



MRUGESH PATEL

ADVOCATE

OFFICE : 301, Binali Complex, B/s., Satyam Skyline Flat, Opp. A.E.C. Zonal Office, Naranpura, Ahmedabad-380013. **M. :** +91-98259 26458 • **E-mail :** mrugesh72@rediffmail.com.

To,

“Shilp Buildcon”,

Ahmedabad.

TITLE CERTIFICATE

Re.:- Investigation of title to the property of **Plot No.3**, admeasuring Plot Area 316.05 Sq. Mtrs. or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as “Sardar Patel Colony”, situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2130 of Ward: T.P.19 Memnagar belonging a partnership firm “**M/s. Shilp Buildcon**”.



As per your instructions, I have gone through necessary searches made from the *legible and available* revenue record submitted by owner *and as per available* revenue and registration record (Index-II) of the Sub Registrar Office, Ahmedabad-3 (Memnagar) on dated 03/10/2020 having Application No.13096 & Receipt No.2020001020148 (computerized search for the year 1994 to 2020) and on dated 13/09/2022 having Application No.14472 & Receipt No.202200100029075 (computerized search for the year 2018 to 2022) and have gone through relevant file papers/deeds/documents/certificates submitted to me for scrutiny purpose and believing the same to be true and genuine, I am of the opinion that titles to the property in question shall be clear, marketable and free from reasonable doubts and encumbrances Subject To:

Resi. : 704, Abhijot Harmony, Opp. Chittavan, South Bopal Road, Bopal, Ahmedabad-380058.



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- (1) Usual Declaration being made on Title.
- (2) Fulfillment of the conditions laid down in the orders passed by the concerned authority for the land & construction.
- (3) Any other Rules, Act, Law if applicable.
- (4) Fulfillment of byelaws of the Sardar Patel Colony Co Operative Housing Society Limited.

As a part of investigation of title, I had published a Public Notice in the daily News Paper “**Divya Bhaskar**” on dated **27/09/2020** inviting any objection, claim, right or encumbrance if any in respect of the said land or any part thereof, but I have not received any claim or objection or claim in response thereof, and also I have issued a Title Certificate With Report on dated 04/11/2020 pursuant to it.

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of the property of **Plot No.3**, admeasuring Plot Area 316.05 Sq. Mtrs. or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as “Sardar Patel Colony”, situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2130 of Ward: T.P.19 Memnagar.

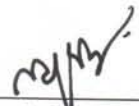
Note :- All original deeds/documents/papers are being verified.

:- It is informed that I have not found No Due Certificate for the said property, issued by the Sardar Patel Colony Co Operative Housing Society Limited therefore I insist to obtain the same.

:- Search taken with the government records in its *available and legible* conditions.

Place :- Ahmedabad.
Date :- 28-Sep-2022.




Mrugesh Patel
(Advocate)



MRUGESH PATEL

ADVOCATE

OFFICE : 301, Binali Complex, B/s., Satyam Skyline Flat, Opp. A.E.C. Zonal Office, Naranpura, Ahmedabad-380013. M. : +91-98259 26458 • E-mail : mrugesh72@rediffmail.com.

To,
"Shilp Buildcon",
Ahmedabad.

TITLE CERTIFICATE

Re.:- Investigation of title to the property of **Plot No.4** (Old Sub Plot No.10/A) admeasuring Plot Area 436 Sq. Yards or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as "Sardar Patel Colony", situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2129 of Ward: T.P.19 Memnagar belonging a partnership firm "**M/s. Shilp Buildcon**".



