

Ref. No. :

Date : 12 / 03 / 2016

To,
(1) Bharatbhai Bhikhabhai Patel & Ors.
Ahmedabad.



TITLE CERTIFICATE

Re:- Non Agricultural land bearing Final Plot No. 468+481+483 admeasuring about 6228 sq. mtrs. (allotted in lieu of (1) Revenue Survey No.216/3/1 admeasuring about He.Are.Sq.Mtrs.: 0-40-47 paiki, He.Are.Sq.Mtrs.: 0-38-03, (2) Revenue Survey No.216/14 admeasuring about He.Are.Sq.Mtrs.: 0-09-10, (3) Revenue Survey No.216/16 admeasuring about He.Are.Sq.Mtrs.: 0-18-21, (4) Revenue Survey No.216/3/2 admeasuring about He.Are.Sq.Mtrs.: 0-40-47 paiki, He.Are.Sq.Mtrs.: 0-38-46 totally admeasuring about 10380 sq. mtrs.) of Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Ahmedabad City West, in the Registration District of Ahmedabad and Sub District of Ahmedabad-13 (City West) alongwith ongoing construction of scheme of residential flats and commercial shops in / upon the aforesaid land in the name of **"UTSAV ELEGANCE"** out of which land admeasuring 3920.40 sq. mtrs. belong to (A)(1) Bharatbhai Bhikhabhai Patel (2) Rajeshbhai Bhikhabhai Patel (3) Binduben Bharatbhai Patel (4) Rishabh Bharatbhai Patel (5) Vandanaben Rajeshbhai Patel (6) Yash Rajeshbhai Patel (7) Aarushi Rajeshbhai Patel being the land owner and rest of the land admeasuring 2307.60 sq. mtrs. belong to (B) Jay Bhuyangdev Association being the land owner. (Hereinafter referred to as the said "Property")



THIS IS TO CERTIFY THAT, We have investigated the titles of (A)(1) Bharatbhai Bhikhabhai Patel (2) Rajeshbhai Bhikhabhai Patel (3) Binduben Bharatbhai Patel (4) Rishabh Bharatbhai Patel (5) Vandanaben Rajeshbhai Patel (6) Yash Rajeshbhai Patel (7) Aarushi Rajeshbhai Patel, and (B) Jay Bhuyangdev Association to the Non Agricultural land bearing Final Plot No. 468+481+483 admeasuring about 6228 sq. mtrs. (allotted in lieu of (1) Revenue Survey No.216/3/1 admeasuring about He.Are.Sq.Mtrs.: 0-40-47 paiki, He.Are.Sq.Mtrs.: 0-38-03, (2) Revenue Survey No.216/14 admeasuring about He.Are.Sq.Mtrs.: 0-09-10, (3) Revenue Survey No.216/16 admeasuring about He.Are.Sq.Mtrs.: 0-18-21, (4) Revenue Survey No.216/3/2 admeasuring about He.Are.Sq.Mtrs.: 0-40-47 paiki, He.Are.Sq.Mtrs.: 0-38-46 totally admeasuring about 10380 sq. mtrs.) of Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Ahmedabad City West, in the Registration District of Ahmedabad and Sub District of Ahmedabad-13 (City West) alongwith



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ongoing construction of scheme of residential flats and commercial shops in / upon the aforesaid land in the name of "UTSAV ELEGANCE" and have caused to be taken searches of available revenue and registration record for last about 30 years and from publishing public notice in daily news paper "Gujarat Samachar" dtd.27.07.2014 and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the terms and conditions laid down in N.A. Permission.
- (2) Use as per the Plans approved by the concerned Authority.
- (3) Rights of M/s. Utsav Builders, a partnership firm pursuant to the Development Agreements executed by land owners.
- (4) Booking / Allotment Rights of concerned Booking Holders / Allottees if made by the M/s. Utsav Builders, a partnership firm.

DATED THIS 12th DAY OF MARCH, 2016




Maulik D. Modi
Advocate

- Note (1)** 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.
- (2)** The revenue record for the year 1961 to 1974 has been destroyed due to fire and therefore the Revenue Record has been regenerated in the year 1975 therefore No Responsibility regarding any inconsistency (if any) found in future, shall be taken by me.