

To,
M/s.Ambica Corporation a partnership firm
Village Puna, Sub District Taluka Surat City,
District Surat.

February 24, 2021

TITLE REPORT

Dear Sir,

All that piece and parcel of land bearing Block No.201 (Rev.S.Nos.175/2 and 184/2) admeasuring 8904.00sq.mtrs, Town Planning Scheme No.60(Puna), O.P.No.75, Final Plot No.73 admeasuring 6233.00sq.mtrs of village Puna, Sub District Taluka Surat City, District Surat, Project Known as "SAFFRON VALLEY" stands in the name of Vasantbhai Dahyabhai Patel, Jayaben Vasantbhai Patel, Jigneshkumar Vasantbhai Patel and Denishkumar Vasantbhai Patel and Development rights stands in the name of M/s.Ambica Corporation a partnership firm and its partners viz., Jigneshkumar Vasantbhai Patel, Pareshbhai Popatbhai Naliyadara and Bhikhabhai Popatbhai Nada. and surrounded by [as per plan]

On or towards North by : Adj. Block No.200

On or towards South by : 18.00mtrs Road

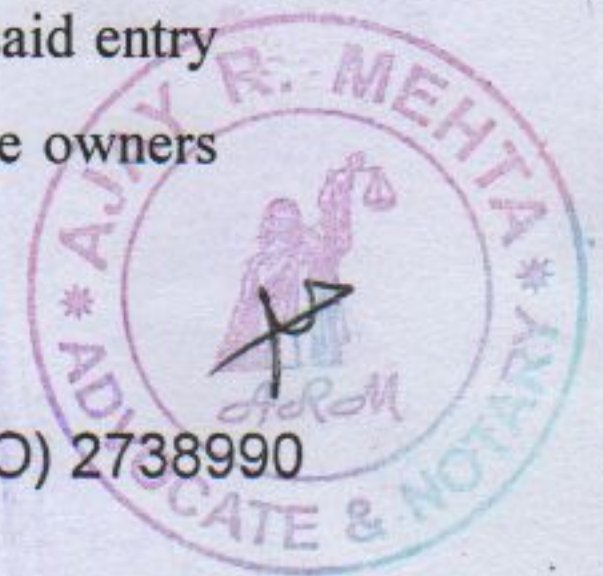
On or towards East by : Adj. Block No.199

On or towards west by : 18.00mtrs Road

That as per records all that piece and parcel of land bearing Rev.S.Nos.175/2 and 184/2 its Block No.201 of village Puna, Sub District Choryasi, District Surat was originally belonged to Kantibhai Ambubhai Patel.

As per The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, consolidation scheme for the village was come into force by the Competent Authority. By this consolidation scheme, land bearing Rev.S.Nos.175/2 and 184/2 was renumbered as Block No.201. Entry to that effect was mutated in the record of rights.

That as per records Kantibhai Ambubhai Patel has jointly mutated the name of his wife Sudhaben Kantilal Patel in the revenue records as co-owner of the said land. Entry to that effect was mutated in the record of rights on 17.07.1990 at entry No.2632 and the said entry was certified. Thus, Kantibhai Ambubhai Patel and Sudhaben Kantilal Patel became owners of the said land.



Thereafter, Kantibhai Ambubhai Patel and Sudhaben Kantilal Patel sold the land bearing Block No.201 (Rev.S.Nos.175/2 and 184/2) to Vasantbhai Dahyabhai Patel himself and guardian of minors Jignesh Vasantbhai Patel and Denish Vasantbhai Patel and Jayaben Vasantbhai Patel by registered sale deed. The said sale deed was registered in the office of Sub Registrar, Surat, on 05.09.1991 at registration No.9370. Thus, Vasantbhai Dahyabhai Patel himself and guardian of minors Jignesh Vasantbhai Patel and Denish Vasantbhai Patel and Jayaben Vasantbhai Patel became owner of the said land. Entry to that effect was mutated in the record of rights on 23.09.1991 at entry No.2736 and the said entry was certified.