As per your instructions, I have gone through necessary searches made from the legible and available revenue record submitted by owner and as per available revenue and registration record (Index-II) of the Sub Registrar Office, Ahmedabad-3 (Memnagar) on dated 03/10/2020 having Application No.13096 & Receipt No.2020001020148 (computerized search for the year 1994 to 2020) and on dated 13/09/2022 having Application No.14472 & Receipt No.202200100029075 (computerized search for the year 2018 to 2022) and have gone through relevant file papers/deeds/documents/certificates submitted to me for scrutiny purpose and believing the same to be true and genuine, I am of the opinion that titles to the property in question shall be clear, marketable and free from reasonable doubts and encumbrances Subject To:



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- (1) Usual Declaration being made on Title.
- (2) Fulfillment of the conditions laid down in the orders passed by the concerned authority for the land & construction.
- (3) Any other Rules, Act, Law if applicable.
- (4) Fulfillment of byelaws of the Sardar Patel Colony Co Operative Housing Society Limited.

As a part of investigation of title, I had published a Public Notice in the daily News Paper “**Divya Bhaskar**” on dated **20/02/2019** inviting any objection, claim, right or encumbrance if any in respect of the said land or any part thereof, but I have not received any claim or objection or claim in response thereof, and also I have issued a Title Certificate With Report on dated 06/09/2019 pursuant to it.

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of the property of **Plot No.4** (Old Sub Plot No.10/A) admeasuring Plot Area 436 Sq. Yards or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as “Sardar Patel Colony”, situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2129 of Ward: T.P.19 Memnagar.

Note :- All original deeds/documents/papers are being verified.

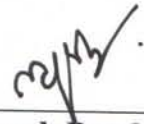
:- It is informed that I have not found No Due Certificate for the said property, issued by the Sardar Patel Colony Co Operative Housing Society Limited therefore I insist to obtain the same.

:- Search taken with the government records in its *available and legible* conditions.

Place :- Ahmedabad.

Date :- 28-Sep-2022.




Mrugesh Patel
(Advocate)



To,
"M/s. Shilp Buildcon"
Ahmedabad.

TITLE REPORT

Ref.: Investigation of title to the property of **Plot No.3**, admeasuring Plot Area 316.05 Sq. Mtrs. or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as "Sardar Patel Colony", situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2130 of Ward: T.P.19 Memnagar belonging a partnership firm "**M/s. Shilp Buildcon**".



As per the instructions, I have gone through necessary searches made for more than 22 years from the available records of revenue and registration (Index-II) of the Sub Registrar Office, Ahmedabad-3 (Memnagar) on dated 03/10/2020 having Application No.13096 & Receipt No.2020001020148 (computerized search for the year 1994 to 2020) and on dated 13/09/2022 having Application No.14472 & Receipt No.202200100029075 (computerized search for the year 2018 to 2022) and have gone through relevant deeds/documents/papers/ certificate available in the submitted file believing the same to be true, correct and genuine and have investigated the title to the land in question and also pursuant to sworn declaration of the owner, I hereby give my report on title as under:-

1. That the Sardar Patel Colony Co Operative Housing Society Limited is a society, registered under provisions of The Bombay Co Operative Societies Act, 1925 on dated 24/03/1950 under Registration No.B-781.
2. That the said property in question was recorded in the name of Jyotiben Chandrakant Amin and Manharbhai Ravjibhai Amin as an owner and occupier thereof, and it appears from a Share Certificate No.3 for FIFTEEN shares each of Rs.50/- bearing Distinctive Nos.31 to 45 for total Rs.750/-, issued by the Sardar Patel Colony Co Operative Housing Society Limited in her name on dated 17/03/1987.
3. Thereafter, Jyotiben Chandrakant Amin has released her undivided $\frac{1}{2}$ share in the property in favour of her Husband Chandrakant Ravjibhai Amin, and the Sardar Patel Colony Co Operative Housing Society Limited has passed a Resolution No.3 in its general meeting on dated 31/03/2015 and transferred



