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VIJAY CHAUGULE
B.com. LL.B.,
Advocate



VIJAY Y. CHAUGULE & CO.
ADVOCATE

427-428, 4th Floor, Devnandan Mall, Opp. Sanyas Ashram, Nr. M.J. Library,
Ellisbridge, Ahmedabad - 380 006.
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TITLE CERTIFICATE

Re. : Investigation of title to the Freehold Non-Agricultural Residential and Commercial Use Land bearing Block No.233+234-Paiki-9 (Previously Block No.233+234 Paiki-22) admeasuring 12141 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 sq.mtrs. of Mouje Randesan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **M/s. SHREERANG HOUSING CORPORATION**, a Partnership Firm of Gandhinagar having its office at : 25, Chirag Co.Op.Hou.So.Ltd., Nr. Ankur School, Naranpura, Ahmedabad.

THIS IS TO CERTIFY AND OPINION THAT, I have investigated title to the Freehold Non Agricultural Land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "SANDESH" dated 13/03/2016 and as also after taking necessary available searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub-Registrar of Gandhinagar for the last more then 30 years viz. 1980 to 14/03/2016 (the registration records of the year 1980 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search clerk, while computerized search of the last 9 years (2008 to 2016) is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose as also on perusal and verification of relevant deeds, documents, papers and plan etc., produced before me and believing same is true and correct and from the information given to me by the aforesaid owner, and relying on Declaration-Cum-Indemnity made on oath by authorized partner of aforesaid partnership firm duly attested by Notary Public of



[Signature]
3.5.16
Atmish Shukh

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Gandhinagar, I hereby opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the manners of detail search report of title attached hereto subject to;

- i. Necessary Plan and Permission for construction on the said land is being obtained by the Gandhinagar Urban Development Authority ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Residential and Commercial Use Land bearing Block No.233+234-Paiki-9 (Previously Block No.233+234 Paiki-22) admeasuring 12141 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 sq.mtrs. of Mouje Randesan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per T.P. Record the same is bounded as follows :

On or towards the North :	By T.P. Road
On or towards the South :	By Final Plot No.176
On or towards the East :	By T.P. Road
On or towards the West :	By GUDA Garden Plot (F.P. No.178)

PLACE : AHMEDABAD

DATE : 12/04/2016



For, VIJAY Y. CHAUGULE &

ADVOCATE



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1406/2016

To,
M/s. SHREERANG HOUSING CORPORATION
25, Chirag Co.Op.Housing Society,
Nr. Ankur School,
Naranpura, Ahmedabad

Dear Sir,

Re. : Investigation of title to the Freehold Non-Agricultural Residential and Commercial Use Land bearing Block No.233+234-Paiki-9 (Previously Block No.233+234 Paiki-22) admeasuring 12141 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 sq.mtrs. of Mouje Randesan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar more particularly described in the Schedule hereunder written belonging to **M/s. SHREERANG HOUSING CORPORATION**, a Partnership Firm of Gandhinagar having its office at : 25, Chirag Co.Op.Hou.So.Ltd., Nr. Ankur School, Naranpura, Ahmedabad.

With reference to the above and pursuant to your instructions and in connection of Title Certificate issued by me on even date, I have to state that, I have investigated the title to the land in question, more particularly described in the Schedule hereunder written and submit my detailed search report on title thereon to you as under :

DETAILED SEARCH REPORT ON TITLE

That from the search of the records being maintained by the Mamlatdar Gandinagar Taluka at Gandhinagar and that of the Talati Mouje Randesan and from the search of the records being maintained by the District Registrar and Sub-Registrar of Gandhinagar for the last more then 30 years viz. 1980 to 14/03/2016 (the registration records of the year 1980 to 2007 of Sub-Registrar's Office is destroyed/torn out/Not present, and hence it can not be inspected properly and its search properly is not available through my search



