

Amit Rajendra Vyas

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2 :- 3, 2nd Floor, Block No. B, Rudra Square, Nr. Judges Bungalow Cross Road, Bodakdev, A'bad. Ph. 4002 0403

3 :- Collector Compound, Gheekanta, Relif Road, Ahmedabad, Mob. 98250 46140

4 :- "Vibha" Ambica Tenament, Isanpur, Ahmedabad. Ph. 2573 4651

IO. : 2744/2015

Date : 31-03-2016

Title Certificate Cum Title Report

To,

- (1) Chirag Chinubhai Patel
- (2) Arunaben Chinubhai Patel

Residents of :- 38, Jay Nagar Society,
Rambag, Maninagar, Ahmedabad.



The land of Registration District Ahmedabad, Sub District Ahmedabad - 11 (Aslali), Taluka Vatava, in the sim area of village Vatava, bearing Block / Survey Number 482, admeasuring 17907 sq.mt., which is included in the T.P. Scheme Number 58 (Vatva Outfiled), therefore it has been allotted Final Plot number 17. The land of the said Final Plot and admeasuring 13437 sq.mt. for the residential purpose and non agricultural use has been under possession and occupancy of (1) Chirag Chinubhai Patel and (2) Arunaben Chinubhai Patel.

Firstly, the said land bearing Block / Survey number 482 located in Sim area of Vatava had been maintained on the name of Madhaji Dhulaji, as the full independent owner and Possessor.

► Thereafter, as the Land Holder of the said land Madhaji Dhulaji died on 31/07/1977 without executing any Will, the names of his direct Legal Heirs (1) Mafatji Madhabhai, (2) Ramatubhai Madhabhai, (3) Babuben Madhabhai, (4) Hiraben Madhabhai and (5) Maniben, Wd/o. Madhaji Dhulaji were entered as their Heirship rights in the Revenue Records. The entry of the said Heirship was approved vide Entry number 9376 dated 12/08/1980 in the record of rights village extract number 6.

► Thereafter, the entire right - share of the said land was waived off by its owners (1) Babuben Madhabhai and (2) Hiraben Madhabhai to their brothers (1) Mafatji Madhabhai, (2) Ramatubhai Madhabhai and their mother Maniben, Wd/o. Madhaji Dhulaji, their names were deleted from the records. The entry of the said waived off the rights was approved vide

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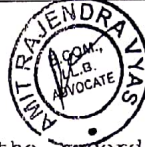
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Entry number 9379 dated 12/07/1980 in the record of rights village extract number 6.

Thereafter, on the said land there had been encumbrance of Vatava Group Service Co-operative Society. As the amount in connection with said encumbrance was paid, on the basis of the certificate of Co-operative Society that Encumbrance was paid, the entry of the said deletion of the Encumbrance was approved vide Entry number 9542 dated 23/09/1981 in the record of rights village extract number 6.

Thereafter, as the land holder of the said land namely Ramatuji Madhaji died on 20/01/1996 without executing any Will, as his direct heirs, the name of (1) Shardaben, wife of Ramtuji Madhaji, (2) Udaben, Ramtuji Madhaji, (3) Bakiben, daughter of Ramtuji Madhaji, (4) Minor Mamataben, daughter of Ramtuji Madhaji, (5) Minor Nitaben, Ramtuji Madhaji, (6) Minor Gitaben, daughter of Ramtuji Madhaji and (7) Mansingbhai Ramtuji were entered as their Heirship rights in the Revenue Records. The entry of the said Heirship was approved vide Entry number 14167 dated 16/03/2006 in the record of rights village extract number 6.

Thereafter, out of the land holders of the said land, as death of Maniben, Wd/o Madhaji Dhulaji occurred on 02/06/1992, her name was deleted from the Revenue Records. The entry of the said Heirship was approved vide Entry number 14168 dated 16/03/2006 in the record of rights village extract number 6.

Thereafter, regarding the said land and other lands, pursuant to the order of the Mamalatdar, Daskroi vide no : RTS/Record Promulgation/31/09, dated 06/12/2009, as per standing instructions of the Government, on carrying out the promulgation process of the computerized records, regarding the errors found on comparing hand written and computerized village extract 7/12 and mauje village Vatava village extract no. 6, the amendments were done as stated in the errors register. As per the said amendments, the entry was made that in the type of Tenure of the said land, it was stated Section 43(6331) of the T.A. and to state Pr.S.Pr. in the column of

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Second Right. The entry of the same was approved vide Entry number 15265 dated 11/08/2009 in the record of rights village extract number 6.

► Thereafter, in the revenue records of the said land, the names of land holders Minor Nitaben daughter of Ramtuji Madhaji, minor Mamataben daughter of Ramtuji Madhaji, minor Gitaben daughter of Ramtuji Madhaji and minor Surresh Viramji are maintained. As they have become adults, the entry of deleting the word Minor from their names was done in the Revenue Records of the said land. The entry regarding the said Heirship was approved vide Entry number 16271 dated 31/05/2011 in the record of rights village extract number 6.

