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To,
Shri Vinayak Enterprise a Partnership Firm
Through its authorized Partner
Shri Vireshbhai Gunavantbhai Gandhi
Address : -11, Satyam Bunglows,
Thaltej, Ahmedabad.

Dt : 28/12/2016

TITLE CERTIFICATE WITH REPORT

Re. : In the matter of investigation of title report to non agricultural Land bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No.0665-35-0212-0001-C admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs (City Survey No. 1714), & Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs (City Survey No. 1672), total admeasuring 556.48 Sq. Mtrs, Situated at Mouje : Ognaj, Taluka : Ghatlodiya in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola)

I was instructed to investigate and report to you and give my opinion on title to the above referred land. In that respect, I Have gone through relevant document/ papers produced before me and the search report prepared by our search clerk for last 30 years of the available records of Sub-Registrar. And on the basis I have investigated title to the land and report to you as under :-



- 1) From the Revenue Records and other title documents referred. it is observed that, 1) Kanubhai Manilal Patel 2) Dashrathbhai Manilal Patel 3) Trikambhai Manilal Patel 4) Manjulaben Rameshbhai Patel 5) Alkesh Rameshbhai Patel 6) Mehul Rameshbhai Patel 7) kaushikbhai Muljibhai Patel 8) Kiritbhai Muljibhai Patel 9) Hitendrabhai Muljibhai Patel were the owner & possessor of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs (City Survey No. 1714), & 1) Patel Amrutbhai Manilal 2) Patel Shakarabhai Ambalal 3) Patel Jashiben Ambalal 4) Patel Sitaben Kalidas 5) Patel Pramukhbhai Kalidas 6) Patel Vasubhai Kalidas 7) Patel Ramilaben Kalidas 8) Patel Milan Madhusudan 9) Patel Bhumikaben Madhusudan were the owner & possessor of property bearing Old Gram Panchayat No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs (City Survey No. 1672), total admeasuring 631.78 Sq. Yards i.e. 556.48 Sq. Mtrs of Mouje : Ognaj, Taluka – Ghatlodiya, District-Ahmedabad.
- 2) Thereafter, owner of the said property namely 1) Kanubhai Manilal Patel 2) Dashrathbhai Manilal Patel 3) Trikambhai Manilal Patel 4) Manjulaben Rameshbhai Patel 5) Alkesh Rameshbhai Patel 6) Mehul Rameshbhai Patel 7) kaushikbhai Muljibhai Patel 8) Kiritbhai Muljibhai Patel 9) Hitendrabhai Muljibhai Patel sold and conveyed land admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C (City Survey No. 1714) to M/s Alok Infrastructure a Partnership Firm by registered sale deed which was registered before Sub-Registrar on



5/8/2011 with serial No. 13791. This property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C (City Survey No. 1714) was mutated in the name of M/s Alok Infrastructure a Partnership Firm.

3) Thereafter, owner of the said property namely 1) Patel Amrutbhai Manilal 2) Patel Shakarabhai Ambalal 3) Patel Jashiben Ambalal 4) Patel Sitaben Kalidas 5) Patel Pramukhbhai Kalidas 6) Patel Vasubhai Kalidas 7) Patel Ramilaben Kalidas 8) Patel Milan Madhusudan 9) Patel Bhumikaben Madhusudan sold and conveyed land admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) to M/s Alok Infrastructure a Partnership Firm by registered sale deed which was registered before Sub-Registrar on 17/8/2011 with serial No. 15109. This property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) was mutated in the name of M/s Alok Infrastructure a Partnership Firm.

4) Thereafter Ahmedabad Municipal Corporation has sanctioned plan & Commencement Letter and granted permission vide Case No. BLNWS/NWS/280414/GDR/A1808/RO/M1, Rajachitthi No. 02088/280414/A1808/RO/M1 dated 2/9/2014.

