

JITENDRA L.DESAI

ADVOCATE AND NOTARY

Mo.9824055335

Office: A-105, Pramukh Arcade, Near Reliance Chowkdi, Kudasani, Gandhinagar

MASTER TITLE CLEARANCE CERTIFICATE

Date : 20 / 06 /2020

To,
The Manager,
HDFC Bank,
Gandhinagar.

Dear Sir / Madam,

SUB : Title Opinion Report Certifying encumbrance of the property Mouje Kolvada, Ta. & Dist. Gandhinagar – Gujarat, Block/Survey No. 1669/1 admeasuring 1784 sq.mtrs., F. P. No.115 admeasuring 1160 sq.mtrs, Account No. 2772, Town Planning Scheme No. 15 (Kolavda) to Ambica Developers a partnership firm through partners 1. Patel Bhikhabhai Dahyabhai, 2. Parmar Khodidas Haljibhai.

I refer to your instructions requesting us to furnish Non Encumbrance and certify and submit the Title Cum Opinion Report about the clear and marketable title to the above property to be mortgaged for securing the Credit Facility granted / proposed to be granted to Ambica Developers a partnership firm through partners 1. Patel Bhikhabhai Dahyabhai, 2. Parmar Khodidas Haljibhai.

1. Description and area of the property proposed to be mortgaged. Specific numbers (s) and address of property along with boundaries and measurement.

In the matter of Investigation of title to the property Mouje Kolvada, Ta. & Dist. Gandhinagar – Gujarat, Block/Survey No. 1669/1 admeasuring 1784 sq.mtrs., F. P. No.115, Account No. 2772, Town Planning Scheme No. 15 (Kolavda), Gokul Residency, total resident unit no. 12 or thereabouts and bounded as follows :-

Block/Survey No.	East	West	North	South
1669/1	Survey No.1684	Survey no. 1669/2	Survey no. 1685	Survey no. 1669/5

2. Nature of the property (whether Agricultural / Non -):- Yes. N. A. Land



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Agricultural, Commercial, Residential or Industrial. Order Dated 03/09/2015.

If Non Agricultural, the reference and date of
Conversion order from the competent authority
Should also be mentioned.

3. Name of the Mortgagor / Owner and status in the:-borrower.

Account i.e. borrower or guarantor and whether
Individual, Sole Proprietor, Partner, Director,
Karta Or Trustee.

In case of the Mortgagor is Partner / Director
/ Trustee who is mortgaging the property on
Behalf of Partnership / Company / Trust,
whether he / she has the authority.

Copy of the Resolution / Memorandum and Articles
of Association / Trust Deed etc. whether examined
and verified.

4. Whether any minor, lunatic or un-discharged :- No.

Insolvent is involved. Confirm that the Mortgagor
Has sufficient capacity to contract. Precautionary
steps to be taken.

5. Whether the property is Freehold or Leasehold. If :- Freehold.

Leasehold, then period of lease and if Freehold U.L.C. Permission is not
Whether Urban Land Ceiling Act applies and required and the said Act
Permissions to be obtained. is also repealed now.

6. Source of property i.e. Self Acquired or Ancestral. :- Self Acquired.

If ancestral then mode of succession and whether
Original Will / Probate is available.

7. Whether the Mortgagor is co-owner / joint owner :- Sole owner.

and / or any partition of the property is made
between the members of the family through
Partition Deed. If yes, whether original Registered
Partition Deed is available or it is only a family Settlement.



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8. Whether the Mortgagor is in exclusive possession :- Yes.
of the property of it is leased / rented out to the
Third Party.
9. Whether the property is mutated in municipal :- Yes.
Revenue records and Mortgagor's name is
Reflecting and if not, the reason thereof.
10. Whether any restriction for creation of Mortgage : No
Imposed under Central State / Local Laws.
If yes, then specify whose consent or permission
Would be required for creation of mortgage?
11. Whether all the original Title Deeds including antecedent Title Deeds and other
relevant documents are available. Please give detailed list:-
As Per Para No. 14.
12. Whether the Advocate has personally visited the : Yes.
Sub Registrar, / Revenue / Municipal Office and
Examined the Records.
13. Whether the Search is being made for the period of : Yes
30 years. If no, reason thereof.
14. Details of documents examined / scrutinized.
 1. Original Search Receipt No. 2020048021008 dated 20/06/2020
 2. Original Village Form No. 7, 12, 8-A, 6 entries.
 3. Original Partnership deed dated 30/10/2017.
 4. Original Title Clearance Certificate issued by Mr. Dilipsinh C. Gohil Advocate
dated 19/07/2013.
 5. Original Sale Deed No. 399 dated 04/01/2020
 6. Original General Power of Attorney No. 403 dated 04/01/2020
 7. Original Special Power of Attorney No. 418 dated 04/01/2020
 8. Original Construction Permission dated 17/12/2018.
 9. Original of Plan.
 10. Original N. A. Permission issued by Collector, Gandhinagar dated 03/09/2015.



