



BIPINCHANDRAR. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

15, Dolly Apartments, Near Ambawadi Post Office, Ambawadi Circle, Ahmedabad-380 006 Gujarat, India.
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TITLE CERTIFICATE

File No. 22593

Date : 09th October, 2015

To,

VISHNUDHARA BUILDCON LLP

Gokul Bungalows, B/h. Gopalak Society,

Kiran Park, Nawa Wadaj,

Ahmedabad.



Re.: In the matter of Title Investigation regarding non-agriculture land bearing Survey No. 363/1/2 admeasuring about 1975 Sq. Mts. being Final Plot No. 282 paiki admeasuring 1213.19 Sq. Mts of Town Planning Scheme No. 28 situated at Mouje Vadaj, Taluka Sabarnani in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Vadaj) belonging to **VISHNUDHARA BUILDCON LLP.**

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THIS IS TO CERTIFY THAT we have caused necessary searches with the available Revenue Records and Sub-Registry Records for a period of last about more than thirty years and perused and verified documents of title deeds produced before us by the aforesaid party. We have also published a Public Notice in a Gujarati daily News Paper "GUJARAT SAMACHAR" dated-26/11/2014 and in response thereto we have not received any claim or objection from public in general. We have investigated the title to the said land in question belonging to the aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts save as except:- (i) Booking of Units by the company; (ii) The entry about revised N. A. Permission dated-14/08/2015 being entered in the Revenue Record and (iii) Rectification of form "F" by concerned Authority.



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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of non-agriculture land bearing Survey No. 363/1/2 admeasuring about 1975 Sq. Mtrs. being Final Plot No. 282 paiki admeasuring 1213.19 Sq. Mtrs of Town Planning Scheme No. 28 situated at Mouje Vadaj, Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of Ahmedabad-2 (Vadaj) and the boundaries thereof are as under :

On East : Naranpura Police Station
On West : 15 Mtrs. Road
On North : Devpath Flats
On South : 100 Feet Road

DATED THIS 09th DAY OF OCTOBER, 2015

For, **BIPINCHANDRA R. PATEL & CO.**
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NOTE : This is to inform that sometime the search of complete registration record is not available due to book No. 2 of Registration Records being in torn condition.



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SEARCH REPORT ON TITLE

File No. 22593

Date : 09th October, 2015

To,

VISHNUDHARA BUILDCON LLP

Gokul Bungalows, B/h. Gopalak Society,

Kiran Park, Nawa Wadaj,

Ahmedabad.



Re. : In the matter of Title Investigation regarding
non-agriculture land bearing Survey No. 363/1/2
admeasuring about 1975 Sq. Mtrs. being Final Plot No.
282 paiki admeasuring 1213.19 Sq. Mtrs of Town
Planning Scheme No. 28 situated at Mouje Vadaj,
Taluka Sabarmati in the District Ahmedabad &
Registration Sub-District of Ahmedabad-2 (Vadaj)
belonging to **VISHNUDHARA BUILDCON LLP.**

We have caused necessary searches with the Revenue and Sub-Registry records for a period of last about thirty years and we have investigated the title to the non agriculture land more particularly described in the schedule hereunder written and give our report on title as under :-

1. The non-agriculture land was originally belonged to Ukabhai Dhulabhai prior to the year 1976.
2. The City Deputy Collector has vide his order no. LND/SR/4575 dated 24/01/1973 granted N. A. permission in respect of the said land.
3. The District Collector, Ahmedabad issued order No. CB/ADM No. 2987 dated-08/08/1974 pursuant to the Government Revenue Department letter no. E. S. T/1194/37233/N dated-20/07/1974 and recorded that the mutation entries up to 5880 till the year 1960-61 were at Taluka place and the entire revenue record having mutation entries nos. 5881 to 10000 have been treated to be destroyed at Vadaj office due to Nav Nirman Andolan. The entry to



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that effect was also entered in the revenue records vide mutation entry No. 10001 dated- 29/10/1975 which was duly certified by the concerned Revenue Authority.

4. Thereafter Ukabhai Dhulabhai sold and conveyed the said land paiki 3695 sq. yards i. e. 3084 sq. mtrs land to Janvishram Co. Operative Housing Society Limited through its Chairman Arvind Popatal Shah vide different registered sale deed nos. 10219 to 10228 dated-31/07/1972.

