

AMAZO REALTY LLP

REGD. OFFICE: - U-02, SWAGAT BUILDING, NEAR LAL BUNGALOWS, C.G. ROAD, AHMEDABAD - 380006.

LLP Regn. No.: AAG-8683, Tel.: (079) 26421455, Fax: (079) 26569898.

Date : 25/07/2017

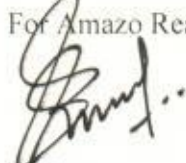
NO ENCUMBRANCE CERTIFICATE

I, Sneh Mandalia son of Kishor Mandalia, authorized partner of M/s. Amazo Realty LLP having its registered office at : U-02, Swagat Building, Nr. Lal Bungalow, C.G.Road, Ahmedabad-380006, do hereby solemnly affirm and declare as under :-

1. That, M/s. Amazo Realty LLP is the owner of Non Agriculture Land at Bodakdev (sim), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad – 3 (Memnagar), bearing Final Plot No. 445, admeasuring about 5142 Sq.mts., of Town Planning Scheme No. 1/B of Bodakdev, Old Revenue Survey Nos. 371/1+2, part (also described as Survey No. 371/2, Original Plot No. 175/2, admeasuring about 7183 Sq.mts., (Hereinafter referred to as “the Said Land”). The Said land was acquired by the M/s. Amazo Realty LLP vide registered Sale Deed No. 2305, dated.06/04/2017 at the office of the concerned Sub-Registrar of Ahmedabad-3 (Memnagar).
2. That the above property is free from all sort of encumbrances, burdens, loans/debts, securities, mortgages, sale, gifts, wakf, Daan, Decree and injunction order and any and all other defects.
3. This No encumbrance certificate is required for submission in the office of Real Estate Regulatory Authority.
4. That it is my true statement.

Thanking you,

For Amazo Realty LLP



Partner.



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SOLICITORS AND ADVOCATES

B. J. MEHTA
H. H. DESAI

S. A. JOSHI

Grams : "ADVISER"
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Ref. No. Bjm/67/2015

of 2015

Date:

REPORT ON TITLE

Re: IN THE MATTER OF Due Diligence of Title with respect to the land situate at Makarba (sim), Taluka City, in the Registration District Ahmedabad and Sub District Ahmedabad – 4 (Paldi), bearing Survey No.133/2/1, admeasuring about 5352 Sq.mts., included in Town Planning Scheme No. 26 of Makarba and is allotted Final Plot No. 315/1, admeasuring about 2679 Sq.mts., belonging to:

ATIT REALTY LLP.



We have undertaken work of due diligence of title with respect to the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1975, prior to more than thirty years from now. Our Report on Title for private use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

1. The said land of Survey No. 133/2/1 is part of old bigger land of Survey No. 133, admeasuring about 14366 Sq.mts.
2. The land of Survey No. 133 originally was registered in the name of Acharya Maharajshri Devendraprasadji, entered in his name

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upon the demise of his father Acharya Devendraprasadji Vasudevprasadji on 12th December, 1969. (Ref. Revenue Entry No. 4933, dated 15th June, 1970).

3. However, there was one protected tenant Kamabhai Akhibhai. The said land was given to him as Deemed Purchaser under section 32 and other applicable provisions of the Bombay Tenancy and Agricultural Lands Act as per order passed by Tenancy Mamlatdar, dated 15th May, 1976 in Tenancy Case No. 802 of 1975 for the price fixed at Rs. 2,032/-. (Ref. Revenue Entry No. 5237, dated 5th September, 1977). Upon payment of sale price, he was also issued Sale Certificate in Form No. 9 and the land given was as of New and Restricted Tenure. (Ref. Revenue Entry No. 6908, dated 28th June, 1991).
4. Said Kamabhai Akhibhai died on 21st November, 1977 leaving behind himself his only son Kantibhai as his heir and legal representative and the said land was entered in his name in the revenue records. (Ref. Revenue Entry No. 5299, dated 3rd December, 1977).
5. Alongwith name of Kantibhai Kamabhai, name of his three sons Dahyabhai Kantibhai, Dineshbhai Kantibhai and Kanubhai Kantibhai were entered in the revenue records. (Ref. Revenue Entry No. 8550, dated 1st May, 1999).
6. a) Such land of Survey No. 133, admeasured about 3 Acres 22 Gunthas, equivalent to 14366 Sq.mts. From and out of such land of Survey No. 133, land admeasuring about 9014.29 Sq.mts. is sold and conveyed to Ramubhai Bhulabhai, Jiviben Ramubhai, Anil Ramubhai, Dipak Ramubhai, Dhiren Ramubhai, Namrataben Dipakbhai, and Nilayben Dhirenbhai by a Deed of Conveyance on Sale, dated 1st April, 2004, registered under Sr. no. 1370. (Ref. Revenue Entry No. 9501, dated 22nd July, 2004).
- b) Thereafter said Ramubhai and others from and out of their land of 9014.29 Sq.mts. sold and conveyed land admeasuring about 4400



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Sq.mts. to one Malav Ajitbhai, Vishal Ajitbhai and Jayshree Ajitbhai, by a Deed of Conveyance on Sale, dated 11th September, 2004, registered under Sr. No. 4371, leaving behind with them the remaining land of 4614.29 Sq.mts. (Ref. Revenue Entry No. 9625, dated 3rd January, 2005).