That as per records the Additional Mamlatdar and Krishipanch (Tenancy) Choryasi, vide his order passed in Tenancy Case No.275/03/Puna/Sec.70(O) dated 22.10.2003, held that the purchasers Vasantbhai Dahyabhai Patel and others are not established as agriculturist, so it is committed the breach of Sec.2(C) and 63 of the Tenancy Act. Entry to that effect was mutated in the record of rights on 15.01.2004 at entry No.3309 and the said entry was certified. Being aggrieved by the said order, Vasantbhai Dahyabhai Patel and others have preferred appeal before the Deputy Collector, Choryasi Prant, Surat and after hearing the parties, the Deputy Collector, Choryasi Prant, Surat has allowed the appeal, vide order No.Tenancy Appeal No.6/2004 dated 29.01.2005 and rejected the order of the Additional Mamlatdar and Krishipanch (Tenancy) Choryasi, dated 22.10.2003 and also ordered to remand the said matter to the Additional Mamlatdar and Krishipanch (Tenancy) Choryasi for fresh hearing. Entry to that effect was mutated in the record of rights on 05.05.2005 at entry No.3896 and the said entry was certified by the Circle Officer, Navagam, Choryasi, on 30.07.2005. Thereafter, Mamlatdar and Krishipanch (Tenancy) Choryasi again heard the said matter and held that Vasantbhai Dahyabhai Patel, Jayaben Vasantbhai Patel, Jigneshkumar Vasantbhai Patel and Denishkumar Vasantbhai Patel are declared as agriculturist under Sec.70(O) of the Tenancy Act, vide his order No.Tenancy/ Remand Case No.6/05 Sec.70(O) of the Tenancy Act dated 15.11.2006. Entry to that effect was mutated in the record of rights on 14.02.2007 at entry No.4142 and the said entry was certified by the Circle Officer, Katargam, on 18.08.2007.

That village Puna included in the residential zone of SUDA and SUDA has issued the zoning certificate No.SUDA/TEK/Zoning Certificate/17114 dated 29.08.1991.



Town Planning scheme was framed at Village Puna and the said land was included in Town Planning Scheme No.60(Puna), O.P.No.75, Final Plot No.73 is allotted to the said land admeasuring 6233.00sq.mtrs.

That village Puna entered into the Surat City Taluka by the notification of the Government. Entry to that effect was mutated in the record of rights on 22.12.2006 at entries Nos.4131 and 4132 and the said entries were certified.

The said land converted from agriculture to non-agriculture purpose by the order of the Collector, Surat, vide order No.353/22/18/043/2019 dated 16.07.2019. Entry to that effect was mutated in the record of rights on 21.07.2019 at entry No.7059. The said entry was certified on 16.09.2019.

Under the above facts, Vasantbhai Dahyabhai Patel, Jayaben Vasantbhai Patel, Jigneshkumar Vasantbhai Patel and Denishkumar Vasantbhai Patel became owner of the land bearing Block No.201 (Rev.S.Nos.175/2 and 184/2) admeasuring 8904.00sq.mtrs, Town Planning Scheme No.60(Puna), O.P.No.75, Final Plot No.73 admeasuring 6233.00sq.mtrs of village Puna, Sub District Taluka Surat City, District Surat.

The Airport Authority of India has issued "no objection certificate for height clearance" for the said land, vide letter dated 08.08.2019.

The State Level Environment Impact Assessment Authority, Gujarat has issued the environment clearance for the building construction project, vide letter No.SEIAA/GUJ/EC/8(A)/1763/2019 dated 11.12.2019.

Thereafter, Vasantbhai Dahyabhai Patel, Jayaben Vasantbhai Patel, Jigneshkumar Vasantbhai Patel and Denishkumar Vasantbhai Patel through their power of attorney holder Radha W/o. Sunil Patel and D/o. Vasantbhai Dahyabhai Patel entered into an agreement for development with M/s.Ambica Corporation a partnership firm and executed the development agreement on 23.01.2020. The said agreement for development is registered in the office of Sub Registrar, Surat, on 23.01.2020 at registration No.979.

That M/s.Ambica Corporation a partnership firm is registered under the Indian Partnership Act vide registration No.GUJSR206211 and as per the certificate of registrar of firm



Jigneshkumar Vasantbhai Patel, Pareshbhai Popatbhai Naliyadara and Bhikhabhai Popatbhai Nada are the partners of the said firm

The Surat Municipal Corporation has approved the plan and granted the permission for making construction on the said land, vide permission No.TDO/DP/28, dated 16.10.2020.

Thereafter, Vasantbhai Dahyabhai Patel, Jayaben Vasantbhai Patel, Jigneshkumar Vasantbhai Patel and Denishkumar Vasantbhai Patel have developed the said land through M/s.Ambica Corporation a partnership firm and organized the project, which is known as "Saffron Valley".

That the said owner through their power of attorney holder Radha W/o. Sunil Patel and D/o. Vasantbhai Dahyabhai Patel and M/s.Ambica Corporation a partnership firm and its partners submitted affidavit regarding title of the property, as per the said affidavit, declared that he is absolute owner of the said property and title of the said property is clear and marketable and not suit/litigation is pending regarding the said property.

On search and investigation of the land in question from the record of Sub-Registrar, for last 30 years available records, and as per non encumbrances issued by the sub registrar, no charge lien and encumbrances are found on the record of rights. Title of the said land is clear and marketable.

