

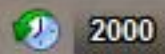


Reflections by Pacifica



E 72°33'2.88"

Image © 2017 DigitalGlobe
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Imagery Date: 2/27/2016 23°08'00.94" N 72°32'58.53" E elev 193 ft eye alt 1127 ft

भारतीय सर्वेक्षण विभाग

SURVEY OF INDIA

तार : सर्वेगुजरात

Telegram : SURVEGUJARAT

फैक्स व दूरभाष : (079)23240451 / 23240452

Telefax : (079)23240451 /23240452

E-mail : dirgddgdc@yahoo.com



गजरात, दमन व दीव, भूस्थानिक आंकडा केंद्र,

GUJARAT, DAMAN & DIU, G.D.C.

सर क्रीक भवन,

Sir Creek Bhavan,

सेक्टर - 10-A,

बिरसा मुण्डा भवन के सामने,

Sector 10 - A, Opp: Birsa Munda Bhavan,
पोस्ट बॉक्स न. 1, गांधीनगर 382010

No. 532142 - A - 5

Date: 19 - 03 - 2012

To,

PACIFICA, COMPANIES,
311, Iscon Mall, Jodhpur Cross Road
Satellite, Ahmedabad
380015.

SUB:- SUPPLY OF CO-ORDINATES, DISTANCES AND HEIGHTS.

Ref:- Your letter dated: 28 -01 -2012.for R.S.No.530,531,TP 63 of
Village :Khoraj, District: AHMEDABAD..

Sir,

Observed Latitude, Longitude on ground, Approximate Height and
Distance as measured on topographical map to the nearest Airport (AHMEDABAD)
on scale 1:50,000, of the locations specified in your indent pro-forma submitted to
this office under reference above are as given below.

No	R.S. No./TP No.	Latitude	Longitude	Height	Distances From Nearest Air port
1	530 TP 63 (Point 1)	23° 08' 02"	72° 33' 00"	60 mts	10.6 km
	530 TP 63 (Point 2)	23° 08' 02"	72° 32' 57"	60 mts	10.6 km
2	531 TP 63	23° 08' 02"	72° 32' 54"	70 mts	10.6 km

SOI is not responsible for the correctness of the survey No./Address, point marked on map, description and ownership of the property supplied by you. This certificate is issued to you based upon your letter under reference only to enable you to apply for the clearance from the Airport Authority of India.

Yours faithfully

(J. J. PATRA)

Superintending Surveyor,
for Director

Devang H. Dave

ADVOCATE



Jignesh B. Patel

ADVOCATE

Office – 6, Asia House, Opposite – Vartali Complex, Near Swastik Cross Road,
Navrangpura, Ahmedabad. (M) 9979399699 , 9375809431

Email: devang@lawyer.com | advjigneshpatel@yahoo.com.

JBP/TCR-3/2017-18

TITLE REPORT

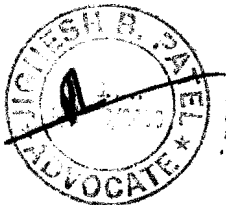
To,
M/s.Pacifica Developers Pvt Ltd
4-5, Sigma-I, B/h. Rajpath Club,
Nr. Mann Party Plot, Bodakdev,
Ahmedabad.

Dear Sir,

Ref :- Investigation of title to the land bearing Revenue Survey Nos. 530 & 531 admeasuring respectively about 23876 Sq.Mtrs. & 2934 Sq.Mtrs. Implementation of Draft T.P.S.No-63(Khoraj), allotted Final Plot No-97 & 98 admeasuring 19300 Sq.Yards, i.e. 16143.12 Sq.Mtrs, In the Scheme Known as "Reflections" situate at Moje KHORAJ Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR. Belonging to M/s. Pacifica Developers Pvt Limited, i.e. yourself. With reference to the above and pursuant to your instructions, we have to state that, we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar Gandhinagar Taluka at Gandhinagar and that of the Circle Inspector / Talati Mouje Khoraj as also from the search of the records being maintained by the District Registrar, Gandhinagar and Sub Registrar, Gandhinagar for the last 30 years as also from certain deeds, documents, permissions, papers etc., submitted to us

The land in question is bearing Revenue Survey Nos. 530 & 531 of Moje KHORAJ Taluka GANDHINAGAR and District of GANDHINAGAR.



Devang H. Dave

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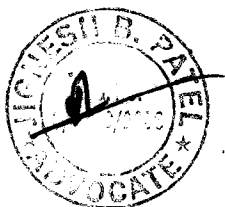
Email: devang@lawyer.com | advjigneshpatel@yahoo.com.