- c) The said land as stated above was the land of new and restricted tenure. However, as per order passed by Deputy Collector, Ahmedabad, dated 23rd February, 1998 passed in Revision Case No. 742/1997, it was held that the said land will be of Old Tenure, free from restrictions under section 43 of the Bombay Tenancy and Agricultural Lands Act. (Ref. Revenue Entry No. 8396, dated 23rd Marcy, 1998). Accordingly, revenue record was rectified and the land was recorded as land of old tenure. Accordingly, the said sales were effected of Old Tenure land.
7. After the said sale, the original owners Kantibhai Kamabhai and his three sons continued to be the owner of the land of 5351.71 Sq.mts. (Being the land under Due Diligence herein).
8. Accordingly, said entire land of Survey No. 133 was held by
- | | | |
|-------------------------------|----|-----------------|
| Kantibhai Kamabhai and others | .. | 5351.71 Sq.mts. |
| Ramubhai Bhulabhai and others | .. | 4614.29 Sq.mts. |
| Malavbhai Ajitbhai and others | .. | 4400 Sq.mts. |
9. Apparently, the said land was held by the aforesaid persons in undivided share. However, it appears that as per their possession at site and after survey made by the revenue authority, and as per appropriate order passed by the office of City Mamlatdar, Ahmedabad, dated 30th may, 2005 and 9th June, 2005, the said Survey Number was divided in three demarcated parts (Hissas), held by holders thereof as per their three separate record of rights as per details below, and more details given in Revenue Entry No. 9792, dated 1st July, 2005.



Name of Holder	Area in Sq.mts.	New Hissa / Survey No.
Jiviben Ramubhai Anil Ramubhai Dipak Ramubhai Dhiren Ramubhai Namrata Dipakbhai Neelam Dhirenbhai	2307	133/1

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Kantibhai Kamabhai Dahyabhai Kantibhai Dineshbhai Kantibhai Kanubhai kantibhai Malav ajitbhai Vishal Ajitbhai Jayshree Ajitbhai	9751.71	133/2
Ramubhai Bhulabhai	2307.29	133/3

(Ref. Revenue Entry No. 9792, dated 1st July, 2005).

10. Thereafter further division of Survey No. 133/2 has taken place in the manner similar to above into two demarcated parts with separate record of rights as follows, as per order of Mamlatdar, dated 4th April, 2007, bearing No. RTS/KJP/SR. No. VASHI 1178.

Name of Holder	Area in Sq.mts.	New Hissa / Survey No.
Kantibhai Kamabhai Dahyabhai Kantibhai Dineshbhai Kantibhai Kanubhai Kantibhai	5351.71	133/2/1
Malav Ajitbhai Vishal Ajitbhai Jayshree Ajitbhai	4400	133/2

(Ref. Revenue Entry No. 10400, dated 31st July, 2007).

11. a) Said Kantibhai Kamabhai and three others, Self and HUF, sold and conveyed their said land of Survey No. 133/2/1 to one Bhaskar Fiskal and Infrastructure Ltd., by a Deed of Conveyance on Sale, dated 29th June, 2004, registered under Sr. No. 2841.
- b) However, said order of Deputy Collector, dated 23rd February, 1998 passed in Revision Case No. 742/97 referred to in para 6 (c) above as regards New Tenure Land to Old Tenure Land was taken in revision by Gujarat Revenue Tribunal upon application made by the Government, being Revision Application No. TEN/BA/97/08. As per order passed therein, dated 15th June, 2010, the said order dated 23rd February, 1998 is set-aside and the entire land of Survey No. 133 is declared to be of new and restricted tenure. (Ref. Revenue Entry No. 12638, dated 22nd February, 2011).



