

Ref. No. :

Date : 07 / 05 / 2019

To,
SARASWATI BUILDSPACE LLP
Ahmedabad.



TITLE REPORT



Re.: Non Agricultural land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj), alongwith the projection of proposed scheme of Residential cum Commercial Units named as "**FELICIA**" in/upon the aforesaid land belonging to **SARASWATI 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 **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Land bearing Survey No. 238/1 was held by Ganpat Keshavlal owner-occupier & self-cultivator as per Revenue Records.

Thereafter Ganpat Keshavlal sold and conveyed the said land to Somnath Becharbhai on dtd.08.01.1935.

(Reference : Revenue Entry No.1017 dated 20.02.1935).

Thereafter the Somnath Becharbhai died on dtd.19.07.1935 leaving behind him, his heirs namely : Gandabhai Somnath.

(Reference : Revenue Entry No.1326, dated 17.02.1939).

Thereafter by an order of Taluka, Chunilal Prandas was cultivating the land for a long period accordingly his name was entered from the record of rights as a Protected Tenant.

(Reference : Revenue Entry No.2940, dated 25.01.1948).



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Thereafter by an order of concerned authority, as the Protected tenant namely Chunilal Prandas was not cultivating the land for a long period his name was deleted from the record of rights by an order under the Tenancy Case Ni.154, dtd.31.10.1955.

(Reference : Revenue Entry No.4191, dated 01.12.1955).

Thereafter the tenancy proceedings were withdrawn under the provision of Section-32 (G) of Tenancy Act by an Order of Additional Mamlatdar Case No. 15 (Vadaj) dtd.24.07.1959.

(Reference : Revenue Entry No.4902, dated 24.12.1959).

Thereafter new revenue record was generated as per the old revenue record, the land bearing Survey No. 238/1 vested in Gandabhai Somnath being the Owner-occupier by an order of Hon'ble Collector Order No. C.B.ADM No. 2987, dtd.08.08.1974.

(Reference : Revenue Entry No.10001 dtd.19.10.1974).

Thereafter the family partition took place between the Land Owners by way of Partition Deed duly registered in the Office of Sub Registrar of Ahmedabad Vide Sr. No. 13595, dtd.11.09.1975, accordingly the land bearing Survey No. 238/1 was divided into several parts Viz.

<u>Sr. No.</u>	<u>Name</u>	<u>Survey No.</u>	<u>Plot Area</u> <u>(Sq. Yrds.)</u>
1.	Gandalal Somnath Patel	238/1 Paiki	2091
2.	Vasantiben W/o. Gandalal Somnath	238/1 Paiki	2091
3.	Bansilal Gandalal Patel	238/1 Paiki	2091
4.	Pravinbhai Gandalal Patel	238/1 Paiki	2091
5.	Pankajbhai Gandalal Patel	238/1 Paiki	2091
6.	Minor Harshad Gandalal	238/1 Paiki	2095
7.	Gandalal Somnath H/U.F.	238/1 Paiki	2091

(Reference : Revenue Entry No.11092, dated 03.02.1976).

Thereafter the said land bearing Survey No. 238/1 exempted from making Agriculture use under the Provision of Section 20 of Urban land Ceiling Act – 1976.

(Reference : Revenue Entry No.13781, dated 07.07.1981).

Thereafter one of the land owner Gandalal Somnath died on dtd.22.11.1983 leaving behind him, his heirs namely : Vasantiben Wd/o. Gandalal Somnath, Bansilal Gandabhai, Pravinbhai Gandabhai, Pankajbhai Gandabhai, Harshadbhai Gandabhai, Sarojben Gandabhai and Dharmithaben Gandabhai.

(Reference : Revenue Entry No.16398, dated 19.11.1990).

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Thereafter out of aforesaid land owners Vasantiben Wd/o. Gandadal Somnath, Bansibhai Gandabhai, Pravinbhai Gandabhai, Pankajbhai Gandabhai, Harshadbhai Gandabhai waived their rights in favour of the rest of the land owners, Sarojben Gandabhai and Dharmithaben Gandabahi accordingly their names were deleted from the revenue record
(Reference : Revenue Entry No.16399 dated 19.11.1990).

