



BIPINCHANDRA R. PATEL & CO.

ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

15, Dolly Apartments, Ambawadi Circle, Ambawadi, Ahmedabad-380 006 Gujarat, India.

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TITLE CLEARANCE CERTIFICATE

File No. 22047

To,

VATSAL BUILDCON a Partnership Firm

Office at: F.P. 134,

Near Vatsal Auda Lake,

Vastrapur, AHMEDABAD.



Re:- In the matter of Title Investigation regarding non-agriculture land bearing Revenue Survey No. 1139/37 admeasuring 4856 Sq. Mtrs being Final Plot No. 134 admeasuring 2914 Sq. Mtrs land of Town Planning Scheme No. 113 (Vastrapur) situated at Mouje Vastrapur, Taluka Vatva in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to **VATSAL BUILDCON a Partnership Firm.**

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-31/12/2018 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 in view of the declaration dated-05/02/2019, 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) The Fulfillment of terms and conditions mentioned in N. A. Permission (ii) Provision of Town Planning Scheme Act and (iii) The Fulfillment of terms and conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation.



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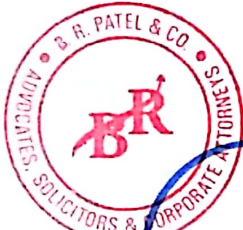
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THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of non-agriculture land bearing Revenue Survey No. 1139/37 admeasuring 4856 Sq. Mtrs being Final Plot No. 134 admeasuring 2914 Sq. Mtrs land of Town Planning Scheme No. 113 (Vastral) situated at Mouje Vastral, Taluka Vatva in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) and the boundaries thereof are as under :

ON EAST :- Final Plot No. 161/2
ON WEST :- Final Plot No. 117
ON NORTH :- Reservation Plot No. 216
ON SOUTH :- T. P. Road



DATED THIS 06TH DAY OF FEBRUARY, 2019

For, BIPINCHANDRA R. PATEL & CO.

ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

NOTE :-

- (I) This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.
- (II) Please note that the registration record of most of the year from 1988,1990 to 1994 of Sub Registrar's office is destroyed / torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/maintained by the State Government agency and hence may be erroneous, resulting into our error.
- (III) We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.



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SEARCH REPORT ON TITLE

File No. 22047

To,

VATSAL BUILDCON a Partnership Firm

Office at: F.P. 134, near Vatsal Auda Lake,

Vastrapur, AHMEDABAD.



Re:- In the matter of Title Investigation regarding non-agriculture land bearing Revenue Survey No. 1139/37 admeasuring 4856 Sq. Mtrs being Final Plot No. 134 admeasuring 2914 Sq. Mtrs land of Town Planning Scheme No. 113 (Vastrapur) situated at Mouje Vastrapur, Taluka Vatva in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to **VATSAL BUILDCON a Partnership Firm.**

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 agriculture land bearing revenue survey no. 1139/37 was originally belonged to Bai Sakari alias Shivi widow of Viram Bechar in the revenue record.
2. That thereafter Bai Sakari alias Shivi widow of Viram Bechar made family partition (Oral Agreement) with regard to the land and other lands in her name, accordingly her nephew Chhabaji Mafatji and Somaji Mafatji received the land bearing Survey / Block No. 1139/37 and their name was entered in the revenue record. The entry to that effect was also entered in the Revenue



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Records vide mutation entry No. 1489, dated-13/08/1975 which was duly certified by the concerned Revenue Authority.

3. Thereafter the co owner of the said land Chhabaji Mafatji died on 17/02/1994. The names of his heirs viz:- (1) Nathiben widow of Chhabaji Mafatji, (2) Ranjitbhai Chhabaji, (3) Reshamben Chhabaji, (4) Bhanuben Chhabaji, (5) Rupaben Chhabaji, (6) Santokben Chhabaji, (7) Champaben Chhabaji, (8) Kaliben Chhabaji and (9) Keshiben Chhabaji were entered by succession rights. The entry to that effect was also entered in the revenue records vide mutation entry No.2278 dated-17/12/1994 which was duly certified by the concerned Revenue Authority.
4. Thereafter the said (1) Reshamben Chhabaji, (2) Bhanuben Chhabaji, (3) Rupaben Chhabaji, (4) Santokben Chhabaji, (5) Champaben Chhabaji, (6) Kaliben Chhabaji and (7) Keshiben Chhabaji released their rights from the said land in favour of their brother Ranjitbhai Chhabaji. . The entry to that effect was also entered in the Revenue Records vide mutation entry No. 2279, dated- 17/12/1994 which was duly certified by the concerned Revenue Authority.
5. Thereafter the co owner of the said land Somaji Mafatji died on 25/02/2000. The names of his heirs viz:- (1) Surajben widow of Somaji Mafatji, (2) Kanaji Somaji, (3) Baldevji Somaji, (4) Gopalji Somaji and (5) Madhuben Somaji were entered by succession rights. The entry to that effect was also entered in the revenue records vide mutation entry No.2784 dated- 15/04/2000 which was duly certified by the concerned Revenue Authority.
6. Thereafter the said (1) Nathiben widow of Chhabaji Mafatji, (2) Ranjitbhai Chhabaji, (3) Surajben widow of Somaji Mafatji, (4) Kanaji Somaji, (5) Baldevji Somaji, (6) Gopalji Somaji and (7) Madhuben Somaji sold and conveyed the said land to Laxmanbhai Shanabhai Suthar and Rameshbhai Laxmanbhai vide registered sale deed dated-11/09/2002 duly registered with