(2)

clerk, while computerized search of the last 9 years (2008 to 2016) is not well maintained/prepared by State Government and hence may be some error therein) and as also verification of certain xerox copies of deeds, documents, papers and plan etc. relating thereto and produced before me and believing same is true and correct it appears that said Revenue Survey No.233+234-Paiki-9 and brief history of the said survey number as follows ;

01. That prior to 1965 the said land bearing Revenue Survey No.233+234 showed in the revenue records as Governmental Waste land.
02. That thereafter as per Resolution No. Land/1666/21490/Z, dated 16/03/1966 of the Revenue Department, Government of Gujarat, followed by Collector, Gandhinagar vide his order No. C.B. LAND/33, dated 11/04/1966 the said land bearing Revenue Survey No. 233+234 PAIKI (i.e. Revenue Survey No. 233+234 PAIKI 22) admeasuring A 3 - 00 G allotted to AMBARAM GOBARBHAI in "New and Undivided Tenure Land". The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.121 on 05/07/1966 duly certified by the concerned revenue authority.
03. That thereafter on death of the said Ambaram Gobarbhai on 19/06/1999 the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Amthiben Wd/o. Ambaram Gobarbhai (2) Babubhai Ambaram (3) Dahyabhai Ambaram (4) Dashrathbhai Ambaram (5) Rameshbhai Ambaram (6) Manjulaben Ambaram (7) Kokilaben Ambaram (8) Bhikhiben Wd/o. Natvarbhai Ambaram (9) Mukeshbhai Natvarbhai (10) Ashokbhai Natvarbhai and (11) Vijaykumar Natvarbhai. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.895 on 20/08/2000 duly certified by the concerned revenue authority on 11/07/2001.





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04. That thereafter said land bearing Revenue Survey No. 233+234 PAIKI (i.e. Revenue Survey No. 233+234 PAIKI 22) admeasuring 12141 sq.mtrs. was converted into Old Tenure Agricultural land subject to payment of the premium prize at the time of the Non Agricultural Use of the said land as per order No. LAND/Old Tenure/S.R.No.106-2003, dated 09/10/2003 of the Mamlatdar, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.1059 on 14/10/2003 duly certified by the concerned revenue authority on 14/11/2003.
05. That thereafter as per order No.P.O/Jamin/Vashi.2012/2010, dated 07/01/2011 of the Prant Officer, Gandhinagar the said land was given Block No.233+234 Paiki 9 in lieu of Block No. 233+234 Paiki 22 and area thereof was fixed to the extent of 12141 sq.mtrs. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2375 on dated 27/01/2011 duly certified by the concerned revenue authority on 08/03/2011.
06. That thereafter on death of the said Amthiben Wd/o. Ambaram Gobarbhai on 28/07/2014, hence her name was deleted from the revenue record concerned. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2921 on 09/09/2014 duly certified by the concerned revenue authority on 13/11/2014.
07. That thereafter said (1) Babubhai Ambaram (2) Dahyabhai Ambaram (3) Dashrathbhai Ambaram (4) Rameshbhai Ambaram (5) Manjulaben Ambaram (6) Kokilaben Ambaram (7) Bhikhiben Wd/o. Natvarbhai Ambaram (8) Mukeshbhai Natvarbhai (9) Ashokbhai Natvarbhai and (10) Vijaykumar Natvarbhai has been sold and conveyed the said land bearing Block No. 233+234 Paiki- 9 admeasuring 12141 sq.mtrs to (1) Pramukhbhai Dahyabhai Patel (having undivided 37.36%



(4)

share) (2) Nareshbhai Punjiram Patel (having undivided 35.64% share) and (3) Sureshbhai Kantilal Patel (having undivided 26.60% share) by Deed of Conveyance dated 23/03/2015 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No.3867. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.2996 on 23/03/2015 duly certified by the concerned revenue authority on 30/04/2015.