I have scrutinized the following documents, which are submitted by the owner.

01. Original development agreement registered in the office of Sub Registrar, Surat, on 23.01.2020 at registration No.979 along with registration receipt.
02. Original sale deed registered in the office of Sub Registrar, Surat, on 05.09.1991 at registration No.9370 executed in favour of Vasantbhai Dahyabhai Patel himself and guardian of minors Jignesh Vasantbhai Patel and Denish Vasantbhai Patel and Jayaben Vasantbhai Patel along with registration receipt.
03. Certified copy of village form No.7/12 and form No.6.
04. Copy of NA order.
05. Copy of construction permission with sanction plan
06. Copy of Partnership deed along with registrar of firm (Form No.G)



07. Copy of "no objection certificate of height clearance" issued by Airport Authority.
08. Copy of certificate regarding the environment clearance for the building construction project.
09. Non encumbrance certificate from Sub registrar
10. Original Affidavit regarding title of the property

ajay r. mehta
advocate
&
Notary
encl:-search Receipt
No.2021020006348
2021018011236
code:-143022021



અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક નં. 201 થી નોંધાયેલી જમીન જેનું ક્ષેત્રફળ 8904 ચો.મી. જેનો ટી.પી. નં. 60, ઓ.પી. નં. 75, ફા.પ્લોટ નં. 73

Search in : પુણા /PUNA

પહોંચ નંબર 20210200005387

અરજી નંબર

8050

અરજી વર્ષ

2021

તારીખ 19

માહે

ફેબ્રુઆરી

સને

2021

રજુ કરનારનું નામ અજય આર મહેતા

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 54 થી 57).....
શોધ અગર તપાસણી.....Year: 2000 2021
દંડ કલમ-24.....
કલમ-34 (કલમ-49).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-2 ફી



330.00

કુલ એકંદરે રૂ.

330.00

અંકે રૂપિયા ત્રણ સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

RAVIRAJSINH DOLUBHAI MORI

સબ રજીસ્ટ્રાર

સુરત - 3 Navagam

અંકે રૂ. : 330.00

20210216493719078

સબ રજીસ્ટ્રાર, સુરત - 3 Navagam

2005

2021

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઈન્સ્પેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક

Search in : અજય આર મહેતા અરજી નંબર : 4060 ગામ નું નામ : PUNA

મિલકતનું વર્ણન : બ્લોક નં. 201 થી નોંધાયેલી જમીન જેનું ક્ષેત્રફળ 8904 ચો.મી. જેનો ટી.પી. નં. 60, ઓ.પી. નં. 75, ફા.પ્લોટ નં. 73

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) SURAT-3 Navagam મા -22 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિકાસ કરાર રૂ.0.00	બ્લોક નં. 201 થી નોંધાયેલી જમીન જેનું ક્ષેત્રફળ 8904 ચો.મી. જેનો ટી.પી. નં. 60, ઓ.પી. નં. 75, ફા.પ્લોટ નં. 73 વાળી રહેણાંક/વાણિજ્ય હેતુની બીનખેતીની જમીન જેનું ક્ષેત્રફળ 6233.00 ચો.મી.			રાધા તે સુનીલ પટેલની પત્ની અને વસંતભાઈ ડાહ્યાભાઈ પટેલની પુત્રી તે નં. 1 થી 4 ના કુ.મુ. તરીકે 1. વસંતભાઈ ડાહ્યાભાઈ પટેલ (AVMPP3482C) 2. જયાબેન વસંતભાઈ પટેલ (CZYPP8009B) 3. જીજ્ઞેશભાઈ વસંતભાઈ પટેલ (BNCPP6999K) 4. ડેનીશ વસંતભાઈ પટેલ. (AUBPP1057F)..	મેસર્સ અંબીકા કોર્પોરેશન-ભાગીદારી પેઢી વતી અને તરફે તેના વહીવટકર્તા ભાગીદાર પરેશકુમાર પોપટભાઈ નલીયાદરા	23-01-2020 27-01-2020	979	

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) SURAT-3
Navagam

અરજી પહોંચ

પહોંચ નંબર ૨૦૨૧૦૧૮૦૧૧૨૩૬ અરજી નંબર ૭૩૪૪ અરજી વર્ષ ૨૦૨૧
તારીખ ૧૬ માહે ફેબ્રુઆરી સને ૨૦૨૧

રજુ કરનારનું નામ અજય આર મહેતા (પુણા બ્લોક નં ૨૦૧
નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 1991 1999
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ.	100.00
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અંકે રૂપીયા એક સો શૂન્ય પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

D.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

અંકે રૂ. : 100.00
20210215367346058

સબ રજીસ્ટ્રાર, સુરત - 1 City