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11. Original Partner ship deed for Ambica Developers partnership deed dated 30/10/2017.
15. Tracing of Chain of title in favour of the Mortgagor / owner starting from the earliest document available. The nature of document / Deed conveying the title should be mentioned with description of property along with the type of right it creates.

::- TRACING OF TITLE :-

The property Mouje Kolvada, Ta. & Dist. Gandhinagar – Gujarat, Block/Survey No. 1669/1 admeasuring 1784 sq.mtrs., F. P. No.115, Account No. 2772, Town Planning Scheme No. 15 (Kolavda), Gokul Residency, total resident unit no. 12.

The said land originally owner name Mohandas Girdhardas. Thereafter, Mohandas Girdhardas was died. Thereafter, Bhayobhagani Vechani entry no. 178 entering name Kakudas Lalludas, Vitthaldas Girdhardas, Lala Girdhardas. The mutation entry no. 178 was certified by revenue authority. Thereafter, Lala Girdhardas was died on one year and six month above. Thereafter, his legal heirs name Dahyabhai Laldas entering entry no. 3640. The mutation entry was certified by revenue authority dated 03/01/59.

Thereafter, Kakudas Lalludas was died on two years above. Thereafter, his legal heirs name Patel Mangalbhair Kakudas and Patel Ishwarbhair Kakudas entering entry no. 5050 was certified by revenue authority dated 05/02/1966.

Thereafter, Vitthaldas Girdhardas was died on 25/07/1967. Thereafter, his legal heirs name Patel Baldevbhair Vitthaldas, Patel Jashodaben Vitthaldas, Patel Jivaben Vitthaldas entering entry no. 6284 was certified by revenue authority dated 18/09/1968.

Thereafter, Dahyabhai Laldas was sold and conveyed to block no. 1669 paiki 1 gunthas to Shri Ambica co. op. housing society ltd. suchit kolavada muky prayojik Patel Bhikhabhai Galabhai. The mutation entry no. 8026 was certified by revenue authority dated 15/07/1986.



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Thereafter, order of mud sthit entry no. 8027 order of ganot case no. 771/86 dated 16/01/86. Thereafter, mud sthit Shri Ambica co. op. housing society Ltd. suchit kolavada muky prayojik Patel Bhikhabhai Galabhai in favour of Dahyabhai Laldas. The mutation entry was certified by revenue authority dated 15/07/1986.

Thereafter, Mangaldas Kakudas was died on 25/07/1995. Thereafter, his legal heirs name Pankaj Mangaldas, Shakariben Mangaldas, Pravinbhai Mangaldas was enter entry no. 9203 was certified by revenue authority dated 30/03/1996.

Thereafter, Shakariben Mangaldas was right, title, release in favour of your brothers Pankaj Mangaldas, Pravinbhai Mangaldas The Shakariben Mangaldas name was deleted entry. The mutation entry no. 9204 was certified by revenue authority.

Thereafter, Jiviben Vitthalbhai, Jashodaben Vitthalbhai and others sold and conveyed to said land paiki 1-30 gunthas in favour of Rukhiben Ghelabhai, Revaben Ghelabhai. The mutation entry no. 9313 was certified by revenue authority dated 15/07/1996.

Thereafter, Dahyabhai Laladas was died on 12/04/2001. Thereafter, his legal heirs name Kantaben Dahyabhai, Chanchadben Dahyabhai, Lilaben Dahyabhai, Santokben Dahyabhai, Champaben Dahyabhai, Madhuben Dahyabhai, Indiraben Dahyabhai, Bhikhabhai Dahyabhai, Paliben Dahyabhai the varsai entry no. 9784 was certified by revenue authority dated 08/11/2001.

Thereafter, hakk kami entry no. 9785 co-owner of the said land Kantaben Dahyabhai, Chanchadben Dahyabhai, Lilaben Dahyabhai, Santokben Dahyabhai, Champaben Dahyabhai, Madhuben Dahyabhai, Indiraben Dahyabhai right, title, release in Bhikhabhai Dahyabhai and Paliben Dahyabhai entering the mutation entry dated 04/09/2001. The mutation entry was certified by revenue authority dated 08/11/2001.

The said land owner was without permission of non agricultural land owner was development to the said land. Thereafter, government of Gujarat was notice of the owner. The mutation entry no. 8142 was certified by revenue authority.



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Thereafter, ganot case no. 1000/91 dated 11/03/1991 was closed. The mutation entry no. 8663 was certified by revenue authority.

