

Ref. No. :

Date : 16 / 09 / 2019

To,
M/s. Ratnabhumi Buildspace LLP
Ahmedabad.



TITLE CERTIFICATE

Re.: Commercial use Non Agricultural land bearing Final Plot No. 11 admeasuring about 2610 sq. mtrs. (allotted in lieu of Survey No. 309 admeasuring about 4350 sq. mtrs.) of Draft Town Planning Scheme No. 86, situated, lying and being at Moje Sarkhej, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as "TURQUOISE-IV" in/upon the aforesaid land belonging to **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm, being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property").



THIS IS TO CERTIFY THAT, We have investigated the titles of **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm to the Commercial use Non Agricultural land bearing Final Plot No. 11 admeasuring about 2610 sq. mtrs. (allotted in lieu of Survey No. 309 admeasuring about 4350 sq. mtrs.) of Draft Town Planning Scheme No. 86, situated, lying and being at Moje Sarkhej, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as "TURQUOISE-IV" in/upon the aforesaid land and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper "Divya Bhaskar" dtd.13.07.2017 "Sandesh" dtd.14.07.2017 "Gujarat Samachar" dtd.15.07.2017 in the name of previous owner and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Use as per the terms of N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BLNTI/SWZ/110119/CGDCRV/A1747 /R0/M1, dtd. 30.05.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

(P.T.O.)

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: 2 :

- (4) Repay the outstanding of Shriram City Union Finance Ltd. and get the Registered Mortgage Release Deed executed in the same concern

DATED THIS 16th DAY OF SEPTEMBER 2019




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 16 / 09 / 2019

To,

M/s. Ratnabhumi Buildspace LLP

Ahmedabad.



TITLE REPORT



Re.: Commercial use Non Agricultural land bearing Final Plot No. 11 admeasuring about 2610 sq. mtrs. (allotted in lieu of Survey No. 309 admeasuring about 4350 sq. mtrs.) of Draft Town Planning Scheme No. 86, situated, lying and being at Moje Sarkhej, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as **"TURQUOISE-IV"** in/upon the aforesaid land belonging to **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm, being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm are clear and marketable and free from all reasonable doubts subject to the following :-

The said land bearing Survey No.309 being the Agricultural land was held by Amibhai Shajibhai being the owner-occupier & self-cultivator as per Revenue Records.

Thereafter the said land owner Amibhai Shajibhai died on dtd.30.09.1946 leaving behind him, his heirs namely : Valibhai Amibhai, Alibhai Amibhai, Dosanbhai Amibhai, Minor Hasanbhai Amibhai, Minor Rasulbhai Amibhai. (Reference : Revenue Entry No.1010, dated 29.12.1946).

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority. (Reference : Revenue Entry No.1133, dated 08.12.1951).

Thereafter out of the land owner Dosanbhai Amibhai died on dtd.08.03.1981 leaving behind him, his heirs namely : Jiviben wd/o Dosanbhai Amibhai, Nurmohmad Dosanbhai, Mariyamben Dosanbhai, Hajibhai Dosanbhai and Subhanben Dosanbhai, Mohmaddbhai Dosanbhai.
(Reference : Revenue Entry No.2906, dated 17.07.1984).

Thereafter land owners Jiviben wd/o. Dosanbhai, Mariyamben Dosanbhai, Subhanben Dosanbhai waived their rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue record. (Reference : Revenue Entry No.2907 dated 17.07.1984).

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: 2 :

Thereafter out of the land owner Valibhai Amibhai died leaving behind him, his heirs namely :
Nuriben wd/o. Valibhai Amibhai, Jamalbhai Valibhai and Shakinaben Valibhai.

(Reference : Revenue Entry No.2908, dated 17.07.1984).

Thereafter out of aforesaid land owners Nuriben wd/o. Valibhai and Shakinaben Valibhai waived
their rights in favour of the rest of the land owners, accordingly their names were deleted from
the revenue record.