Thereafter the name of Karta of Gandadal Somnath H.U.F. was chnaged to Bansibhai Gandabhai in the revenue record after the death of Gandadal Somnath.
(Reference : Revenue Entry No.16400 dated 19.11.1990).

Thereafter Proceeding initiated under Section 34 U.L.C. Act, was withdrawn by an order of Deputy Secretary, Revenue Department, Gandhinagar Vide No. ULC/3483/3445 /608-V-3 dtd.09.01.1985. (Reference : Revenue Entry No.16451 dated 10.12.1990).

Thereafter the said exemption of making Agriculture use of land was removed from the said land by an order of Revenue Department Vide Order no. ULC/2094/1000/V-1 dtd.13.01.1995.
(Reference : Revenue Entry No.17357, dated 21.03.1995).

Thereafter by an order of City Deputy Collector Ahmedabad, Vide Order No. CDC/TNC/SR /13/94, dtd.10.03.1995 granted permission to sell-out the land bearing Survey No. 238/1 to Nutan Jayhind Co. Op. Housing Society Limited for the purpose of making Residential use of land under the Provision of Tenancy Act Section 63, Rule - 36.
(Reference : Revenue Entry No.17410, dated 07.06.1995).

Thereafter the said land owners Pankajbhai Gandadal and Harshadbhai Gandadal sold and conveyed their share in the said land bearing Survey No. 238/1 respectively admeasuring : 1748.85 Sq. Mtrs. and 1748.90 Sq. Mtrs. aggregating to Plot area admeasuring : 3497.75 Sq. Mtrs. to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad - 2 (Vadaj) vide Sr. No.1846 dtd.07.04.1995.
(Reference : Revenue Entry No.17414, dated 07.06.1995).

Thereafter the said land owners Bansibhai Gandadal and Pravinbhai Gandadal sold and conveyed their share in the said land bearing Survey No. 238/1 respectively admeasuring : 1748.85 Sq. Mtrs. and 1748.85 Sq. Mtrs. aggregating to Plot area admeasuring : 3497.70 Sq. Mtrs. to The

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Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1847 dtd.07.04.1995.

(Reference : Revenue Entry No.17414, dated 07.06.1995).

Thereafter the said land owner Gandamal Somnath H.U.F. sold and conveyed the said land bearing Survey No. 238/1 admeasuring : 1748.85 Sq. Mtrs. to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1848 dtd.07.04.1995.

(Reference : Revenue Entry No.17414, dated 07.06.1995).

Thereafter the said land owners (1) Vsantiben W/o. Gandamal Somnath,(2/1) Sarojben Gandabhai and (2/2) Dharmisthaben Gandabhai sold and conveyed their share in the said land bearing Survey No. 238/1 respectively admeasuring : 1748.85 Sq. Mtrs. and 1748.85 Sq. Mtrs. aggregating to Plot area admeasuring : 3497.70 Sq. Mtrs. to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1849 dtd.07.04.1995.

(Reference : Revenue Entry No.17414, dated 07.06.1995).

Thereafter City Deputy Collector rejected the Permission earlier issued under Section 63 which order was challenged before Hon'ble Gujarat High Court thereafter a direction was given to file it before appropriate authority. Accordingly Revision Application No. TEN/BA/321/95 was filed before Gujarat Revenue Tribunal under which the order dtd.06/07/1995 canceling permission under Section 63 passed by Deputy Collector was rejected by passing appropriate order.

(Reference : Revenue Entry No.17450, dated 10.07.1995).

Thereafter the land owner availed Solvency, accordingly the charge / lien was created on the said property by way of Letter No. MSC/Solvency/261/95 dtd.06.07.1995 .

(Reference : Revenue Entry No.17451, dated 10.07.1975).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority. (Reference : Revenue Entry No.20850, dated 30.09.2008).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority.

(Reference : Revenue Entry No.21158, dated 03.07.2009).

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Thereafter The Nutan Jayhind Co. Op. Housing Soc. Ltd. was divided in to Five Parts i.e. (1) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 1 (Reg. No. GH-24473, dated 19.06.2010), (2) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010), (3) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 3 (Reg. No. GH-24475, dated 19.06.2010), (4) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 4 (Reg. No. GH-24476, dated 19.06.2010) and (5) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 5 (Reg. No. GH-24477, dated 19.06.2010), by and order of Jilla Registrar Sahakari Mandali Ahmedabad vide Order No. Nadhan/Vibhajan/K-2/581/2010, dtd.19.06.2010. And the aforesaid Land bearing Survey No. 238/1 vested in “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010)” being the absolute owner-occupier. (Reference : Revenue Entry No.21823, dated 27.09.2010 but entry was rejected). (Reference : Revenue Entry No.23360, dated 18.10.2013).

Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2” decided to development to the land bearing survey No. 238/1 admeasuring : 12242 and appointed Nandlal Jaygopal Agrawal by way of executing Agreement duly Notarized in the Notary Book of Advocate B. J. Thakar Vide Sr. No. 387/2011, dtd.11.02.2011.

The land bearing Survey No. 238/1 admeasuring about 12242 Sq. Mtrs., included in Town Planning Scheme No.29 (Naranpura) and allotted Final Plot No. 425, admeasuring about : 7345 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 Commercial Use by his / her order No.: CB/Land-2/NA/S.R.-467/14, dtd.29.01.2015. (Reference : Revenue Entry No.23995, dated 15.05.2015).

Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 was divided in to Three Parts i.e. (1) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 6 (Reg. No. GH-24845, dated 07.01.2016), (2) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 7 (Reg. No. GH-24846, dated 07.01.2016) and (3) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 8 (Reg. No. GH-24847, dated 07.01.2016), by and order of Jilla Registrar Sahakari Mandali Ahmedabad vide Order No. Nadhan/Vibhajan/K-2/67/2016, dtd.07.01.2016. And the aforesaid land bearing Survey No. 238/1 admeasuring about 12242 Sq. Mtrs,(allotted Final Plot No. 425, admeasuring about : 7345 Sq. Mtrs.) vested in “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 6 (Reg. No. GH-24845, dated 07.01.2016)” being the absolute owner-occupier. (Reference : Revenue Entry No.24474, dated 25.07.2016).



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As the aforesaid Development Agreement was executed on Rs.100.00 Non Judicial Stamp Paper it was sent to Deputy Collector, Stamp Valuation Department for regularization of Stamp Act. Accordingly the order was passed directing to pay the deficit Stamp Duty which was complied as a result of which was returned back with proper endorsement.

Thereafter "The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 6" confirmed the rights of Nandlal Jaygopal Agrawal as the developer of the Proposed Project by way of executing Development Agreement duly Registered in the office of Sub Registrar Ahmedabad – 2 (Vadaj) Vide Sr. No. 14745 dtd.16.11.2016.

Thereafter District Collector, Ahmedabad issued Revised N.A. Permission for Commercial Use by his / her order No.: N.A./U-1/Section-65-A/Vadaj/Case No. 447/2017, dtd.06.03.2017.
(Reference : Revenue Entry No.23995, dated 15.05.2015).

In between due to misunderstandings and difference of opinion between The Nutan Jayhind Co. Op. Housing Society Ltd. Part – 6 and developer Nandlal Jaygopal Agrawal, it resulted into a dispute where in several legal notices and counter notices and replies to the legal notices were served by both the parties to each others as well objections to the Public Notice were also given by Nandlal Jaygopal Agrawal. Thereafter the dispute was amicably resolved between the parties as a result of which Resolution No. 3 in the Special General Meeting dtd.30.12.2018 was passed by The Nutan Jayhind Co. Op. Housing Society Ltd. Part – 6 and pursuant to it an M.O.U. was also executed between the parties duly Registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) Vide Sr. No. 1386 dtd.24.01.2019. where in it was finally decided that the 20% Sale Consideration from the of the said Final Plot No. 425 will be taken by The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 and balance 80 % will be taken by Nandlal Jaygopal Agrawal.

Meanwhile Plans related to Sub Plotting of Final Plot No. 425 was approved by Ahmednabad Municipal Corporation Vide No. LTS/WZ/291218/CGDCRV/A/175/M1 dtd.09/01/2019 whereby the Final Plot No. 425 was divided into two parts viz. Sub Plot No. 1 admeasuring 4837 Sq. Mtrs. (in lieu of land admeasuring 8062 Sq. Mtrs. of Survey No. 238/1) and Sub Plot No. 2 admeasuring 2508 Sq. Mtrs. (in lieu of land admeasuring 4180 Sq. Mtrs. of Survey No. 238/1).