5) Thereafter, owner of the said property namely M/s Alok Infrastructure a Partnership Firm sold and conveyed land admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C



(City Survey No. 1714) & land admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) total admeasuring 631.78 Sq. Yards i.e. 556.48 Sq. Mtrs to 1) Babubhai Shivramdas Patel 2) Sandipbhai Bhagwanbhai Patel by registered sale deed which was registered before Sub-Registrar on 26/3/2015 with serial No. 3189. This property land admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C (City Survey No. 1714) & land admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) total admeasuring 631.78 Sq. Yards i.e. 556.48 Sq. Mtrs was mutated in the name of 1) Babubhai Shivramdas Patel 2) Sandipbhai Bhagwanbhai Patel.

- 6) Thereafter, owner of the said property namely 1) Babubhai Shivramdas Patel 2) Sandipbhai Bhagwanbhai Patel sold and conveyed land admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C (City Survey No. 1714) & land admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) total admeasuring 631.78 Sq. Yards i.e. 556.48 Sq. Mtrs to Shri Vinayak Enterprises a Partnership Firm through its authorized Partner Shri Vireshbhai Gunvantbhai Gandhi by registered sale deed which was registered before Sub-Registrar on 20/10/2016



with serial No. 13651. This property bearing land admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No. 0665-35-0212-0001-C (City Survey No. 1714) & land admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs of property bearing Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C (City Survey No. 1672) total admeasuring 631.78 Sq. Yards i.e. 556.48 Sq. Mtrs was mutated in the name of Shri Vinayak Enterprises a Partnership Firm though its authorized Partner Shri Vireshbhai Gunvantbhai Gandhi.

Documents Pursued:-

Sr No.	Documents	Date
1.	Photocopy of Property-Sheet for land and building	29/4/2005
2.	Photocopy of Sale Deed executed by Kanubhai Manilal Patel & others in favour of M/s Alok Infrastructure a Partnership Firm	Reg Serial No. 13791, Dated 5/8/2011
3.	Photocopy of Sale Deed executed by Amrutbhai Manilal Patel & others in favour of M/s Alok Infrastructure a Partnership Firm	Reg Serial No. 15109, Dated 17/8/2011
4.	Photocopy of Partnership Deed M/s Alok Infrastructure a Partnership Firm	30/6/2011
5.	Photocopy of Re-Constitution of Partnership Deed of M/s Alok Infrastructure a Partnership Firm	7/2/2014
6.	Original Plan Pass By AMC	2/9/2014
7.	Original Rajachitthi	2/9/2014
8.	Photocopy of Edit Partnership Deed of M/s Alok Infrastructure a Partnership Firm	Reg Serial No. 1053, Dated 11/2/2014
9.	Photocopy of Sale Deed executed by M/s Alok Infrastructure a Partnership Firm in favour of Babubhai Shivramdas	Reg Serial No. 3189, Dated 26/3/2015



	Patel & Sandipbhai Bhagwanbhai Patel	
10.	Original Sale Deed executed by Babubhai Shivramdas Patel & Sandipbhai Bhagwanbhai Patel in favour of Shri Vinayak Enterprises a Partnership Firm	Reg Serial No.13651, Dated 20/10/2016

I have issued a public notice in "Divya Bhaskar" advertising newspaper on 2/12/2016 inviting objection, claim, right or encumbrances if any towards the said property. But till today I have not received any claim, objections in response thereof.

I am of the opinion and hereby certify that the title to non agricultural Land bearing Old Gram Panchayat Property No. 1714 & Municipal Tenament No.0665-35-0212-0001-C admeasuring 33.76 Sq. Yards i.e. 28.23 Sq. Mtrs (City Survey No. 1714), & Old Gram Panchayat Property No. 1672 & Municipal Tenament No. 0665-35-0002-0001-C admeasuring 631.78 Sq. Yards i.e. 528.25 Sq. Mtrs (City Survey No. 1672), total admeasuring 556.48 Sq. Mtrs, Situated at Mouje : Ognaj, Taluka : Ghatlodiya in the Registration District Ahmedabad and Sub-District Ahmedabad-8 (Sola) belongs to Shri Vinayak Enterprises a Partnership Firm is clear, marketable & free from encumbrance.



Pathak
For V. V. Patel & Associates
Dipal P. Pathak
(Partner)

Note :

This is to inform that we are not responsible for computerized print to Search of registration record from office of Sub-Registrar.