Thereafter, Ishwarbhai Kakudas Patel was died on 04/12/2005. Thereafter, his legal heirs names Kapilaben Ishwarbhai, Rekhaben Ishwarbhai, Nileshbhai Ishwarbhai, Dharmeshbhai Ishwarbhai were entering entry no. 10524. The mutation entry was certified by revenue dated 01/04/2006. Thereafter, order no. land/vashi/08 dated 22/05/2008 issued by Mamlatdar, Gandhinagar. The promulgation entry no. 11693 was certified by revenue authority dated 22/10/2008. Thereafter, N. A. permission order no. CB/land/N.A./S.R.182/13/vashi.22344 to 22357/2015 dated 03/09/2015. The mutation entry no. 14786 was certified by revenue authority. Thereafter, Vechani entry was Patel Baldevbhai Vitthalbhai admeasuring 1-44-68 sq.mtr. paiki 0-17-84 sq.mtr. and Patel Bhikhabhai Dahyabhai admeasuring 1-44-68 sq.mtrs. paiki 0-09-51 sq.mtrs. The mutation entry no. 15395 was certified by revenue authority dated 28/02/2018. Thereafter, correction order name change "Kapilaben Mangaldas Patel" but true and right name Kapilaben Ishwarbhai Patel". The correction of name change order entry no.15493 was certified by revenue authority dated 26/06/2018. Thereafter, KJP dursti Entry no. 15595 was DLR Shri Gandhinagar Du.p.no. 50, KJP/S.R./GANDHI/29/2018-19 dated 08/06/2018 thereafter, Survey No. 1669/1 admeasuring 0-17-84 owner name Patel Baldevdas Vitthaldas and others. The mutation KJP Dursti karan entry was certified by revenue authority dated 13/08/2018.

Thereafter, the said land survey no. 1669/1 owner names Patel Baldevdas Vitthaldas sold and conveyed to said land in favour of Ambica Development a partnership firm 1. Patel Bhikhabhai Dahyabhai patel, 2. Parmar Khodidas Haljibhai sale deed no. 399 dated 04/01/2020.

Thereafter, General Power of attorney no. 403 executed by Patel Baldevdas Vitthaldas in favour of Bhikhabhai Dahyabhai Patel dated 04/01/2020. Thereafter, Special power of attorney No. 418 executed by Ambica Development a partnership firm 1. Patel Bhikhabhai Dahyabhai patel, 2. Parmar Khodidas Haljibhai in favour Patel Bhikhabhai Dahyabhai dated 04/01/2020.



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Thereafter, Construction permission issued by Kolavada Gram Panchayat, Kolavada, Gandhinagar. Thereafter, Development Permission issued by Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar serial no. PRM/Kolavada/126/02/2018/7504/2018 dated 30/10/2018 and Approved Plan issued by Junior Town Planner, Gandhinagar Urban Development Authority, Gandhinagar dated 30/10/2018. I have public notice for "Sandesh News" Thereafter, no any obtain in the notice period. The property are clear and marketable and free from all encumbrances and enforceable.

16. Whether there is any doubt / suspicion about the :- No
Genuineness of the original document. If yes, then specify.

17. **Final Certificate:-**

In view of what is stated here-in-above, we hereby certify that titles to the said property more particularly described in the SCHEDULE here-in-above written are clear and marketable and free from all encumbrances and enforceable under SARFAESI ACT. 2002 the same are belonging to Ambica Developers a partnership firm.

He can create valid Equitable Mortgage in favour of your Bank after sanction loan in his favour and on the Deposit of Title Deeds Listed in Column No.18 hereunder written.

18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any Additional Documents required in addition to the documents available.

1. Original Search Receipt No. 2020048021008. dated 20/06/2020
2. Original Village Form No. 7, 12, 8-A, 6 entries.
3. Original Partnership deed dated 30/10/2017.
4. Original Title Clearance Certificate issued by Mr. Dilipsinh C. Gohil Advocate dated 19/07/2013.
5. Original Sale Deed No. 399 dated 04/01/2020
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11. Original Development Agreement for Ambica Developers partnership deed dated 30/10/2017.

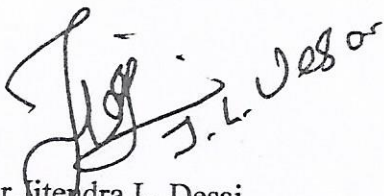
Additional Documents (to be collected by your Bank) :- No.

1. Proposed Original Sale Deed executed by Ambica Developers Partnership firm in favour of borrower.
 2. Proposed Original Index-II issued by Sub Registrar, Gandhinagar in favour of borrower.
 3. Proposed Original Registration Fee Payment Receipt issued by sub Registrar, Gandhinagar in favour of borrower.
 4. Copy of B. U. Certificate issued by GUDA after completed work for unit.
19. Whether any additional formalities to be completed : No
by the proposed mortgagor. If yes, state specifically
in case of Flat (s) / property (s) in Co-Op. Societies,
whether Allotment Letter, Possession Letter, Share
Certificate, Affidavit, Power of Attorney, etc. is
required.

Place : Gandhinagar.

Date : 20 /06 /2020




For Jitendra L. Desai.
Advocate & Notary