

Ref. No. :

Date : 22 / 03 / 2019

To,
M/s. Adinath Corporation,
a Partnership Firm
Ahmedabad.



TITLE CERTIFICATE



Re:- Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 part & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Commercial Units named as “ELITE MAGNUM” in/upon the aforesaid land belonging to M/s. Adinath Corporation, a Partnership Firm, being the absolute Owner-Occupier.

(Hereinafter referred to as the said “Property”).

THIS IS TO CERTIFY THAT, We have investigated the titles M/s. Adinath Corporation, a Partnership firm to the Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 part & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Commercial Units named as “ELITE MAGNUM”, and have caused to be taken searches of available revenue for last about 30 years and from publishing the public notice regarding title clearance in daily Newspaper “Gujarat Samachar” dtd.26.12.2017, “Sandesh” dtd.27.12.2017, “Divya Bhaskar” dtd.28.12.2017, “Gujarat Samachar” “Sandesh” & “Divya Bhaskar” dtd.24.06.2018 in the name of previous owners and from the declaration filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/WZ/030119/CGDCRV/A1267/R0/M1 dtd.28.02.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

CP. 7.0.7

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- (4) Repay the outstanding of Capri Capital Ltd. and get the Registered Mortgage Release Deed executed in the same concern.

DATED THIS 22nd DAY OF MARCH, 2019




Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

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To,
M/s. Adinath Corporation,
a Partnership Firm
Ahmedabad.



TITLE REPORT



Re:- Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 part & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Commercial Units named as "ELITE MAGNUM" in/upon the aforesaid land belonging to M/s. Adinath Corporation, a Partnership Firm, being the absolute Owner-Occupier. (Hereinafter referred to as the said "Property").

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to M/s. Adinath Corporation, a Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Land bearing Survey No.217 being an agricultural land was held by Gordhandas Mansukhbhai Patel owner-occupier & self-cultivator as per Revenue Records.

Thereafter the said land owner Gordhandas Mansukhbhai Patel died on dtd.25.10.1951 leaving behind him, his heirs namely : Aatmaram Gordhandas Patel, Kantilal Gordhandas Patel and Manilal Gordhandas Patel.

(Reference : Revenue Entry No.3207, dated 08.01.1952).

Thereafter new revenue record was generated as the entire revenue record was destroyed due to fire. (Reference : Revenue Entry No.10001, dtd.19.10.1974).

Thereafter the family partition took place between the Land Owners by way of Partition Deed duly registered in the Office of Sub Registrar of Ahmedabad Vide Sr. No. 3733, dtd.30.03.1970, accordingly the land bearing Survey No. 217 was divided into several parts Viz.

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<u>Sr. No.</u>	<u>Name</u>	<u>Plot Area (Sq. Yrds.)</u>
1.	Kantilal Gordhandas Patel	2057
2.	Gomtiben W/o. Kantilal Gordhanbhai	2057
3.	Chinubhai Kantibhai	2057
4.	Manibhai Gordhanbhai Patel	2057
5.	Chanchalben W/o. Manibhai Gordhanbhai Patel	2057
6.	Rameshbhai Manibhai Patel	2057
7.	Aatmaram Gordhandas Patel	1029
8.	Laxmiben W/o. Aatmaram Gordhandas	1028
9.	Kanubhai Aatmaram Patel	1028
10.	Babubhai Aatmaram Patel	1029
11.	Amrutbhai Aatmaram Patel	1029
12.	Naginbhai Aatmaram Patel	1028

(Reference : Revenue Entry No.10410, dated 21.11.1974).

Thereafter one of the Portion Holder of the aforesaid Partition Deed Laxmiben W/o. Aatmaram Gordhandas died on dtd.17.05.1974 leaving behind her heirs namely : Kanubhai Aatmaram, Babubhai Aatmaram, Amrutbhai Aatmaram and Naginbhai Aatmaram.

(Reference : Revenue Entry No.11430, dated 02.07.1976).

Thereafter the Portion of the land admeasuring 343 sq. mtrs. was acquired by the Ahmedabad Municipal Corporation for T. P. Road.

(Reference : Revenue Entry No. 13021, dated 07.07.1979).

Thereafter one of the Portion Holder of the aforesaid Partition Deed, Aatmaram Gordhandas died on dtd.18.06.1991 & his son Kanubhai Aatmaram died on dtd.19.07.1991 leaving behind him, his heirs namely : Babubhai Aatmaram, Amrutbhai Aatmaram, Naginbhai Aatmaram, Hiraben Kanubhai, Bharatbhai Kanubhai, Rohitbhai Kanubhai, Pareshkumar Kanubhai and Pannaben Kanubhai. (Reference : Revenue Entry No.17383, dated 21.04.1995).