► Thereafter, the persons (1) Arunaben Chinubhai Patel and (2) Chirag Chinubhai Patel decided to purchase the said land from the land holders of the said land namely (1) Mafatji Madhaji, (2) Shardaben, Wd/o. Ramtuji Madhaji, (3) Udaben, Wd/o. Ramtuji Madhaji, (4) Bakiben, daughter of Ramtuji Madhaji, (5) Mamtaben, daughter of Ramtuji Madhaji, (6) Nitaben, daughter of Ramtuji Madhaji, (7) Gitaben, daughter of Ramtuji Madhaji, (8) Mansingbhai Ramtuji, through the Registered Agreement for Sale. The said Agreement for Sale was registered vide no. 11656 dated 01.11.2010/04.11.2010 in the office of the Sub Registrar, Ahmedabad - 5 (Narol).

► Thereafter, the land holders of the said land namely (1) Mafatji Madhaji, (2) Shardaben, Wd/o. Ramtuji Madhaji, (3) Udaben, Wd/o. Ramtuji Madhaji, (4) Bakiben, daughter of Ramtuji Madhaji, (5) Mamtaben, daughter of Ramtuji Madhaji, (6) Nitaben, daughter of Ramtuji Madhaji, (7) Gitaben, daughter of Ramtuji Madhaji, (8) Mansingbhai Ramtuji, executed the Registered confirmed Power of Attorney in favour of (1) Arunaben Chinubhai Patel and (2) Chirag Chinubhai Patel. The said Ernest Money Deed was registered vide no. 11657 dated 01.11.2010/04.11.2010 in the office of the Sub Registrar, Ahmedabad - 5 (Narol).

► Thereafter, in order to use the said land for the agriculture purpose, pursuant to the order of the Deputy Collector Viramgam Prant, Ahmedabad vide no. Land/Pr.S.Pr./

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Vatava/S.R. No. 353/09 dated 02/02/2011, the said land was released from the control of Pr.S.Pr. The entry regarding the said Order was approved vide Entry number 16482 dated 03/02/2011 in the record of rights village extract number 6.

Thereafter, the land holders of the said land namely (1) Mafatji Madhaji, (2) Shardaben, Wd/o. Ramtuji Madhaji, (3) Udaben, Wd/o. Ramtuji Madhaji, (4) Bakiben, daughter of Ramtuji Madhaji, (5) Mamtaben, daughter of Ramtuji Madhaji, (6) Nitaben, daughter of Ramtuji Madhaji, (7) Gitaben, daughter of Ramtuji Madhaji, (8) Mansingbhai Ramtuji, executed the Registered Sale Deed in favour of (1) Arunaben Chinubhai Patel and (2) Chirag Chinubhai Patel. The said Registered Sale Deed was registered vide no. 10584 dated 20.08.2011 in the office of the Sub Registrar, Ahmedabad - 5(Narol). The entry regarding the said Sale was approved vide Entry number 16854 dated 20/11/2011 in the record of rights village extract number 6. Since then the said land has been under joint ownership, occupancy and possession of (1) Arunaben Chinubhai Patel and (2) Chirag Chinubhai Patel.

Thereafter, in order to delete names of (1) Mafatji Madhaji, (2) Shardaben, Wd/o. Ramtuji Madhaji, (3) Udaben, Wd/o. Ramtuji Madhaji, (4) Bakiben, daughter of Ramtuji Madhaji, (5) Mamtaben, daughter of Ramtuji Madhaji, (6) Nitaben, daughter of Ramtuji Madhaji, (7) Gitaben, daughter of Ramtuji Madhaji, (8) Mansingbhai Ramtuji, from the revenue records of the said land, and to show in the second rights column of the records of rights of the said land about deduction of T.P. land admeasuring 4470 sqmt from the said land, the entry of order vide OW no. Aslali/Vatava/779/12 of the Circle Officer, Aslali was done in the revenue records. The entry regarding the said Sale was approved vide Entry number 17308 dated 15/06/2012 in the record of rights village extract number 6.

Thereafter, in the said land and other lands, pursuant to the Resolution vide no : PFR/102011/275/L/1, dated 17/03/2012, of the Revenue Department of the Government, on making rearrangement of City and Daskroi taluka of District Ahmedabad, two new taluka namely Ahmedabad (East)

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and Ahmedabad (West) were formed. In this connection, village Vatava of Daskroi Taluka was included in Ahmedabad City (East) Taluka. The entry regarding the same was approved vide Entry number 17312 dated 05/05/2012 in the record of rights village extract number 6.