That thereafter (1) Babubhai Ambalal acting for himself and karta and manager of his HUF (2) Manguben Wf/o. Babubhai Ambalal (3) Navinbhai Babubhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor son (i) Parth and daughter (ii) Shreya (4) Jagrutiben Wf/o. Navinbhai Babubhai (5) Jitendra Babubhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor son (i) Yug and daughter (ii) Jhanvi (6) Sarojben Wf/o. Jitendra Babubhai (7) Bhagwatiben D/o. babubhai Ambalal (8) Dahyabhai Ambalal acting for himself and karta and manager of his HUF (9) Sitaben Wf/o. Dahyabhai Ambalal (10) Kiranbhai Dahyabhai acting for himself and karta and manager of his HUF (11) Bhartiben Wf/o. Kiranbhai Dahyabhai (12) Sangitaben D/o. Dahyabhai Ambalal (13) Pinkyben D/o. Dahyabhai Ambalal (14) Hetalben D/o. Dahyabhai Ambalal (15) Dashrathbhai Ambalal acting for himself and karta and manager of his HUF (16) Gomtiben Wf/o. Dashrathbhai Ambalal (17) Kanubhai Dashrathbhai acting for himself and karta and manager of his HUF and natural guardian and father of his minor son (i) Deep and daughter (ii) Mishva (18) Pinkyben Wf/o. Kanubhai Dashrathbhai (19) Amit Dashrathbhai (Unmarried) (20) Rachnaben D/o. Dashrathbhai Ambalal (21) Rameshbhai Ambalal acting for himself and karta and manager of his HUF and natural guardian and father of his minor son Dhruv (22) Kokilaben Wf/o. Rameshbhai Ambalal (23) Dipikaben D/o. Rameshbhai Ambalal (24) Manjulaben D/o. Ambalal Gobardas





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(5)

(25) Kokilaben D/o. Ambalal Gobardas (26) Mukeshkumar Natwarlal acting for himself and karta and manager of his HUF and natural guardian and father of his minor son Harsh (27) Parulben Wf/o. Mukeshkumar Natwarlal (28) Zalakben D/o. Mukeshkumar Natwarlal (29) Ashokbhai Natwarlal acting for himself and karta and manager of his HUF and natural guardian and father of his minor son (i) Mihir and daughter (ii) Vidhi (30) Manishaben Wf/o. Ashokbhai Natwarlal (31) Vijaybhai Natwarlal acting for himself and karta and manager of his HUF and natural guardian and father of his minor son Kush (32) Jagrutiben Wf/o. Vijaybhai Natwarlal and (33) Bhikhiben Wd/o. Natwarlal Ambalal have been confirmed aforesaid sale of the said land and solemnly declared that the sale was made for legal necessity and benefit of estate as provided under the Hindu Law by Declaration-Cum-Indemnity dated 17/04/2015 duly attested by Notary Public of Gandhinagar.

08. That in the mean time the said land bearing Block No. 233+234 Paiki 9 admeasuring 12141 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 sq.mtrs. instead of 12141 sq.mtrs.

09. That thereafter said Agricultural Land bearing Block No. 233+234 Paiki 9, T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 admeasuring 7892 sq.mtrs. converted into Old Tenure Agricultural land on payment of premium price for Non Agricultural Use as per Order No.: CB/Ganot/Vashi.3596 to 3603/2015, dated 29/06/2015 of the Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3045 on 08/07/2015 duly certified by the concerned revenue authority on 05/10/2015.



