bababhai Patel remain there presence as confirming party and society had transferred above said property on the name of Indrajit Lakhaji Vaghela as a member & resolution for the same was passed on 10th February, 2016 and also entry to that effect was entered in the city survey record vide mutation entry No. 420 dated 18-08-2010. which was CERTIFIED by competent authority on 18-01-2011.

20. Thereafter, the owner of the said property namely Indrajit Lakhaji Vaghela had sold and conveyed said property bearing Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. situated in Aparnnagar Co-Operative Housing Society LTD. to Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 2185 dated 22-02-2016 and society had transferred above said property on the name of Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel as a member & resolution for the same was passed on 08th May, 2016 under Resolution No. 4 and also entry to that



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effect was entered in the city survey record vide mutation entry No. 2417 dated 30-04-2016. which was CERTIFIED by competent authority on 04-07-2016.

21. Thereafter, the provisions of Gujarat Town Planning and Urban Development Act, 1976 were made applicable to the land in question and the land in question was merged in Town Planning Scheme No. 28 (Ghatlodiya - Sola - Chandlodiya) and land bearing Sub-plot No. 63 having plot area admeasuring 759 sq. mtrs. was given Final Plot No. 6 / 54 and its area is fixed to the extent of 387 sq. mtrs. and Form No. F was issued in accordance with the provision of Rule 21 and 35 of the Rules made under the said Act.
22. Thereafter, owner of the said property namely Rakeshkumar Manilal Patel, Dipixaben Rakeshkumar Patel & Sani Rakeshkumar Patel granted leased above said property bearing Final Plot No. 6/51, 6/54 & 6/65 of Town Planning Scheme No. 28 allotted in lieu of City Survey No. 4936, 4939 & 4951 all Paiki admeasuring about 12.98 sq.mtrs. of Mouje - Ghatlodiya to Torrent Power Limited, a company by Lease deed registered in the office in Sub-Registrar of the Assurances at Ahmedabad - 2 (Vadaj) under serial No. 10334 dated : 22-06-2021.
23. It has been observed by us that, the owner of the said property namely Rakeshkumar Manilal Patel, Dipixaben Rakeshkumar Patel & Sani Rakeshkumar Patel had executed Deed of

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Development in favour of S R Developers, a Partnership Firm, through its all partner Sani Rakeshkumar Patel & Rakeshkumar Manilal Patel registered in the Office of the Sub Registrar of Assurances at Ahmedabad under Sr. No. 14505 date 23-08-2021 whereby the development rights are given to said partnership firm.

24. We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
25. The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.
26. This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Ahmedabad.
27. This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.



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28. As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the titles.

UNDER THE CIRUMSTANCES, We hereby certify that in respect to non-agriculture land bearing (a) Sub - Plot No. 51 (Final Plot No. 6 / 51 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 770 sq.mtrs (as per Final Plot admeasuring 407 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4936 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 770 sq. mtrs. belonging to **Rakeshbhai Manilal Patel**, (b) Sub - Plot No. 55 (Final Plot No. 6 / 65 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 732 sq.mtrs (as per Final Plot admeasuring 401 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4939 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 732 sq. mtrs. belonging to **Dipixaben Rakeshbhai Patel** & (c) Sub - Plot No. 63 (Final Plot No. 6 / 54 allotted under the scheme No. 28 {Ghatlodiya - Sola - Chandlodiya}) admeasuring 759 sq.mtrs (as per Final Plot admeasuring 387 sq.mtrs.) of Open Plot land merging into City Survey and land is given City Survey No. 4951 of City Survey Ward - Ghatlodiya - 1 and its area is fixed to the extent of 759 sq. mtrs. belonging to **Sani Rakeshkumar Patel & Rakeshbhai Manilal Patel** situated in **Aparnnagar Co-Operative Housing Society LTD.** situated



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on the land of Survey No. 108, 109/1, 109/2, 110, 111, 112, 114, 115, 116, 117, 119/1, 119/2, 120, 121, 122/1 & 384 Paiki of Mouje - Ghatlodiya, Taluka - Ghatlodiya, District - Ahmedabad & Sub-District - Ahmedabad - 2 (Vadaj) and all they **agreed to be developed by S R Developers, a Partnership Firm** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....,

1. All original/Xerox papers and latest documents i.e. Usual Declaration, Sale Deed, and copies of revenue record, old deed, Govt. Permission etc. should be verify.
2. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
3. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : August 25, 2021.

Bharat Kantilal Suthar. Advocate

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