

Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE :
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
NANPURA, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gmail.com

Date: 01/03/2018

NON ENCUMBRANCE CERTIFICATE

This is to certify that I have taken search in the office of Sub-registrar, Surat and verified the documents for the last 30 years for the property know as Surat City Ward: Athwa (Ward No.13), Nondh No.45/E/1 admeasuring 892.16 Sq.mtrs of Surat City Survey Ward: Athwa (Ward No.13), Sub-District: City Surat, District: Surat and I am of the opinion that the titles of tha said land are vested in Padmavati Associates - A Partnership Firm without any encumbrance and charges.



Ghoshal 2

Rinesh M. Khadavala
Advocate

FOR PADMAVATI ASSOCIATES

S. S. Shah

PARTNER

Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE:
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

Date: 01/03/2018

TO WHOM SO EVER IT MAY CONCERN

-:: TITLE REPORT ::-

Subject: All the piece and parcel of the said land bearing
Surat City Ward : Athwa (Ward No.13), Nondh
No.45/E/1 admeasuring 892.16 Sq.mtrs of Surat City
Survey Ward : Athwa (Ward No.13), Sub-District :
City Surat, District : Surat.

Owner of the land :- Padmavati Associates - A Partnership Firm
Project Name :- "ACROPOLIS"

The following documents are produced (placed) before me by Owner for my examination and opinion on the abovementioned subjected property is as under:-

List of Documents:-

- (1) Certified copy of Property Card of abovementioned Property.
- (2) Certified copy of registered Partition Deed No.637, dated 05.03.1968.
- (3) Certified Copy of registered sale deed of the said land executed by Mr. Rangildas Vrajdas Khandwala in favour of Mr. Jagdishchandra Mohanlal Modi (Sale deed No.7242/1975).
- (4) Xerox Copy of registered sale deed of the said land executed by Mr. Rangildas Vrajdas Khandwala in favour of Mrs. Pratibhaben Jagdishchandra Modi (Sale deed No.627/1976)
- (5) Xerox Copy of registered sale deed of the said land executed by Mr. Jagdishchandra Mohanlal Modi in favour of Mr. Ratilal Vahalchand Shah and others (Sale deed No.4277/1979)
- (6) Xerox Copy of registered sale deed of the said land executed by Mrs. Pratibha Jagdishchandra Modi in favour of Mr. Ratilal Vahalchand Shah and others (Sale deed No.4278/1979).

FOR PADMAVATI ASSOCIATES

S.S. Shah
PARTNER



- (7) Xerox Copy of registered sale deed of the said land executed by Mrs. Pratibha Jagdishchandra Modi in favour of Mr. Ratilal Vahalchand Shah and others (Sale deed No.48/1980).
- (8) Xerox Copy of registered sale deed of the said land executed by Mr. Jagdishchandra Mohanlal Modi in favour of Mr. Ratilal Vahalchand Shah and others (Sale deed No.49/1980).
- (9) Xerox copy of Rajachithi for construction on dated 21/03/1989.
- (10) Xerox copy of Sactioned plan.
- (11) Xerox copy of agreement between Mr. Ratilal Vahalchand Shah and others on dated 08/05/1989.
- (12) Certified Copy of registered sale deed of the said land executed by Mr. Ratilal Vahalchand Shah and others in favour of Mr. Rameshchandra Vahalchand Shah (Sale deed No1357/1992, New No.15564/1999).
- (13) Xerox Copy of registered release deed of Flat No.102, 301 and 302 executed by Kantaben Ratilal Shah and others in favour of Mr. Pravinkumar Ratilal Shah and others (Release Deed No12809/2013).
- (14) Xerox Copy of registered release deed of Flat No.101 executed by Damyantiben Rameshchandra Shah and others in favour of Mr. Sunilbhai Rameshchandra Shah (Release Deed No2064/2017).
- (15) Xerox copy of Registration Receipt of the above mentioned release deed.
- (16) Certified copy of Index-II of the above mentioned release deed.
- (17) Xerox copy of Partnership Deed of Padmavati Associates.
- (18) Xerox copy of Pancard of Padmavati Associates.
- (19) Xerox Copy of registered sale deed of Flat No.101 executed by Mr. Sunil Rameshchandra Shah in favour of Padmavati Associates - A partnership Firm (Sale deed No.11985/2017).
- (20) Xerox copy of Registration Receipt of the above mentioned sale deed.
- (21) Certified copy of Index-II of the above mentioned sale deed.
- (22) Xerox Copy of registered sale deed of Flat No.102 executed by Mr. Pravinkumar Ratilal Shah and others in favour of Padmavati Associates - A partnership Firm (Sale deed No.11844/2017).
- (23) Xerox copy of Registration Receipt of the above mentioned sale deed.
- (24) Certified copy of Index-II of the above mentioned sale deed.
- (25) Xerox Copy of registered sale deed of Flat No.201 and 202 executed by Ramilaben Indravadan Shah in favour of Padmavati Associates - A partnership Firm (Sale Deed No.11845/2017).