5. Thereafter said Janvishram Co. Operative Housing Society Limited executed a Deed of Assignment without consideration in respect of the said land paiki 3655 sq. yards i. e. 3084 sq. mtrs land in favour of Devpath Co. Operative Housing Society Limited date-20/10/1975 duly registered with the Sub-Registrar of Ahmedabad under serial no. 16205. The entry to that effect was also entered in the revenue records vide mutation entry No. 11259 dated- 01/04/1976 which was duly certified by the concerned Revenue Authority.

6. Thereafter Ukabhai Dhulabhai died on 25/07/1976. The names of (1) Bhalabhai Ukabhai Jadav HUF for 1/3 share, (2) Valubhai Ukabhai Jadav HUF for 1/3 share & (3) Kanibhai Ukabhai Jadav HUF for 1/3 share were entered in view of the Will dated 02/07/1976 executed by deceased Ukabhai Dhulabhai. The entry to that effect was also entered in the revenue records vide mutation entry No. 12992 dated- 12/06/1979 which was duly certified by the concerned Revenue Authority.

7. Thereafter the said land bearing Revenue Survey No. 363/1/2 admeasuring 1975 Sq. Mtrs. was covered under T. P.S. No. 28 (Nava Vadaj) and given Final Plot No. 282 paiki admeasuring 1213.19 Sq. Mtrs. land.

8. Thereafter (1) Bhalabhai Ukabhai Jadav, (2) Valubhai Ukabhai Jadav and (3) Kanibhai Ukabhai Jadav for and on behalf of respective HUF have sold and conveyed the said land to VISHNUDHARA BULLDCON LLP vide registered Sale Deed No. 1498 dated-11/02/2015 (Order dated 18/02/2015). The entry to that effect is also entered in the revenue records vide mutation entry No. 23920 dated- 02/03/2015, which was duly certified by the concerned revenue authority.





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9. Thereafter the Dist. Collector, Ahmedabad has, vide his order No. CB/LAND-2/N. A/S. R/736/15 dated 14/08/2015, granted Revise N. A. permission to the said land for commercial purpose. The entry to that effect is yet to be entered in the revenue records by the concerned Revenue Authority.

10. Thereafter VISHNUDHARA BUILDCON LLP prepared a Commercial scheme known as “POONAM ARCADE” as per commencement letter (Rajachithi) Case No. BLNT/WZ/280415/GDR/A4239/ROM1 & Rajachithi No. 4469/280415/A4239/ROM1 and approved plan dated-01/09/2015 of Ahmedabad Municipal Corporation.

11. As a part of investigation of title to the said land we have published Public Notice in the daily News Paper “GUJARAT SAMACHAR” dated- 26/11/2014 for inviting claim/objection if any from the public in general in respect of said land. However we have not received any objection.

12. That, said VISHNUDHARA BUILDCON LLP through its partners Shri Ashokkumar Raghuram Thakkar have executed Declaration on oath before Notary Public at Ahmedabad on 09/10/2015 declaring inter-alia therein that they have not created any charge or encumbrances on the said property and not transferred it to any person, body or authority.

We have not found any charges or encumbrances subsisting as on date from the revenue records and available records of the Sub-Registrar of Ahmedabad-2(Vadaj).

UNDER THE CIRCUMSTANCES, we hereby certify that the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt, save as except (i) Booking of Units by the company; (ii) The entry about revised N. A. Permission dated-14/08/2015 being entered in the Revenue Record and (iii) Rectification of form “F” by concerned Authority.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of non-agriculture land bearing Survey No. 363/1/2 admeasuring about 1975 Sq. Mtrs. being Final Plot No. 282 paiki admeasuring 1213.19 Sq. Mtrs of Town Planning Scheme No. 28 situated at Mouje Vadaj,





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Taluka Sabarmati in the District Ahmedabad & Registration Sub-District of
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On West	:	15 Mtrs. Road
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DATED THIS 09th DAY OF OCTOBER, 2015

For, **BIPINCHANDRA R. PATEL & CO.**
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