Thereafter, regarding the said land, pursuant to the order of the Deputy Collector vide no : ACB/TNC/Premium/Time limit/12, dated 10/06/2012 in order to increase the time limit of the order of the District Collector, Ahmedabad vide no : Land/Pr.S.Pr./Vatava/S.R.353/09, dated 02/02/2011, the entry regarding increasing the time period to six months for getting permission of non agriculture (Order dated 10/09/2012) for six months, was done in the Revenue records. The entry regarding the said order was approved vide Entry number 17538 dated 06/10/2012 in the record of rights village extract number 6.

Thereafter, regarding the said land, pursuant to the order of the Collector, Ahmedabad for non agriculture permission vide no : EST/NA/T.N.A./Immediately/S-65/S.R.29/2011 dated 21/01/2013, for the land in mauje village Vatava, Ta : City (East) bearing Survey number 482, TP Scheme No. 58, Final Plot number 17 admeasuring 13437 sqmt, for using the said land for residential purpose, the permission was granted as per section - 65 of the Land Revenue Act. The entry regarding the said non agriculture permission was approved vide Entry number 17726 dated 13/02/2013 in the record of rights village extract number 6.

Thereafter, regarding the said land, pursuant to the fact that its entire type of rights are title clear, marketable and completely free of encumbrance, the Public Notice thereof was published by myself the Advocate Shri Amit Rajendrabhai Vyas on 27/03/2014 in daily news paper "Gujarat Samachar". In connection with the said public notice, till date no any objection from any person or institution has been received.

Thereafter, the owners of the said land namely (1) Arunaben Chinubhai Patel and (2) Chirag Chinubhai Patel

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executed one Registered Development Deed in order to develop the said land, in favour of the partnership firm namely "**Shridhar Corporation**". The said Development Agreement was registered vide no. 2328 on 14/03/2016 in the office of the Sub Registrar, Ahmedabad - 11 (Aslali). Since then, regarding the said land, there have been Development rights of the partnership firm namely "**Shridhar Corporation**".

Regarding the said land, for the year from 1950-51 to 2015-2016, the examination of the records of semi-government and government records, pursuant to the search dated 28-03-2016 of the office of the Sub Registrar, Ahmedabad - 1 (City) and receipt number 2016002008157, from the year 1986 to 1994, further pursuant to the search dated 28-03-2016 of the office of the Sub Registrar, Ahmedabad - 5 (Narol) and receipt number 2016005006493, from the year 1994 to 2011, pursuant to the search dated 14-03-2016 of the office of the Sub Registrar, Ahmedabad - 11 (Aslali) and receipt number 2016311006291, from the year 2011 to 2016, has been carried out. On examining the said records, on examining the office search of Sub Registrar, the entire rights of the said property are title cleared and marketable. Myself the Advocate Shri Amit R. Vyas hereby issue today its Title certificate Cum Title Report.

Place :- Ahmedabad.

Date :- 31/03/2016

AMIT RAJENDRA VYAS
B.COM, LL.B. ADVOCATE

Amit Rajendrabhai Vyas, Advocate





Amit Rajendra Vyas

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Ref. NO. :



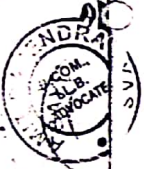
Date : 4-4-2014

Thus, the title of the said Non-agricultural land is clear and marketable, which I do state by way of this Title Clearance Certificate

Place: Ahmedabad
Date : 3-4-2014

Amit Rajendra Vyas
AMIT RAJENDRA VYAS
B.COM., LL.B., ADVOCATE

Amit Rajendrabhai Vyas
Advocate





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Court :- Collector Compound, Gheckanta, Relif Road, Ahmedabad. Mob. 98250 46140

Ref. NO. :

Date :4-4-2014

Title Clearance Certificate

To,

Chirag Chinubhai Patel
Arunaben Chinubhai Patel



Non-agricultural land admeasuring 13437 square metres of Final Plot No.17, which has been so allotted upon inclusion of land bearing Block/ Survey No.482, admeasuring 1-79-07 Hectare - Arc - Square Metres in Town Planning Scheme No.58, situate in the boundary of Village Mouje Vatva, Taluka: City West, Registration District: Ahmedabad, Sub-District: Ahmedabad-11 (Aslali) is belonging to Chirag Chinubhai Patel and Arunaben Chinubhai Patel by their joint ownership right and possession right

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I, Amit Rajendra Vyas, Advocate, do hereby issue this Title Clearance Certificate after conducting the search of all the Government records, Semi Government Records, extracts of 7/12, records of Village Form No.6, as well as Search Report No. 2014311004220,2014005005799,2014002007965/2014 taken out by the Clerk, to the effect that the above property is absolutely free from encumbrances and charges and the title thereof are clear and marketable.

Amit Rajendra Vyas
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