the Sub-Registrar of Ahmedabad-7 (Odhav) under serial no. 2244. The entry to that effect was also entered in the revenue records vide mutation entry No. 3074 dated-12/09/2002 which was duly certified by the concerned Revenue Authority.

7. Thereafter Lamanbhai Shanabhai his son and Rameshbhai Laxmanbhai his brother got entered the names of Kiritbhai Laxmanbhai Suthar and Bhadreshbhai Laxmanbhai Suthar as coparcener. The entry to that effect was also entered in the revenue records vide mutation entry No. 3712 dated-01/10/2005 which was duly certified by the concerned Revenue Authority.
8. Thereafter the said (1) Laxmanbhai Shanabhai Suthar and (2) Rameshbhai Laxmanbhai Suthar, (3) Kiritbhai Laxmanbhai Suthar and (4) Bhadreshbhai Laxmanbhai Suthar sold and conveyed the said land to (1) Krupeshbhai Jamnadas Gajipara (share of 5%), (2) Hasmukhbhai Govindbhai Patoliya (share of 10%), (3) Chhaganbhai Panchabhai Patoliya (share of 10%), (4) Tejaskumar Jayeshbhai Badani (share of 5%), (5) Kamleshbhai Vasantbhai Badani (share of 5%), (6) Divyeshkumar Vasantbhai Badani (share of 5%), (7) Harshadbhai Kantibhai Savalia (share of 10%), (8) Sanjaybhai Kantibhai Savalia (share of 10%), (9) Bavchandbhai T. Savalia (share of 5 %), (10) Mansukhbhai Ambabhai Pokal (share of 25%) and (11) Vipulkumar Manubhai Sheldiya (share of 10%) vide registered sale deed dated-19/04/2008 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) under serial no. 4903. The entry to that effect was also entered in the revenue records vide mutation entry No. 4747 dated-15/05/2008 which was duly certified by the concerned Revenue Authority.
9. Thereafter the said Mansukhbhai Ambabhai Pokal (share of 25%) sold and conveyed the said land admeasuring about 4856 sq. mtrs paiki undivided admeasuring about 1214 sq. mtrs land to (1) Ashvinkumar Lavjibhai Rajani, (2) Harehbhai Govindbhai Patolia and (3) Saunikbhai Vallabhai Patolia



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vide registered sale deed dated-28/07/2011 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) under serial no. 10972. The entry to that effect was also entered in the revenue records vide mutation entry No. 6091 dated-29/07/2011 which was duly certified by the concerned Revenue Authority.

10. Thereafter (1) Tejaskumar Jayeshbhai Badani, (2) Kamleshbhai Vasantbhai Badani (share of 5%), (3) Divyeshkumar Vasantbhai Badani, (4) Harshadbhai Kantibhai Savalia, (5) Sanjaybhai Kantibhai Savaliā and (6) Bavchandbhai T. Savalia sold and conveyed the said land admeasuring about 4856 sq. mtrs paiki undivided admeasuring about 1942.40 sq. mtrs land to (1) Dineshbhai Bhupatbhai Khetani, (2) Ashvinbhai Dungarshibhai Libasiya, (3) Hareshbhai Govindbhai Patolia, (4) Prafulbhai Bhikhubhai Desai and (5) Hiteshkumar Valjibhai Vadi vide registered sale deed dated-11/08/2011 duly registered with the Sub-Registrar of Ahmedabad-7 (Odhav) under serial no. 11793 dated-16/08/2011. The entry to that effect was also entered in the revenue records vide mutation entry No. 6191 dated-14/09/2011 which was duly certified by the concerned Revenue Authority.
11. Thereafter in view of the State Government, Revenue Department, Resolution NO. PFR/102011/275/L/1 dated-17/03/2012, Ahmedabad City and Dascroi Taluka were reorganized and Ahmedabad (East) and Ahmedabad (West) zone were introduced. Accordingly the village Vastral of Dascroi Taluka was included and covered under Ahmedabad (East) Zone. The entry to that effect was also entered in the revenue records vide mutation entry No. 6540 dated-03/05/2012 which was duly certified by the concerned Revenue Authority.
12. That thereafter some mistake was found in the computerized record of land of Revenue Survey No.1139/37, the City Deputy Collector, (East) Ahmedabad vide order no. Jamin/Rectification Order the said Revenue