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- 12.a) The said land is converted from new and restricted tenure to old tenure eligible for non-agricultural (commercial) use permission as per order of Hon'ble District Collector, Ahmedabad, dated 5th March, 2013, bearing Ref. No. ACB/TNC/Premium/S.R.834/12-13 on payment of premium as fixed by the Hon'ble District Collector as per his order, dated 4th January, 2013. Such premium is duly paid.
- b) As regards permission for Non Agricultural Use, the Hon'ble Collector has been pleased to pass an order, dated 1st July, 2013 to grant such NA Use Permission on payment of the amount as ordered therein. Such amount is duly paid and the formal order for Non Agricultural Use will be passed in due course of time.
13. a) Said Kantilal alias Kamabhai Bharwad and his three brothers as Vendor No. 1 and their respective wives and sister as Vendor No. 2, sold and conveyed the said land to Rakhi Mahendrakumar Shah ("Purchaser"), by a Deed of Conveyance on Sale, dated 31st July, 2013, registered under Sr. No. 5670, supported by
- i) Declaration-Cum-Indemnity on Title made by sellers, attested by Public Notary,
 - ii) Letter recording handing over of possession by sellers and Bhaskar Fiskal and Infrastructure Ltd. (New Name : Bhaskar Infrastructure Pvt. Ltd. (BIPL)) to Purchaser, registered under Sr. No. 5673,
 - iii) Power of Attorney by sellers to Purchaser in support of sale, registered under Sr. No. 5672, and
 - iv) Affidavit and Confirmation by sellers as regards details of their family members, registered under Sr. No. 5674.
- b) The said sale is completed in pursuance of the Agreement for Sale, dated 24th January, 2013, registered under Sr. No. 163 (with the Sub Registrar Ahmedabad-13) read with Deed of Rectification, dated 31st July, 2013, registered under Sr. No. 5669. The said Deed of Rectification is to clarify and rectify that the Purchaser shall be responsible for any claim made by said Bhaskar Fiskal and Infrastructure Ltd. (New Name : Bhaskar Infrastructure Pvt. Ltd. (BIPL)).
- c) The said sale has been completed by the said Vendors (Self and HUF) and the said sale as stated in the said Declaration-Cum-



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Indemnity on Title has been effected out of legal necessities and benefit of estate.

- d) Said BIPL, Bhaskar Infrastructure Pvt. Ltd. has made and executed a Deed of Confirmation, dated 31st July, 2013, registered under Sr. No. 5671 in favour of the said sellers and said Purchaser, inter-alia, accepting and confirming that the Deed of Conveyance, dated 29th July, 2004 in their favour referred to in para 11(a) hereinabove is in-operative, legally un-enforceable, is treated as cancelled and null and void, and also accepting and confirming the said Deed of Conveyance, dated 31st July, 2013 by the sellers in favour of the said Purchaser, and also accepting and confirming that the Purchaser, has become title holder, owner and possessor of the land, free from their any claim, right or interest.
14. Thereafter said Rakhi Mahendrakumar Shah sold and conveyed the said land to ATIT REALTY LLP, by a Deed of Conveyance on Sale, dated 2nd July, 2015, registered under Sr. No. 5218, supported by Special Power of Attorney to support and supplement the sale, registered under Sr. No. 5219, further supported by Title Declaration-Cum-Indemnity made by her. The land is entered and registered in the name of ATIT REALTY LLP in the revenue records as per certification of Revenue Entry No. 14459, dated 24th July, 2015.
15. As a part of verification of title, prior to completion of sale, we gave public notice appeared in the daily newspaper Sandesh of 20th May, 2015, inviting claims, if any, in, upon or to the property above referred to. We have not received any claim in response thereto.
16. a) The aforesaid Report is reference of revenue records and sub registry records relevant for the purposes to study the devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records.
- b) As reported by our Search Clerk / Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, or not otherwise available. Search may lack or miss some particulars. We have relied upon the Title Declaration and Indemnity made by sellers.



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17. Accordingly, we hereby certify that the title of ATIT REALTY LLP to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-

- a) Usual Declaration-Cum-Indemnity on Title being made.
- b) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said land.

DATED THIS 14TH DAY OF OCTOBER, 2015.

H. Desai & Co.
ADVOCATES AND SOLICITORS

To

ATIT REALTY LLP,
U-02, Swagat Building,
Near Lal Bungalows, C. G. Road,
Ahmedabad – 380 006.



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Company Master Data

LLPIN	AAC-5417
LLP Name	ATIT REALTY LLP
Number of Partners	1
Number of Designated Partners	3
ROC Code	RoC-Ahmedabad
Date of Incorporation	04/08/2014
Registered Address	U-02, SWAGAT BUILDING, NEAR LAL BUNGLOWS, C.G. ROAD, AHMEDABAD Ahmedabad GJ 380006 IN
Email Id	windmill@zaveriandco.in
Previous firm/ company details, if applicable	
Total Obligation of Contribution	1000000.00
Main division of business activity to be carried out in India	45
Description of main division	Construction
Date of last financial year end date for which Statement of Accounts and Solvency filed	31/03/2016
Date of last financial year end date for which Annual Return filed	31/03/2017
LLP Status	Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date
07223531	KARAN SURESHCHANDRA MAJITHIA	26/06/2015	-
06481491	SNEH KISHOR MANDALIA	28/06/2015	-
00477718	JAYESH PARMANAND KHANDWALA	14/03/2016	-