(Reference : Revenue Entry No.2909 dated 17.07.1984).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and
accordingly the UCO Bank released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No.3036 dated 22.09.1987).

Thereafter the land owner availed loan from the Dena Bank, accordingly the bank created charge
/ lien on the said property.

(Reference : Revenue Entry No.3105, dated 10.10.1988)

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and
accordingly the UCO Bank released the charge / lien earlier kept on the said property.

(Reference : Revenue Entry No.3239 dated 29.03.1993, the said entry was cancel due to technical reason).

Thereafter the land owner availed loan from the Dena Bank, accordingly the bank created charge / lien on
the said property.

(Reference : Revenue Entry No.3380, dated 28.07.1996, the said entry was approved)

Thereafter out of the land owner paiki Alibhai Amibhai died on dtd.28.05.2002 leaving behind
him, his heirs namely : Hamidbhai Alibhai, Mahemudbhai Alibhai, Halimaben Alibhai,
Madinaben Alibhai, Rahimaben wd/o. Karimbhai Alibhai, Sahedaben Karimbhai, Zakirhussen
Karimbhai and Nazirhussen Karimbhai.

(Reference : Revenue Entry No.4226, dated 16.09.2002, the said entry was approved).

Thereafter land owners Halimaben Alibhai, Madinaben Alibhai and Sahedaben Alibhai waived their
rights in favour of the rest of the land owners, accordingly their names were deleted from the revenue
record. (Reference : Revenue Entry No.4227 dated 16.09.2002, the said entry was approved).





: 3 :

Thereafter land owners Hamadbhai Alibhai and Mehmudbhai Alibhai applied for joining the names of their heirs in the revenue record of the said property during their lifetime namely Ibrahimbhai Hamadbhai, Daudbhai Hamadbhai, Allauddin Hamadbhai, Rafikbhai Mahemudbhai and Shabbirhussen Mahemudbhai. And as a result of that their names were entered in the revenue record being the Co-Owners.

(Reference : Revenue Entry No.4237, dated 16.11.2002).

Thereafter the said Hasanbhai Amibhai, Rasulbhai Amibhai, Nurmohmadbhai Dosanbhai, Mahmadbhai Dosanbhai, Hajibhai Dosanbhai, Jamalbhai Valibhai, Hamadbhai Alibhai, Mahemudbhai Alibhai, Rahimaben wd/o. Karimbhai Alibhai, Zakirhussenbhai Karimbhai, Minor Nasirhussenbhai Karimbhai, Ibrahimbhai Hamadbhai, Daudbhai Hamadbhai, Allauddinbhai Hamadbhai, Rafikbhai Mahemudbhai and Minor Shabbirhussen Mahemudbhai (through his Natural Guardian) sold and conveyed the said land to Madhukar Chhaganbhai Prajapati by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.2436 dtd.05.06.2004.

(Reference : Revenue Entry No.4425, dated 26.12.2004, the said entry was approved).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Ahmedabad, vide Order No. RTS/Sudhara Hukam/Kshyatiyadi/S.R. No. 1565/08, dated 30.09.2008.

(Reference : Revenue Entry No.5093, dated 08.12.2008, the said entry was approved).

Thereafter the said Madhukar Chhaganbhai Prajapati sold and conveyed the said land to Jagdishbhai Rasiklal Dave by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.913, dtd.06.10.2015.

(Reference : Revenue Entry No.6403, dated 13.10.2015, the said entry was approved).

The land bearing Survey No.309 admeasuring about He.Are.Sq.Mtrs.: 0-43-50, included in Town Planning Scheme No.86 (Sarkhej-Okaf-Fatewadi-Makarba) and allotted Final Plot No.11, admeasuring about 2610 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: CB/Jamin-2/NA/S.R.-59/2016, dtd.29.04.2016.

(Reference : Revenue Entry No.6478, dated 21.05.2016, the said entry was approved).



