

DIPESH GOPALBHAI PATEL

B.Com. LL.B., Advocate

Address : A-101, Sukirti Garden, Opp. Super Society, Karnavati Club Road,
Ramdevnagar, Ahmedabad-380015.

TITLE REPORT

To,

Saritakunj Co.Operative Housing**Society Ltd.****Ahmedabad.**

Dear Sir,



Ref. : Non-Agricultural land admeasuring 506 sq.mts. of Final Plot No.97 [Survey No.8 paiki 89] of Town Planning Scheme No.38 situate, lying and being at Mouje Thaltej, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-9 [Bopal] belonging to **Saritakunj Co.Operative Housing Society Ltd.**

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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 9.9.19 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the Declaration filed before us and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

Saritakunj Co.Operative Housing Society Ltd. is registered under Gujarat Co-Operative Societies Act, 1961 under serial No.GH-12762 dated 4.4.88.



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The said Society purchased land admeasuring 612 sq. yds. i.e. 512 sq. mts. along with construction up to plinth of Sub Plot No.89 of Consolidated Survey No.8 from Smt. Bhanumatiben Mahendrakumar Patel through her Power of Attorney Holder Shri Harikrishna Ishwarbhai Patel by Sale Deed which is registered in the office of Sub Registrar under serial No.6083 dtd.13.4.1988. Entry to that effect was entered in revenue record by Entry No.6319 dtd.21.4.88 which was certified on 30.6.88.

Construction permission on the said land was granted by the Taluka Development Officer, Dascroi Taluka by his order No.320 dtd.31.3.1967 and revised plan was sanctioned on 7.4.1968 by the said authority.

Thereafter N.A.Permission was granted by the City Deputy Collector, Ahmedabad by his order No.LND/NA/SR-94 dtd.7.2.66

Development Permission for construction of residential Flats on the said land was granted by Ahmedabad Urban Development Authority by its order No.P.R.M.6348/2845/U.A.D./3522 dated 21.3.88.

Thereafter the said Society entered in to Agreement dated 22.4.88 with Trimurti Construction Co., a Partnership Firm for putting up construction of Flats on the said land.

Thereafter the said Society put up a scheme of residential flats for its members on the said land which is known as "Saritakunj".

Thereafter Revenue Dept. issued Resolution No.PFR/102011/275/L/1 dated 17.3.12 through which "City" and "Dascroi"



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Talukas of District of Ahmedabad were reconstituted and new Talukas "Ahmedabad City-East" and "Ahmedabad City-West" were constituted. Accordingly Village of Thaltej of Dascroi Taluka was included in Taluka of Ahmedabad-City-West and accordingly Village Form No.7/12 was amended. Entry to that effect was entered in revenue record by entry No.12659 dated 3.5.12, which was certified on 5.5.12.

On implementation of Town Planning Scheme the land of Sub Plot No.89 of Consolidated Survey No.8 was allotted land admeasuring 506 sq.mts. of Final Plot No.97 of Town Planning Scheme No.38.

As the Flats of said Society were very old and repairing cost was very high all the members of the Society have decided for redevelopment of the said Society. Accordingly the said Society entered in to Development Agreement with Om Aryaman Infracon LLP which is registered in the office of Sub Registrar under serial No.10829 dated 23.8.19.

Thereafter Ahmedabad Municipal Corporation issued Commencement Letter bearing Rajachitthi No.02137/291218/A1155/RO/M1 dated 2.7.19 for construction of residential units on the said land.

Thus the said Non-Agricultural land admeasuring 506 sq.mts. of Final Plot No.97 [Survey No.8 paiki 89] of Town Planning Scheme No.38 situate, lying and being at Mouje Thaltej, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub- District of Ahmedabad-9 [Bopal] is indenpendently owned, occupied and possessed by Saritakunj Co.Operative Housing Society Ltd. through



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its members in the revenue records and all other government and semi-government records.

The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above and from that and from the declaration filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report and opine that the titles of the said Non-Agricultural land admeasuring 506 sq.mts. of Final Plot No.97 [Survey No.8 paiki 89] of Town Planning Scheme No.38 situate, lying and being at Mouje Thaltej, Taluka Ghatlodiya in the



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Registration District of Ahmedabad and Sub- District of Ahmedabad-9 [Bopal] shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record..
2. Fulfilment of terms and conditions of N.A. Order.
3. Rights of Members of Society as per Society's record.
4. Development Rights of M/s. Om Aryaman Infracon LLP as per Development Agreement registered at No.10829 dtd.23.8.19.
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 11TH DAY OF SEPTEMBER 2019.

Place : Ahmedabad.



Dipesh G. Patel
Advocate

NOTE:

Some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence may be erroneous. We request you to verify that there is no acquisition/reservation /attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. and there are no pending litigation or injunction/status quo in respect of the said land.