Thereafter a portion of the land bearing Survey No. 217 was acquired under the Urban land Ceiling Act as the land was found excess to the Ceiling Limit.

(Reference : Revenue Entry No.17397, dated 18.05.1995).



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Thereafter the land owners challenged the aforesaid order of acquisition before Special Secretary Revenue Department and the said authority rejected the order passed by the Deputy Collector and remanded back to the said authority for rehearing.

(Reference : Revenue Entry No.17930, dated 02.05.1997).

Thereafter the land bearing Survey No. 217 was divided into Three (03) Parts by way of Hissa Durasti conducted by D.I.L.R., Ahmedabad vide Patrak No. DRK/Vashi/2000 pursuant to Endorsement No. RTS/Vashi. 1047 dtd.06.03.2000. As a result of which Survey No. 217/1 vested in Babubhai Atmaram, Amrutbhai Atmaram, Naginbhai Atmaram, Hiraben Kanubhai, Bharatbhai Kanubhai, Rohitbhai Kanubhai, Pareshkumar Kanubhai and Pannaben Kanubhai and Survey No. 217/2 vested in Manibhai Gordhanbhai, Chanchalben Manibhai and Rameshbhai Manibhai and Revenue Survey No. 217/3 vested in Kantibhai Gordhanbhai, Gomtiben Kantibhai and Chinubhai Kantibhai. (Reference : Revenue Entry No.18582, dated 07.03.2000).

Thereafter the land acquired for T. P. Road was divided in three parts viz. Land admeasuring 140 Sq. Mtrs., 105 Sq. Mtrs. and 98 Sq. Mtrs. respectively acquired from Revenue Survey No. 217/1, 217/2 and 217/3. (Reference : Revenue Entry No.18611, dated 30.03.2000).

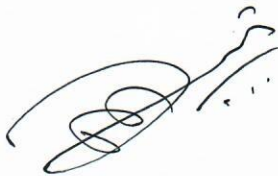
Thereafter the Co-Owner of Survey No.217/2 admeasuring 5160 sq. mtrs. namely Manibhai Gordhanbhai died on dtd.24.03.2001 leaving behind him, his heirs namely : Rameshbhai Manibhai Patel and Chanchalben Manibhai Patel.

(Reference : Revenue Entry No.19052, dated 11.05.2002).

Thereafter the land bearing Revenue Survey No. 217/2 was divided into two parts by Hissa Durasti conducted by D.I.L.R Vide Patrak No. RTS/REV. Vashi 1440/04 dtd.08.06.2004 viz. Survey No. 217/2 and 217/2/2. (Reference : Revenue Entry No.19488, dated 11.06.2004).

Thereafter the unauthorized Non Agricultural Use of land bearing Revenue Survey No. 217/2/1 and 217/2/2 was regularized by Deputy Collector N.A., Ahmedabad by order No. N.A./U1/Vadaj/Case No. 84/94/304 dtd.14.11.1998.

(Reference : Revenue Entry No.20729, dated 09.08.2008).



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Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of City Ahmedabad, vide order no. RTS/Sudharo/Kshyatiyadi/S.R. No. 829/08, dated 18.09.2008.

(Reference : Revenue Entry No.20812, dated 19.09.2008).

Thereafter the Survey No.217/2/2 land owners Rameshbhai Manilal applied for joining the names of his heirs in the revenue record of the said property during his lifetime namely Kumudben Rameshbhai, Parulben Rameshbhai, Ritaben Rameshbhai and Dharmesh Rameshbhai. And as a result of that their names were entered in the revenue record being the Co-Owners.

(Reference : Revenue Entry No.22412, dated 17.10.2011).

Thereafter the name of Rameshbhai Manilal was entered in the revenue record as the name was mistakenly left out due to technical error..

(Reference : Revenue Entry No.22594, dated 03.03.2012).

Thereafter one of the land owner of Revenue Survey No. 217/2/1 namely Chanchalben Manilal Patel died on dtd.10.01.2012 leaving behind her heir namely : Rameshbhai Manibhai Patel.

(Reference : Revenue Entry No.22601, dated 09.03.2012).

As the land bearing Revenue Survey No. 217/2/1 and 217/2/2 was under lien of Government the land owner repaid the outstanding as a result of which the land was refused by the Government.

(Reference : Revenue Entry No.22829, dated 15.09.2012).

Thereafter the land owner of Survey No.217/2/1, Rameshbhai Manilal applied for joining the names of his heirs in the revenue record of the said property during his lifetime namely Kumudben Rameshbhai, Parulben Rameshbhai, Ritaben Rameshbhai and Dharmesh Rameshbhai. And as a result of that their names were entered in the revenue record being the Co-Owners.