: 4 :

Thereafter the said Jagdishbhai Rasiklal Dave sold and conveyed the said land to Satva Developers, a partnership firm by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.11613, dtd.27.12.2016.

(Reference : Revenue Entry No.6573, dated 03.02.2017, the said entry was approved).

Thereafter the M/s. Ratnabhumi Buildspace LLP also own and possess the neighboring land i.e. Final Plot No.10/3 of T. P. Scheme No.86 abutted to the said property. That the said M/s. Ratnabhumi Buildspace LLP decided to construct a scheme of Commercial Units in the said neighboring land and accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. BLNTI/NWZ/190713/GDR/A0116/R1/M1, dtd.13.06.2017. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concerned on the same date. Accordingly the M/s. Ratnabhumi Buildspace LLP have initiated the Development of the building in the name of "TURQUOISE-II" in pursuance of the aforesaid plans.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority)

Thereafter the said M/s. Satva Developers, a Partnership firm sold and conveyed said property i.e. Final Plot No.11 of T.P. Scheme No.86 to M/s. Ratnabhumi Buildspace LLP by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad-4 (Paldi) vide Sr. No.1769 dtd.12.02.2018. (Reference : Revenue Entry No.6743, dated 14.02.2018).

Thereafter the said M/s. Ratnabhumi Buildspace LLP decided to get the benefit of F.S.I. by amalgamating both the land and to get the joint plans approved through Ahmedabad Municipal Corporation. Therefore submitted the amalgamation plans before Ahmedabad Municipal Corporation and the plan of amalgamation of Original Final Plot No. 10/3 and Original Final Plot No.11 has been approved by Ahmedabad Municipal Corporation vide Rajachitthi No.00911/040119/A1307/M1 dtd.17.01.2019. As a result of which the aforesaid both the lands were amalgamated and given Amalgamated Final Plot No. 10/3+11 admeasuring about 5280 sq. mtrs.

Thereafter the M/s. Ratnabhumi Buildspace LLP decided to construct a scheme of Commercial Units in the said land and accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case Nos. BLNTI/SWZ/190713/GDR/A0116/R3/M1 (for





: 5 :

“TURQUOISE-II”) and BLNTI/SWZ/110119/CGDCRV/A1747/R0/M1 (for “TURQUOISE-IV”), dtd. 30.05.2019. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concerned on the same date.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority)

As the Project in Neighboring Land (i.e. “TURQUOISE-II”) is already initiated and already registered with RERA, the said project i.e. “TURQUOISE-IV” will be independent from the project in Neighboring Land (i.e. “TURQUOISE-II”).

And since then the said property i.e. Commercial use Non Agricultural land bearing Final Plot No. 11 admeasuring about 2610 sq. mtrs. (allotted in lieu of Survey No. 309 admeasuring about 4350 sq. mtrs.) of Draft Town Planning Scheme No. 86, situated, lying and being at Moje Sarkhej, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as “TURQUOISE-IV” in/upon the aforesaid land belonging to **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm.

The said **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm obtained Loan from Shriram City Union Finance Ltd. and executed Registered Mortgage Deed Vide Sr. No. 4040 dtd.28.03.2018 in favour of the aforesaid company.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1989 to 2019 relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers “Divya Bhaskar” dtd.13.07.2017 “Sandesh” dtd.14.07.2017 “Gujarat Samachar” dtd.15.07.2017 regarding the said property in the name of previous owner and in pursuance the said public notices, I have not received any objection from anybody for the said property.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.





: 6 :

I may state that the title of **M/s. Ratnabhumi Buildspace LLP**, a Limited Liability Partnership Firm with respect to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Use as per the terms of N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BLNTI/SWZ/110119/CGDCRV/A1747 /R0/M1, dtd. 30.05.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Repay the outstanding of Shriram City Union Finance Ltd. and get the Registered Mortgage Release Deed executed in the same concern.

DATED THIS 16th DAY OF SEPTEMBER 2019



Maulik D. Modi

Advocate

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