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Survey No.1139/37 admeasuring about 4956 sq. mtrs instead of admeasuring about 4856 sq. mtrs land. The entry to that effect was also entered in the revenue records vide mutation entry No. 7868 dated-27/03/2015 which was duly certified by the concerned Revenue Authority.

13. Thereafter the District Collector, (Ganot Branch) Ahmedabad has, vide his order no. ACB/TNC-5/Premium/Vastral/S.R.294/2017 dated-20/04/2018, granted non agriculture (N.A.) permission for residential use in respect of the said land bearing Revenue Survey No.1139/37 having Final Plot No.134 admeasuring 2914 Sq. Mtrs. of Draft Town Planning Scheme No.113 which was paid by Hareshbhai Govindbhai Patolia. The entry to that effect was also entered in the Revenue Records vide mutation entry No.9223 dated-07/06/2018 which was duly certified by the concerned Revenue Authority.
14. Thereafter the District Collector Ahmedabad has, vide his order no. CB/Tatkal Binkheti/Vastral/Survey / Block No.1139/ 37/ S.R.840/ 2018, dated-26/06/2018, granted Non Agriculture (N.A.) permission for multipurpose use in respect of the said land bearing Survey No. 1139/37 having Final Plot No.134 admeasuring 2914 Sq. Mtrs of Town Planning Scheme No. 113. The entry to that effect was also entered in the Revenue Records vide mutation entry No.9270 dated-04/07/2018 which was duly certified by the concerned Revenue Authority.
15. That thereafter the said (1) Ashvinkumar Lavjibhai Rajani, (2) Hareshbhai Govindbhai Patolia and (3) Saunikbhai Vallabhai Patolia, (4) Krupeshkumar Jamnadas Gajipara, (5) Chhaganbhai Panchabhai Patolia, (6) Vipulkumar Manubhai Sheldiya, (7) Harsukhbhai Govindbhai Patolia, (8) Dineshbhai Bhupatlal Khetani, (9) Ashvinbhai Dungarshibhai Libasiya, (9) Prafulbhai Bhikhubhai Desai and (10) Hiteshkumar Valjibhai Vadi sold and conveyed the said land Revenue Survey No. 1139/37 admeasuring about 4856 sq. mtrs having Final Plot No. 134 admeasuring



about 2914 sq. mtrs of Town Planning Scheme No. 113 to VATSAL BUILDCON vide registered sale deed dated-22/11/2018 duly registered with the Sub-Registrar of Ahmedabad-12 (Nikol) under serial no. 21153 on same day. The entry to that effect was also entered in the revenue records vide mutation entry No. 9512 which was duly certified by the concerned Revenue Authority.

16. That VATSAL BUILDCON prepared a commercial project known as "VATSAL 74" as per commencement letter (Rajachitthi) and approved plan dated-01/11/2018 of Ahmedabad Municipal Corporation.

As a part of investigation of title to the said land we have published Public Notice in the daily News Paper "Gujarat Samachar" dated-31/12/2018 and for inviting claim/objection if any from the public in general in respect of said land. However we have not received any objection.

That, said VATSAL BUILDCON through its Partners Hareshbhai Govindbhai Patolia have executed Declaration on oath before Notary Public at Ahmedabad on 05/02/2019 declaring inter-alia therein that they have not created any charge or encumbrances on the said land 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 concern Sub-Registrar of Ahmedabad-1 (City) Ahmedabad-7 (Odhav) and Ahmedabad-12 (Nikol).

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) The Fulfillment of terms and conditions mentioned in N. A. Permission (ii) Provision of Town Planning Scheme Act and (iii) The Fulfillment of terms and conditions mentioned in Approved Plan by Ahmedabad Municipal Corporation.



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DATED THIS 06TH DAY OF FEBRUARY, 2019

For, BIPINCHANDRA R. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

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