(Reference : Revenue Entry No.22837, dated 20.09.2012).

Thereafter entry pertaining to un paid Revenue and Education Cess was made with the revenue record. (Reference : Revenue Entry No.22637, dated 07.06.2014).

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Thereafter One of the land owner of Survey No. 217/2/1 & 217/2/2 namely Dharmeshbhai Rameshbhai died on dtd.30.03.2015 leaving behind heirs namely : Hemaxiben Wd/o. Dharmeshbhai Rameshbhai, Minor Parthav Dharmeshbhai and Minor Nakul Dharmeshbhai.
(Reference : Revenue Entry No.24026, dated 19.06.2015).

Thereafter One of the land owner of Survey No.217/2/1 & 217/2/2 namely Kumudben Rameshbhai died on dtd.17.09.2016 and Dharmeshbhai Rameshbhai died on dtd.30.03.2015 leaving behind heirs namely : Parulben Rameshbhai, Ritaben Rameshbhai, Hemaxiben Wd/o. Dharmeshbhai Rameshbhai, Minor Parthav Dharmeshbhai and Minor Nakul Dharmeshbhai.
(Reference : Revenue Entry No.24574, dated 27.10.2016).

Thereafter One of the land owner of Survey No.217/2/1 & 217/2/2 namely Rameshbhai Manilal died on dtd.29.12.2016 leaving behind heirs namely : Parulben Rameshbhai, Ritaben Rameshbhai, Hemaxiben Wd/o. Dharmeshbhai Rameshbhai, Minor Parthav Dharmeshbhai and Minor Nakul Dharmeshbhai.
(Reference : Revenue Entry No.24692, dated 01.04.2017).

The land bearing Survey No.217/2/1 Part admeasuring about 4470 Sq. Mtrs. and Survey No.217/2/2 Paiki admeasuring about 585 Sq. Mtrs., included in Town Planning Scheme No.29 (Naranpura) and allotted Final Plot No.465, admeasuring 3033 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Commercial Use by his / her order No.: CB/Jamin-2/NA/S.R.-1716/2016, dtd.12.04.2017.
(Reference : Revenue Entry No.24715, dated 05.05.2017).

Thereafter out of the aforesaid land owners Minor Parthav Dharmeshbhai attained the age of maturity, minor word ahead his name was removed from the revenue record.
(Reference : Revenue Entry No.25009, dated 17.03.2018).

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: 6 :

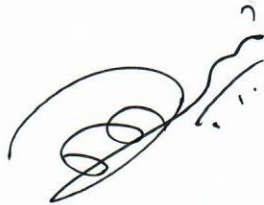
By that the said property come to the absolute ownership and possession of Parulben D/o. Rameshbhai Manilal Patel W/o. Vijay Patel, Ritaben D/o. Rameshbhai Manilal Patel W/o. Pinak Patel, Hemaxiben W/do. Dharmeshbhai Rameshbhai, Parthav Dharmeshbhai Patel and Minor Nakul Dharmeshbhai Patel.

That Ramesh Manilal Patel agreed to Sale the Portion of the land admeasuring 600 Sq. Mtrs. out of the land bearing Revenue Survey No. 217 Part to Vasantbhai Ishwarbhai Patel by way of executing Agreement to Sale duly Registered in the Office of Sub Registrar of Ahmedabad – 2 (Vadaj) Vide Sr. No. 3738 dtd.25.10.2002.

Like wise aforesaid the said the said Rameshbhai Manilal Patel agreed to Sale the Portion of the land admeasuring 2057 Sq. Mtrs. out of the land bearing Revenue Survey No. 217 Part to Rajeshbhai Bhikhabhai Patel H.U.F. and Gautambhai Punjabhai Patel by way of executing Notarized Agreement dtd.07.06.1996.

Thereafter said Agreement to Sale holders revised objections against the Public Notice published by us related to the Title Clearance of the Said Property, Thereafter understanding was made between the land owners and the Banakhat Holders wherein the dispute was amicably resolved. Accordingly M.O.U. between the Parties was executed Partially signed by Parties except Rejeshbhai Bhikhabhai Patel H.U.F. on dtd.29.08.2018 and later on signed by Rajeshbhai Bhikhabhai Patel H.U.F. on dtd.04.09.2018.

Thereafter the said Parulben D/o. Rameshbhai Manilal Patel W/o. Vijay Patel, Ritaben D/o. Rameshbhai Manilal Patel W/o. Pinak Patel, Hemaxiben W/do. Dharmeshbhai Rameshbhai, Parthav Dharmeshbhai Patel and Minor Nakul Dharmeshbhai Patel sold and conveyed the said land to **M/s. Adinath Corporation** alongwith confirmation of Banakhat Holders Vasantbhai Ishwarlal Patel, Rajeshbhai Bhikhabhai Patel HUF and Gautambhai Punjabhai Patel by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 15705, dtd.06.09.2018 (Reference : Revenue Entry No.25208, dated 20.09.2018).



