

ADVOCATES

303, Third Floor, Shangrila Arcade, 100 feet Road,
Shyamal Cross Road, Satellite, Ahmedabad - 380015.

T : 079 26753023 ; 65133024 TF : 079 26753024
M : +91 9825281495 ; E : agbapat@gmail.com

Ref. No.: 2082-A/2018**Date : 10-4-2018****NIL ENCUMBRANCE CERTIFICATE**

Property Particularly : All that the Non-Agricultural Land situate, lying and being at Mouje : Shekhpur-Khanpur, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos. 98/1, 98/2 and 99 paiki which were comprised into T.P. Scheme No. 19 and allotted Final Plot No. 314 admeasuring 1432 sq.yds. i.e. 1197 sq.mts. paiki (I) Sub-Plot No. 2 admeasuring 440 sq.yds. i.e. 367.89.72 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4308 admeasuring 317.15 sq.mts., and (II) Sub-Plot No. 3 admeasuring 445 sq.yds. i.e. 372.07.78 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4309 admeasuring 311.97 sq.mts. togetherwith to be constructed (Under Construction) Total 29 Commercial Units in a scheme known as "AMBIENCE" in the Registration District, Ahmedabad and Sub-District, Ahmedabad-3 (Memnagar) at Ahmedabad :

Present owner of the property: - M/s. Logas Corporation, a Partnership Firm.

Account of M/s. Logas Corporation, a Partnership Firm.

With reference to the above and pursuant to your instruction conveyed through the afore said party, and in continuation to my earlier Title Reports bearing Ref. Nos. (I) 2082/2017 dated 11-2-2017 addressed to M/s. Logas Corporation, a Partnership Firm and (II) 2083/2017 dated 14-4-2017 addressed to Puspc Enviro Developers Private Limited (Formally Kwon as Kanwal Automobiles Private Limited). I have taken only Search of Records maintained at the office of Sub-Registrar, Ahmedabad-3 (Memnagar) for the time period from 11-2-2017 and 14-4-2017 to 9-4-2018, for the property more particularly described in the Schedule hereunder written and submit my report thereon to you as

under :



I have caused necessary search, as per instruction, in respect of the property referred herein above from the available record with the Sub-registrar office at Ahmedabad-3 (Memnagar) for the period from 11-2-2017 and 14-4-2017 to 9-4-2018 and in view of undertaking said search I am of the opinion and I certify that in respect of the property as described herein above, I have not found any charge registered with the office of Sub-Registrar, Ahmedabad-3 (Memnagar) and in the office of sub-registrar no other subsisting charge has been found in respect of the said property during the period from 11-2-2017 and 14-4-2017 to 9-4-2018. However, I have found certain transactions in the Sub-Registrar, Ahmedabad-3 (Memnagar) as under :

That Puspc Enviro Developers Private Limited (Formally Kwon as Kanwal Automobiles Private Limited) through its Director Shri Shailesh B. Patel has sold and conveyed the Non-Agricultural land bearing T.P. Scheme No. 19 and allotted Final Plot No. 314 admeasuring 1432 sq.yds. i.e. 1197 sq.mts. paiki Sub-Plot No. 3 admeasuring 445 sq.yds. i.e. 372.07.78 sq.mts. (Plot Area) togetherwith commercial construction standing thereon admeasuring 239.47 sq.mts. (As per Regularization Plan and Certificate approved and granted by AMC dated 11-2-2004, Commercial construction thereon Consisting of Ground Floor, First Floor and Parking total admeasuring 354.39 sq.mts.) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4309 admeasuring 311.97 sq.mts. in favour of M/s. Logas Corporation, a Partnership Firm through its Administrative Partners (1) Shri Divyeshbhai Rasiklal Shah and (2) Shri Prafulbhai Ratilal Kothari by a Deed of Conveyance, which was duly registered with the office of the Sub-Registrar, Ahmedabad-3 (Memnagar) under Serial No. 5272 dated 15-7-2017, and since then M/s. Logas Corporation, a Partnership Firm through its Administrative Partners (1) Shri Divyeshbhai Rasiklal Shah and (2) Shri Prafulbhai Ratilal Kothari is holding the same as an absolute owner and possessor thereof.