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10. That thereafter said Agricultural Land bearing Block No. 233+234 Paiki 9, T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 admeasuring 7892 sq.mtrs. converted into Non Agricultural Use for Residential and Commercial purpose as per Order No : CB/Land/N.A./S.R..18/15/Vashi.23837 to 23850/2015, dated 22/09/2015 of the Collector, Gandhinagar. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3078 on 30/09/2015 duly certified by the concerned revenue authority on 31/12/2015.
11. That thereafter said (1) Pramukhbhai Dahyabhai Patel (2) Nareshbhai Punjiram Patel and (3) Sureshbhai Kantilal Patel have been sold and conveyed the said land Non Agricultural Residential and Commercial Use land bearing Block No. 233+234 Paiki 9, T.P.S. No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 admeasuring 7892 sq.mtrs. to **M/s. SHREE RANG HOUSING CORPORATION**, a Partnership Firm of Ahmedabad having its office at : 25, Chirag Co.Op.Hou.So.Ltd., Nr. Ankur School, Naranpura, Ahmedabad i.e. you by Deed of Conveyance dated 18/02/2016 duly registered with the Sub-Registrar of Gandhinagar on same day under serial No. 2530. The entry to that effect was entered in the revenue records of mutation entry book of the Village Form No.6 under serial No.3132 on 25/02/2016.
12. That thereafter said **M/s. SHREE RANG HOUSING CORPORATION** planed to construct building to be known as "SHREERANG PERL" consisting of residential flats and commercial shops, however necessary permission and plan is yet to be obtained by the said owner.
13. That during the course of investigation of title to the land in question I had issued a public notice in the Gujarati daily newspaper "SANDESH" dated 13/03/2016 inviting objections if any from the Public in General for issuing my Title Clearance Certificate in relation thereto and in response to said public





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(7)

notice I have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

14. That By Declaration-Cum-Indemnity on 12/04/2016 made on oath by Sureshbhai Kantilal Patel, authorized partner of aforesaid firm duly attested by the Notary Public, Ahmedabad have inter-alia declared therein that the said land is their absolute property and except them no other person, body or authority has any right, title and interest in the said property and the same has not been mortgaged, charged assigned leased or in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
15. That aforesaid entire search report on title is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or sub registry records and I do not find any other charges or encumbrances subsisting as on date in the revenue records or the records of the Sub-Registrar save and except the variation in the entries or records right, any defects/defects in the sale deeds executed by the predecessors of present owners and any other laws, Rules applicable from time to time and further I am not verified original documents. I make every effort to ensure that I accurately represent about title of the said land and this is my genuine opinion for you. This Title Certificate does not certify against any potential, but unrecorded liens, charge or any state of facts.
16. Further the said land is not in any way affected by the provision of the Urban Land (ceiling & Regulation) Act, 1976.

At present the said land belonging to **M/s. SHREE RANG HOUSING CORPORATION** and from the search of the records concerned it appears that there is no charge or encumbrances whatsoever nature thereon.



(8)

In view of what is stated above I hereby certify that the title to the said land at present belonging to the said **M/s. SHREE RANG HOUSING CORPORATION** to be clear, marketable, free from any charge or encumbrance and free from reasonable doubts in the aforesaid manners subject to ;

- i. Necessary Plan and Permission for construction on the said land is being obtained by the Gandhinagar Urban Development Authority ;
- ii. Provision of the Gujarat Town Planning and Urban Development Act ; and
- iii. Any other laws, acts, rules and regulation as may be applicable at the time being in force.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Residential and Commercial Use Land bearing Block No.233+234-Paiki-9 (Previously Block No.233+234 Paiki-22) admeasuring 12141 sq.mtrs. covered within the limit of Preliminary Town Planning Scheme No. 5 (Kudasan-Randesan-Dholakuva-Indroda) and Final Plot No. 93 was given and area thereof fixed to 7892 sq.mtrs. of Mouje Randesan of Gandhinagar Taluka in the Registration District and Sub-District of Gandhinagar and as per T.P. Record the same is bounded as follows :

On or towards the North :	By T.P. Road
On or towards the South :	By Final Plot No.176
On or towards the East :	By T.P. Road
On or towards the West :	By GUDA Garden Plot (F.P. No.178)

PLACE : AHMEDABAD

DATE : 12/04/2016



For, VIJAY Y. CHAUGULE & CO.

ADVOCATE