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: 7 :

General:-

And by that the said property i.e. Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) came to **M/s. Adinath Corporation**, a Partnership Firm as the absolute ownership and possession.

Thereafter the **M/s. Adinath Corporation**, a Partnership Firm decided to construct a scheme of Residential Apartments and Commercial Units in the aforesaid land. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. BHNTI/WZ/030119/CGDCRV/A1267/R0/M1 dtd.28.02.2019. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

Accordingly the **M/s. Adinath Corporation**, a Partnership Firm have projected if scheme of Commercial Units in the name of "**ELITE MAGNUM**" in pursuance of the aforesaid plans and it the building is under-construction.

And since then the said property i.e. Property being Commercial use Non Agriculture land bearing Final Plot No. 465 admeasuring about 3033 sq. mtrs. (allotted in lieu of Survey No. 217/2/1 & 217/2/2 respectively admeasuring about : 4470 Sq. Mtrs. & 585 Sq. Mtrs.) of Draft Town Planning Scheme No. 29 (Naranpura), situated, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad-2 (Vadaj) alongwith the projection of proposed scheme of Commercial Units named as "**ELITE MAGNUM**" in/upon the aforesaid land belonging to **M/s. Adinath Corporation**, a Partnership Firm.



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The said M/s. Adinath Corporation, a Partnership Firm obtained Project Loan from Capri Capital Ltd. and executed Registered Mortgage Deed Vide Sr. No. 15885 dtd.11.09.2018 in favour of the aforesaid company.

That the said M/s. Adinath Corporation, a Partnership Firm gave a part of the land admeasuring : 69.96 Sq. Mtrs. on to Torrent Power Ltd. for Sub Station duly Registered in the office of Sub Registrar of Ahmedabad Vide Sr. No. 21553, dtd.07.12.2018.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1986 to 2018 (Running-2019) relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.26.12.2017, "Sandesh" dtd.27.12.2017, "Divya Bhaskar" dtd.28.12.2017, "Gujarat Samachar" "Sandesh" & "Divya Bhaskar" dtd.24.06.2018 regarding the said property in the name of previous land owners and except the below referred objections and objections referred above, I have not received any objection from anybody for the said property.

Devolution :-

(1) That the Banakhat Holder Rajeshbhai Bhikhabhai Patel HUF and Gautambhai Punjabhai Patel agreed to assign the rights of Banakhat by way of executing Agreement to Sale in favour Ambalal Ashabhai Patel, who thereafter erected unauthorized construction in the name of Umiya Shopping Centre (Bunch of Shops) and Sold the said Shops to Rajendra Chandubhai Thakkar (Shop No. N2, A/3) and to Chandrikaben Rajendrakumar Thakkar (Shop No. A/1) and the said Shop Holders filed 3 separate Civil Suit Vide No. 1645/2016, 1646/2016 and 1647/2016 to safe guard their rights but the said disputes were resolved amicable between the parties and as a result of which they withdrawn the Civil Suits and also handed over vacant and possession of the Shops by executing 3 Separate Cancellation Agreements in favour of Rajeshbhai Bhikhabhai Patel HUF and Gautambhai Punjabhai Patel.



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The said Ambalal Ashubhai Patel already cancelled the Agreement to Sale earlier on dtd.16.07.2002 by executing Cancellation Agreement. The Construction of Shops are demolished from the land and is an open land.

(2) In response to the Public Notice dtd.24.06.2018, one Kamlesh Ramlal Patel raised objection claiming to be paid amount against the said property to the pervious land owner Dharmesh Rameshbhai Patel which appeared to fabricated and as per the say of Widow of Late Dharmeshbhai Namely Hemaxiben, his husband never borrowed any money or he never gave any writing to anyone against the said property, therefore we replied to the objection and denied for such so called rights of the objectioner by way of Registered A.D. Post dtd.08.08.2018 and the said objectioner have not responded to the same as on date. Therefore we do not consider the Objection as a valid Substantial Objection and hence reject it.

As a part of investigation of title, We have searched Revenue Records and Sub-Registry Records, We have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **M/s. Adinath Corporation**, a Partnership Firm with respective to the above mentioned said land, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/WZ/030119/CGDCRV/A1267/R0/M1 dtd.28.02.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.

(P.T.O.)

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: 10 :

- (4) Repay the outstanding of Capri Capital Ltd. and get the Registered Mortgage Release Deed executed in the same concern.

DATED THIS 22nd DAY OF MARCH, 2019



Maulik D. Modi
Advocate

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.