

Date :21/12/2017

TO WHOM SO EVER IT MAY CONCERN

This is to notify and declare that there is no encumbrance of any type including title, rights or finance on the said land of the project **SAPPHIRE VILLA.**

REVENUE SURVYE NO : 202
MOUJE : LAXMIPURA
FINAL PLOT NO : 49
TPS.NO : 81



DHARAMSINH P. SOLANKI
ADVOCATE

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FOR,SAPPHIRE ATMAMANGAL CORP




PARTNER



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TITLE CLEARANCE OPINION AND REPORT

To,
Mr. Jayeshkumar Ranchodbhal Patel
Shreeji park, Lambha, Ahmedabad.

REF :- Investigation of title to Non Agricultural Land bearing Final Plot No. 49 adm. 3581 sq. mtrs of Town Planning Scheme No. 81, Block No. 202 situate lying and being at Mouje Laxmipura s/m of Taluka - vatva in the Registration District of Ahmedabad and Sub district of Ahmedabad - 11 (Aslali)

Pursuant to your instructions to investigate the title to the immovable property more particularly described in the Schedule hereunder written. I have caused necessary searches to be taken of Sub - Registry records (Index - II) available since last forty years and have also perused the photocopy of papers/documents produced before me more particularly described in the second schedule hereunder written. On the basis of the said searches and on the basis of Encumbrance statement issued by Sub - Registrar of Sub - Registrar Ahmedabad - 11 (Aslali) and Ahmedabad - 5 (Narol) and Ahmedabad - 1 (Gheekata) dated 11/09/2017 and on the basis of the papers/documents/information produced/furnished to me, I have to state as under :-

Originally the said land bearing was belonged to and registered in the name of Atmaram Ramdas. His name was entered in revenue records by Mutation Entry No. 674 dated 15/03/1960.

Thereafter said Atmaram Ramdas died on 13/10/1968 leaving behind his heirs namely (1) Ranchodbhal Ramdas (2) Kantaben Atmaram and (3) Puriben w/o Atmaram Ramdas and their names were entered in revenue record by Mutation Entry No. 794 dated 20/01/1969.

Thereafter said Ranchodbhal Atmaram died on 04/03/1994 & Shantaben Ranchodbhal Patel died on 09/03/1994 leaving behind their heirs namely (1) Jayeshkumar Ranchodbhal (2) Anandiben Ranchodbhal (3) Jasodaben (Jyotsnaben) Ranchodbhal (4) Urmilaben Ranchodbhal (5) Naynaben Ranchodbhal (6) Kallashben Ranchodbhal (7) Kokilaben Ranchodbhal and their names were entered in revenue records by Mutation Entry No. 1156 dated 30/05/1994.

Thereafter said partner Puriben w/o Atmaram Ramdas died on 23/12/1982 leaving behind his heirs namely (1) Kantaben Atmaram patel (2) Kallashben Ranchodbhal patel (3) Anandiben Ranchodbhal patel (4) Kokilaben Ranchodbhal patel (5) Naynaben Ranchodbhal patel (6) Urmilaben Ranchodbhal patel (7) Jasodaben Ranchodbhal patel (8) Jayeshkumar Ranchodbhal patel and their names were entered in revenue records by Mutation Entry No. 1164 dated 04/07/1994.

Thereafter the said legal heir Kantaben Atmaram patel released her right in favour of other partners and his name was deleted from the revenue records by Mutation Entry No. 1165 dated 04/07/1994.



Thereafter said partner Kallashben Ranchodbhal w/o Babulal died on 03/03/2000 leaving behind his heirs namely (1) Pravinbhal Babulal (2) Sunilbhal Babulal and (3) Rajendrabhal Babulal and their names were entered in revenue record by Mutation Entry No. 1634 dated 19/03/2010

Thereafter said partner Kokilaben Ranchodbhal w/o. Rameshbhal died on 26/07/2006 leaving behind his heirs namely (1) Harishbhal Rameshbhal (2) Rakeshbhal Rameshbhal and (3) Sonalben Rameshbhal and their names were entered in revenue record by Mutation Entry No. 1635 dated 19/03/2010

Thereafter the said legal heirs (1) Anandiben Ranchodbhal (2) Jasodaben (Jyotsnaben) Ranchodbhal (3) Urmilaben Ranchodbhal (4) Naynaben Ranchodbhal (5) Harishbhal Rameshbhal (6) Rakeshbhal Rameshbhal (7) Sonalben Rameshbhal (8) Pravinbhal Babulal (9) Sunilbhal Babulal and (10) Rajendrabhal Babulal released their rights in favour of Jayeshkumar Ranchodbhal patel and legal heirs names were deleted from the revenue records and Jayeshkumar Ranchodbhal patel became only owner of the said land in revenue records by Mutation Entry No. 1776 dated 10/08/2011.

Thereafter District collector, of Ahmedabad granted permission to convert land tenure (to the old tenure for agriculture purpose) of the said land bearing Block No. 202 by Order NO.ACB/TNC - 2/PRIMIYUM/LAXMIPURA/SR-565/2016, dated 01/12/2016. The entry to the effect was also entered in revenue records by Mutation entry No. 2075 dated 08/12/2016.

Thereafter District collector, of Ahmedabad granted Non - Agricultural use for residential purpose to the said land bearing Final Plot No. 49 adm. 3581 sq. mtrs. Of T.P. Scheme No. 81, Block No. 202 for residential use by Order NO.ACB/TNC - 5/N.A/SECTION - 65/SR-187/2017, dated 18/08/2017.

As Informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title.

This search report on title is based on the search taken with available revenue records, manually and computerized records of Sub - Registrar of Ahmedabad - 11 (Aslali) and Ahmedabad - 5 (Narol) and Ahmedabad - 1 (Gheekata) and the photo copy of papers/documents/Information produced/furnished before me only. It is pertinent to note that as per the new method of search, physical search of Register of Index - II are not permitted but the sub - registrar office itself makes the search and issued encumbrance certificate and I have to depend on such computerized search report. The computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous. And according to the report of the computerized search, I have issued this search report. Please verify the original documents and come to any conclusion. It is pertinent to note that offices of Sub - Registrar has/have given the information regarding the land only not any type of construction i.e.flat/shop/rowhouse and hence, this report is also shown the details of land only not any type of construction.

This report is relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.

In view of the foregoing and in view of the photo copy of documents produced before me and revenue records and on the basis of the encumbrance statement issued by Sub - Registrar of Ahmedabad - 11 (Aslali) and Ahmedabad - 5 (Narol) and Ahmedabad - 1 (Gheekata), I am of the opinion that the title of Mr. Jayeshkumar Ranchodbhal Patel non agriculture land more particularly described in the Schedule - 1 hereunder written clear,



marketable and free from any encumbrances and reasonable doubts in question subject to verify the original documents and certified mutation entry no. 396, 486, 519, 674, 794, 996, 1156, 1164, 1165, 1634, 1635, 1776.

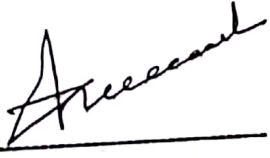


THE SCHEDULE – 1 ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Non Agricultural Land bearing Final Plot No. 49 adm. 3581 sq. mtrs of Town Planning Scheme No. 81, Block No. 202 situate lying and being at Mouje Laxmipura s/m of Taluka – Vatva In the Registration District of Ahmedabad and Sub district of Ahmedabad – 11 (Aslali)

AHMEDABAD

DATE- 15/09/2017


D. P. SOLANKI
Advocate