SURVEY No. 530:

1. Prior to the year 1980 KESHABHAI PRABHABHAI and GOPALBHAI PRABHABHAI were owners of the said land.
2. The said KESAHBHAI PRABHABHAI expired on 24/01/1983 leaving behind his heirs MAHENDRABHAI KESHAVLAL, BAI SITA widow of KESHAVLAL PRABHUDAS, AMBABEN KESHAVLAL and SAVITABEN KESHAVLAL. Entry to that effect was entered in the Mutation register by Entry No. 4456 dated-04/07/1988.
3. The said GOPALBHAI PRABHABHAI expired on 21/02/1991 leaving behind his heirs PRAHLADBHAI GOPALBHAI, KANTABEN GOPALBHAI, DASHRATHBHAI GOPALBHAI, GOVINDBHAI GOPALBHAI and MANUBHAI GOPALBHAI. Entry to that effect was entered in the Mutation register by Entry No. 8265 dated-16/12/2010.
4. Thereafter Bai Sita W/o. Keshavlal Prabhudas expired on 31/12/2010 and her name was deleted from the revenue record by Mutation entry No-8368 dated-10-03-2011 Thereafter the said Govindbhai Gopalbhai and Manubhai Gopalbhai released his rights interest in the said Land. Entry to that effect was entered in the Mutation register by Entry No. 8495, 8500 dated-11/08/2011.

SURVEY No.531:

1. Prior to the year 1980 KESHABHAI PRABHABHAI and GOPALBHAI PRABHABHAI were owners of the said land.
2. The said GOPALBHAI PRABHABHAI expired on 21/02/1991 leaving behind his heirs PRAHLADBHAI GOPALBHAI, KANTABEN GOPALBHAI, DASHRATHBHAI GOPALBHAI, GOVINDBHAI GOPALBHAI, MANUBHAI GOPALBHAI and SHANTABEN widow of GOPALBHAI PRABHUDAS. Entry to that effect was entered in the Mutation register by Entry No. 4732 dated-17/03/1991.



Devang H. Dave

ADVOCATE



Jignesh B. Patel

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3. The said KESAHBHAI PRABHABHAI expired on 24/01/1983 leaving behind his heirs MAHENDRABHAI KESHAVLAL, BAI SITA widow of KESHAVLAL PRABHUDAS, AMBABEN KESHAVLAL and SAVITABEN KESHAVLAL. Entry to that effect was entered in the Mutation register by Entry No. 8264 dated-16/12/2010;

4. The said SHANTABEN widow of GOPALBHAI PRABHUDAS expired on 29/11/2000 and her name was deleted from the revenue record. Entry to that effect was entered in the Mutation register by Entry No. 8266 dated-16/12/2010; thereafter the said Ambaben Keshavlal and Savitaben Keshavlal released her rights interest in the said land. Entry to that effect was entered in the Mutation register by Entry No. 8494 dated-11/08/2011;

5. Thereafter the said Govindbhai gopalbhai release his rights interest in the said land. Entry to that effect was entered in the Mutation register by Entry No. 8495 dated-11-08-2011;

6. Thereafter Manubhai Gopalbhai released his rights interest in the said land. Entry to that effect was entered in the Mutation register by Entry No.8500 dated-11-08-2011;

That the District Collector, Gandhinagar has been granted Non Agricultural use Permission of said land by its order No-LAQ/TATKAL/BKHE/S.R.50/11/VASHI. 2606 to 19/2011 dated-26-12-2011.

Thereafter the said Land owner Mahendrabhai Keshavlal Patel, Prahladbhai Keshavlal Patel, Dashrathbhai Patel, Kantaben Gopalbhai Patel decided to developed the said land with the help of M/s. Pacifica Developers Private Limited. That development Agreement was registered before the office of registrar at Gandhinagar under serial No-11475 dated-29-11-2011.

As per the implementation of Draft Town Planning Scheme No-63 (Khoraj). The Gandhinagar Development Authority has been allotted Final Plot No-97 & 98 (Lieu of Survey No-530 & Survey No-531) admeasuring 19300 Sq.Yards, i.e. 16143.12 Sq.Mtrs, of Mouje-Khoraj, Taluka-Gandhinagar, District-Gandhinagar. And also issued zoning Certificate dated-03-08-2011.



Devang H. Dave

ADVOCATE



Jignesh B. Patel

ADVOCATE

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That the Gandhinagar urban development Authority has been issued Development Permission by its Order No-PRM/30/1/2012/66 dated-19-03-2013.

Thereafter the said Mahendrabhai Keshavlal Patel, Prahladbhai Keshavlal Patel, Dashrathbhai Patel, Kantaben Gopalbhai Patel sold and conveyed said land to Pacifica Developers Pvt Limited. That deed of conveyance was registered before the office of registrar at Gandhinagar under serial No-4419 dated-28-03-2013. Entry to the effect was entered in revenue records by Mutation entry No-8972 dated-08-04-2013.

Thereafter the Land owner i.e. Pacifica Developers Pvt Limited developed said land in the name and Style of “REFLECTIONS”

Thereafter the said Pacifica Developers Private Limited had taken loan for unsold inventory of said project from Fedbank Financial Services Limited. The deed of Mortgage was registered before the office of registrar at Gandhinagar under serial No-2275 dated-27-02-2017. Which please Note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the Schedule hereunder, written will be considered to be clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to:-

01. NOC / No due from Fedbank Financial Services Limited and Re conveyance deed between Fedbank Financial Services Limited and M/s. Pacifica Developers Private Limited.

We hope you will find everything in order.

Thanking you,



Jignesh Patel
Advocate