That an Indemnity Bond Cum Declaration was duly executed by Puspc Enviro Developers Private Limited (Formally Kwon as Kanwal Automobiles Private Limited) through its Director Shri Shailesh B. Patel in favour of M/s. Logas Corporation, a Partnership Firm through its Administrative Partners (1) Shri Divyeshbhai Rasiklal Shah and (2) Shri Prafulbhai Ratilal Kothari in respect of the Non-Agricultural land bearing T.P. Scheme No. 19 and allotted Final Plot No. 314 admeasuring 1432 sq.yds. i.e. 1197 sq.mts. paiki Sub-Plot No. 3 admeasuring 445 sq.yds. i.e. 372.07.78 sq.mts. (Plot Area) togetherwith commercial construction standing thereon admeasuring 239.47

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sq.mts. (As per Regularization Plan and Certificate approved and granted by AMC dated 11-2-2004, Commercial construction thereon Consisting of Ground Floor, First Floor and Parking total admeasuring 354.39 sq.mts.) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4309 admeasuring 311.97 sq.mts. which was duly registered with the Office of Sub-Registrar, Ahmedabad-3 (Memnagar), under Serial No. 5273 dated 15-7-2017.

Thereafter, a General Power of Attorney (As per 45-C Type) was duly executed by Puspc Enviro Developers Private Limited (Formally Kwon as Kanwal Automobiles Private Limited) through its Director Shri Shailesh B. Patel in favour of (1) Shri Divyeshbhai Rasiklal Shah and (2) Shri Prafulbhai Ratilal Kothari as Administrative Partners of M/s. Logas Corporation, a Partnership Firm in respect of the said property in question which was duly registered with the Office of Sub-Registrar, Ahmedabad-3 (Memnagar), under Serial No. 5274 dated 15-7-2017.

Further, the said Old Construction of Bungalows on the Sub-Plot Nos. 2 and 3 was demolished by M/s. Logas Corporation, a Partnership Firm has floated a scheme of Commercial Units known as "AMBIENCE" on the said piece of land as per Plan and Construction Permission approved and granted by Ahmedabad Municipal Corporation, Ahmedabad vide its Rajachitthi No. 9894/190917/A9099/R0/M1 dated 8-1-2018 for issued by Deputy Municipal Commissioner (West), Ahmedabad Municipal Corporation, Ahmedabad and is entitled to enroll the members and to collect agreed amount from them for the said purpose and to sell and convey such Residential Tenaments to them etc.

Further, After completion of construction work Final Building Use (BU) Permission for "AMBIENCE" is required to be obtained from Ahmedabad Municipal Corporation, Ahmedabad.

Thus, M/s. Logas Corporation, a Partnership Firm is the absolute owner and possessor of the said Non-Agricultural land situate, lying and being at Mouje : Shekhpur-Khanpur, Taluka : Sabarmati, District : Ahmedabad bearing Old Revenue Survey Nos. 98/1, 98/2 and 99 paiki which were comprised into T.P. Scheme No. 19 and allotted Final



Plot No. 314 admeasuring 1432 sq.yds. i.e. 1197 sq.mts. paiki (I) Sub-Plot No. 2 admeasuring 440 sq.yds. i.e. 367.89.72 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4308 admeasuring 317.15 sq.mts., and (II) Sub-Plot No. 3 admeasuring 445 sq.yds. i.e. 372.07.78 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4309 admeasuring 311.97 sq.mts. togetherwith to be constructed (Under Construction) Total 29 Commercial Units in a scheme known as "AMBIENCE" in the Registration District, Ahmedabad and Sub-District, Ahmedabad-3 (Memnagar).

Date : 10-4-2018

Place : Ahmedabad

For, A. G. BAPAT & CO.



(ANAND G. BAPAT)

Advocate

Encl:

Payment Receipt No. 2018001011116 dated 9-4-2018.

Payment Receipt No. 2018001011118 dated 9-4-2018.

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TO WHOM SO EVER IT MAY CONCERN

Date : 18-4-2018

This is to notify that there is no encumbrance of any type including title, rights of financial on the said land of the project "AMBIENCE" constructed / to be constructed (Under Construction) Total 29 Commercial Units on land bearing Old Revenue Survey Nos. 98/1, 98/2 and 99 paiki which were comprised into T.P. Scheme No. 19 and allotted Final Plot No. 314 admeasuring 1432 sq.yds. i.e. 1197 sq.mts. paiki (I) Sub-Plot No. 2 admeasuring 440 sq.yds. i.e. 367.89.72 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4308 admeasuring 317.15 sq.mts., and (II) Sub-Plot No. 3 admeasuring 445 sq.yds. i.e. 372.07.78 sq.mts. (Plot Area) and as per Shekhpur-Khanpur City Survey Records bearing City Survey No. 4309 admeasuring 311.97 sq.mts. of Mouje : Shekhpur-Khanpur, Taluka : Sabarmati, District : Ahmedabad in the Registration District, Ahmedabad and Sub-District, Ahmedabad-3 (Memnagar) which is owned by M/s. Logas Corporation, a Partnership Firm.

For, A. G. BAPAT & CO.



(ANAND G. BAPAT)

Advocate