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- undivided $\frac{1}{2}$ share of Jyotiben Chandrakant Amin in said property in favour of Chandrakant Ravjibhai Amin and also accepted him as a joint member and shareholder of the society for said property with Manharbhai Ravjibhai Amin.
4. Thereafter, Manharbhai Ravjibhai Amin has released his undivided $\frac{1}{2}$ share in the property in favour of his Brother Chandrakant Ravjibhai Amin, and the Sardar Patel Colony Co Operative Housing Society Limited has passed a Resolution No.2 in its general meeting on dated 21/01/2020 and transferred undivided $\frac{1}{2}$ share of Manharbhai Ravjibhai Amin in said property in favour of Chandrakant Ravjibhai Amin and also accepted him as an absolute member and shareholder of the society for the said property.
 5. Thereafter, Jyotiben Chandrakant Amin has released her undivided $\frac{1}{2}$ share in the property in favour of her Husband Chandrakant Ravjibhai Amin by Release Deed, dated 25/09/2020, registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 25/09/2020 under Serial No.5870.
 6. Thereafter, Manharbhai Ravjibhai Amin has released his undivided $\frac{1}{2}$ share in the property in favour of his Brother Chandrakant Ravjibhai Amin by Release Deed, dated 25/09/2020, registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 01/10/2020 under Serial No.5871, and entry to that effect has been entered in city survey records by Entry No.7944 on dated 07/11/2020, duly certified by the competent authority in the city survey record on dated 17/12/2020.
 7. As a part of investigation of title, I have published a public notice in the daily News Paper "**Divya Bhaskar**" on **dated 27/09/2020** inviting any claim, rights or encumbrances if any in respect of the said property, Pursuant to which, I have not received any claim or objection in response thereof, and also I have issued a Title Certificate With Report on dated 04/11/2020 pursuant to it.
 8. Thereafter, Chandrakant Ravjibhai Amin has sold and conveyed the said property to a partnership firm "**M/s. Shilp Buildcon**" by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 05/11/2020 under Serial No.7380 AND I have not found necessary resolution about transfer of the said property issued by the Sardar Patel Colony Co Operative Housing Society Limited hence the same being obtained and verified, and entry to that effect has been entered in city survey records by Entry No.7945 on dated 07/11/2020, duly certified by the competent authority in the city survey record on dated 17/12/2020. (Ref.Resolution No.1, dated 27/03/2021)



In view of what has been stated hereinabove AND facts stated to me and documents produced before me and believing the same to be true and genuine, and also on the



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basis of available records of revenue and registration (Index-II) of AHMEDABAD, I am of the opinion that title to the property of **Plot No.3**, admeasuring Plot Area 316.05 Sq. Mtrs. or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as "Sardar Patel Colony", situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) and above said property having City Survey No.2130 of Ward: T.P.19 Memnagar belonging to a partnership firm "**M/s. Shilp Buildcon**" is clear, marketable and free from reasonable doubts and encumbrances Subject To:

- (1) Usual Declaration being made on Title.
- (2) Fulfillment of the conditions laid down in the orders passed by the concerned authority for the land & construction.
- (3) Any other Rules, Act, Law if applicable.
- (4) Fulfillment of byelaws of the Sardar Patel Colony Co Operative Housing Society Limited.

Note :- All original deeds/documents/papers are being verified.

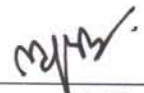
:- It is informed that I have not found No Due Certificate for the said property, issued by the Sardar Patel Colony Co Operative Housing Society Limited therefore I insist to obtain the same.

:- Search taken with the government records in its *available and legible* conditions.

Place :- Ahmedabad.

Date :- 28-Sep-2022.




Mrugesh Patel
(Advocate)



To,
"M/s. Shilp Buildcon",
Ahmedabad.

TITLE REPORT

Ref.: Investigation of title to the property of **Plot No.4** (Old Sub Plot No.10/A) admeasuring Plot Area 436 Sq. Yards or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as "Sardar Patel Colony", situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) having City Survey No.2129 of Ward: T.P.19 Memnagar belonging to a partnership firm "M/s. Shilp Buildcon".