Thereafter the said The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 and Nandlal Jaygopal Agrawal jointly decided to sell the said Sub Plot No. 1 to Saraswati Buildspace LLP as well decided to Sub Plot No. 2 to Siddhi Vinayak Developers, a Partnership Firm by passing Resolution No. 4 in the meeting of Special General Meeting of the Society.

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Thereafter the said The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 sold and conveyed the said land bearing Sub Plot No. 2 admeasuring : 2508 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 4180 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) to **SIDDHI VINAYAK DEVELOPERS** alongwith confirmation of Members of The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 namely : (1/1) Nehal Umedbhai Patel, (1/2) Sachin Anilkumar Gupta, (1/3) Yasitbhai Aswinkumar Joshi, (1/4) Pravinbhai Thakorabhai Solanki, (1/5) Dilipbhai Rasiklal Dave, (1/6) Bhupendrabhai Nandalal Shah, (1/7) Pravinbhai Dayabhai Shah, (1/8) Sandip Melaram Kapoor, (1/9) Ajaybhai Rasiklal Rami, (1/10) Piyushbhai Jadavbhai Patel and (2) Nandlal Jaygopal Agrawal by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 6709, dtd.12.04.2019

Thereafter the said The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 sold and conveyed the said land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) to **SARASWATI BUILDSPACE LLP** alongwith confirmation of Members of The Nutan Jayhind Co. Op. Housing Society Ltd. Part -6 namely : (1/1) Nehal Umedbhai Patel, (1/2) Sachin Anilkumar Gupta, (1/3) Yasitbhai Aswinkumar Joshi, (1/4) Pravinbhai Thakorabhai Solanki, (1/5) Dilipbhai Rasiklal Dave, (1/6) Bhupendrabhai Nandalal Shah, (1/7) Pravinbhai Dayabhai Shah, (1/8) Sandip Melaram Kapoor, (1/9) Ajaybhai Rasiklal Rami, (1/10) Piyushbhai Jadavbhai Patel and (2) Nandlal Jaygopal Agrawal by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 6713, dtd.12.04.2019.

(Reference : Revenue Entry No.25413, dated 18.04.2019).

General:-

And by that the said property i.e. Non Agricultural land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) came to **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm as the absolute ownership and possession.

Thereafter the **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm, decided to construct a scheme of Residential Cum Commercial Units in the aforesaid land. Accordingly prepared

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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. BHNTI/WZ/100119/CGDCRV/A1560/R0/M1, BHNTS/WZ/100119/CGDCRV/A1570/R0/M1 and BHNTS/WZ/100119/CGDCRV/A1571/R0/M1 dtd.26.04.2019. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern.

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

Accordingly the **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm have projected if scheme of Residential Cum Commercial Units in the name of "**FELICIA**" in pursuance of the aforesaid plans and it the building is under-construction.

And since then the said property i.e. Property being Non Agricultural land bearing Sub Plot No. 1 admeasuring : 4837 Sq. Mtrs. of Final Plot No. 425 (allotted in lieu of land admeasuring : 8062 Sq. Mtrs. forming part of Revenue Survey No. 238/1 totally admeasuring 12242 Sq. Mtrs.) of Town Planning Scheme No. 29 (Naranpura) situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Residential Cum Commercial Units named as "**FELICIA**" in/upon the aforesaid land belonging to **SARASWATI BUILDSPACE LLP**, a Limited Liability Partnership Firm.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1988 to 2018 (2019 – running) 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 "Gujarat Samachar" and "Sandesh", dtd.05.08.2018 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.

Devolution :-

Earlier Plans for construction in Final Plot No. 425 was approved by Ahmedabad Municipal Corporation (AMC) Vide Sr. No. BHNTS/WZ/300916/GDR/A7285/R0/M1 dtd.21/03/2017 but as the said Final Plot No. 425 has been divided into two (02) Sub Plots and it has been sold to two (02) separate parties now onwards the said plans has become ineffective.

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.



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I may state that the title of **SARASWATI 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) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/WZ/100119/CGDCRV/A1560/R0/M1, BHNTS/WZ/100119/CGDCRV/A1570/R0/M1 and BHNTS/WZ/100119/CGDCRV/A1571/R0/M1 dtd.26.04.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 07TH DAY OF MAY, 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.