As per the instructions, I have gone through necessary searches made for more than 22 years from the available records of revenue and registration (Index-II) of the Sub Registrar Office, Ahmedabad-3 (Memnagar) on dated 20/02/2019 having Application No.3647 & Receipt No.2019001005427 (computerized search for the year 1994 to 2019) and on dated 13/09/2022 having Application No.14473 & Receipt No.202200100029076 (computerized search for the year 2018 to 2022) and have gone through relevant deeds/documents/papers/ certificate available in the submitted file believing the same to be true, correct and genuine and have investigated the title to the land in question and also pursuant to sworn declaration of the owner, I hereby give my report on title as under:-

1. That the said property in question was recorded in the name of Smt. Harigangaben Chandulal Patel as an owner and occupier thereof, and it appears from a Share Certificate No.4 for FIFTEEN shares each of Rs.50/- bearing Distinctive Nos.46 to 60 for total Rs.750/-, issued by the Sardar Patel Colony Co Operative Housing Society Limited in her name on dated 17/03/1987.
2. That the Sardar Patel Colony Co Operative Housing Society Limited is a society, registered under provisions of The Bombay Co Operative Societies Act, 1925 on dated 24/03/1950 under Registration No.B-781.
3. Thereafter, due to old age of said Harigangaben and upon her application, dated 14/02/1989, the Sardar Patel Colony Co Operative Housing Society Limited has passed a Resolution No.10 in its general meeting on dated 16/02/1989 and transferred said property in the name of legal heirs of said Harigangaben namely,



MRUGESH PATEL

ADVOCATE

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- (1) Harivadan Chandulal Patel and (2) Kaushik Chandulal Patel and also accepted them as joint members and shareholders of the society for the said property, and entry to that effect has been entered in city survey records by Entry No.6540 on dated 02/04/2019, duly certified by the competent authority in the city survey record on dated 14/06/2019.
4. Thereafter, Harivadan Chandulal Patel has agreed to sell his undivided right & share in said property to (1) Kantilal Joitaram Patel (partner of Sahjanand Builders) and (2) Dinesh Kantilal Patel (partner of New Ghanshyam Construction Co.) by Agreement for Sale, registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 31/07/1995 under Serial No.3235 and thus above beneficiaries are having rights to purchase the said property being prospective purchaser thereof.
5. Thereafter, Kaushik Chandulal Patel has agreed to sell his undivided right & share in said property to (1) Jayeshkumar Kantilal Patel (partner of Ghanshyam Builders) and (2) Nileshkumar Kantilal Patel (partner of Ghanshyam Land Corporation) by Agreement for Sale, registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 31/07/1995 under Serial No.3236 and thus above beneficiaries are having rights to purchase the said property being prospective purchaser thereof.
6. Thereafter, (1) Harivadan Chandulal Patel and (2) Kaushik Chandulal Patel have executed a General Power of Attorney for said property in favour of Nileshbhai Kantilal Patel, duly notarized before Miss B.A. Koreshi, Notary Public at Ahmedabad on dated 09/12/2002 under Serial No.1630/2002 and accordingly they have appointed Nileshbhai Kantilal Patel as a Power of Attorney Holder for said property on behalf of them.
7. Thereafter, (1) Harivadan Chandulal Patel and (2) Kaushik Chandulal Patel both through their Power of Attorney Holder-Nileshbhai Kantilal Patel, sold and conveyed the said property to Hetalbhai Arunbhai Shah by Sale Deed, dated 23/03/2007, registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 26/03/2007 under Serial No.3236 and also (1) Kantilal Joitaram Patel (partner of Sahjanand Builders), (2) Dinesh Kantilal Patel (partner of New Ghanshyam Construction Co.), (3) Jayeshkumar Kantilal Patel (partner of Ghanshyam Builders) and (4) Nileshkumar Kantilal Patel (partner of Ghanshyam Land Corporation) have joined the above sale deed as Confirming Party and also confirmed sale and transfer of said property in favour of the purchaser i.e. Hetalbhai Arunbhai Shah *however* I insist to obtain necessary confirmation from vendors pertinent to execution of above sale deed through Power of Attorney Holder AND the Sardar Patel Colony Co Operative Housing Society Limited has passed a Resolution No.2 in its general meeting on dated 12/08/2007 and transferred said property with above share certificate in the name





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- of Hetalbhair Arunbhair Shah and also accepted him as an absolute member and shareholder of the society for said property, but due to mistake in writing in above resolution his name was bracketed hence I am of the opinion that said bracket is to be removed from the name of owner i.e. Hetalbhair Arunbhair Shah in society records, and entry to that effect has been entered in city survey records by Entry No.6541 on dated 25/04/2019, duly certified by the competent authority in the city survey record on dated 14/06/2019.
8. As a part of investigation of title, I have published a public notice in the daily News Paper "**Gujarat Samachar**" on dated **20/02/2019** inviting any claim, rights or encumbrances if any in respect of the said property, Pursuant to which, I have not received any claim or objection in response thereof, and also I have issued a Title Certificate With Report on dated 06/09/2019 pursuant to it.
 9. It is stated that the Sardar Patel Colony Co Operative Housing Society Limited has issued a No Due Certificate for the said property belonging to Hetalbhair Arunbhair Shah on dated 11/03/2019.
 10. Thereafter, Hetalbhair Arunbhair Shah has sold and conveyed the said property to a partnership firm "**M/s. Shilp Buildcon**" by Sale Deed, duly registered in the office of the Sub-Registrar of Ahmedabad-3 (Memnagar) on dated 30/09/2019 under Serial No.9203 AND I have not found necessary resolution about transfer of the said property issued by the Sardar Patel Colony Co Operative Housing Society Limited hence the same being obtained and verified, and entry to that effect has been entered in city survey records by Entry No.7943 on dated 07/11/2020, duly certified by the competent authority in the city survey record on dated 17/12/2020. (Ref.Resolution No.2, dated 27/03/2021)

In view of what has been stated hereinabove AND facts stated to me and documents produced before me and believing the same to be true and genuine, and also on the basis of available records of revenue and registration (Index-II) of AHMEDABAD, I am of the opinion that title to the property of **Plot No.4** (Old Sub Plot No.10/A) admeasuring Plot Area 436 Sq. Yards or thereabouts (including undivided share in common roads and common plot) in Sardar Patel Colony Co Operative Housing Society Limited known as "Sardar Patel Colony", situate, lying and being on Non-Agricultural land bearing Final Plot No.19 & 20 of Town Planning Scheme No.19 of village Mouje Shekhpur-Khanpur, Taluka Sabarmati in the Registration District Ahmedabad and Sub-District Ahmedabad-3 (Memnagar) and above said property having City Survey No.2129 of Ward: T.P.19 Memnagar belonging to a partnership firm "**M/s. Shilp Buildcon**" is clear, marketable and free from reasonable doubts and encumbrances Subject To:





MRUGESH PATEL

ADVOCATE

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- (1) Usual Declaration being made on Title.
- (2) Fulfillment of the conditions laid down in the orders passed by the concerned authority for the land & construction.
- (3) Any other Rules, Act, Law if applicable.
- (4) Fulfillment of byelaws of the Sardar Patel Colony Co Operative Housing Society Limited.

Note :- All original deeds/documents/papers are being verified.

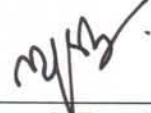
:- It is informed that I have not found No Due Certificate for the said property, issued by the Sardar Patel Colony Co Operative Housing Society Limited therefore I insist to obtain the same.

:- Search taken with the government records in its *available and legible* conditions.

Place :- Ahmedabad.

Date :- 28-Sep-2022.




Mrugesh Patel
(Advocate)