- (26) Xerox copy of Registration Receipt of the above mentioned sale deed.
- (27) Certified copy of Index-II of the above mentioned sale deed.
- (28) Xerox Copy of registered sale deed of Flat No.301 and 302 executed by Mr. Pravinkumar Ratilal Shah and others in favour of Padmavati Associates - A partnership Firm (Sale Deed No11846/2017).
- (29) Xerox copy of Registration Receipt of the above mentioned sale deed.
- (30) Certified copy of Index-II of the above mentioned release deed.
- (31) Xerox Copy of registered sale deed of Flat No.401 and 402 executed by Mr. Sandip Rasiklal Shah and others in favour of Padmavati Associates - A partnership Firm (Sale deed No11847/2017).
- (32) Xerox copy of Registration Receipt of the above mentioned sale deed.
- (33) Certified copy of Index-II of the above mentioned sale deed.
- (34) Xerox copy of Rajachithi for construction on dated 19/02/2018.
- (35) Xerox copy of Sactioned plan.
- (36) Xerox Copy of Public Notice given by Padmavati Associates - A Partnership Firm.

It is revealed on the examining of aforesaid documents that;

WHEREAS Land bearing Revenue Survey No.6 of Non-agriculture land of Village: Athwa was belonged to Mr. Vrajdas Lalbhai Khandwala's Family.

Thereafter, Partition took place between Mr. Vrajdas Lalbhai Khandwala and his family members, which has been duly registered with the office of Sub-Registrar, Surat at serial No.652 on dated 29/03/1916. Pursuant to said partition deed, the said land came into share of Mr. Vrajdas Lalbhai Khandwala and Mr. Rangildas Vrajdas Khandwala jointly. Thus, Mr. Vrajdas Lalbhai Khandwala and Mr. Rangildas Vrajdas Khandwala became the absolute owner of the said land.

Thereafter, Mr. Vrajdad Lalbhai Khandwala died in year 1993. After death of Mr. Vrajdas Lalbhai Khandwala, the said land was devolved to his son namely Mr. Rangildas Vrajdas Khandwala. Thus, Mr. Rangildas Vrajdas Khandwala became absolute owner of the said land.

Thereafter, the owner of the said land Mr. Rangildas Vrajdas Khandwala took place family partition between his family members namely (1) Gamanben wife of Rangildas Khandwala, (2) Mr. Jayantilal Rangildas Khandwala himself and karta of Hindu undivided family, (3) Mr. Shantilal Rangildas Khandwala himself and karta of Hindu undivided family, (4) Mr. Nanubhai @ Ishwarlal Rangildas Khandwala himself and

FOR PADMAVATI ASSOCIATES

S.S. Shah

PARTNER



Samir J. Kapadia
Rinesh M. Khadawala
Advocates

OFFICE:

402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

karta of Hindu undivided family and (5) Mr. Mukund @ Saradchand Rangildas Khandwala himself and karta of Hindu undivided family on dated 04/03/1968, which has been duly registered with the office of Sub-Registrar, Surat at Serial No.637, dated 04/03/1968. As per the said family partiton, admeasuring 7059.30 Sq.yards out of total 20,662 Sq.yards of old revenue survey no.6 came into share of Mr. Rangildas Vrajdas Khandwala. Thus, Mr. Rangildas Vrajdas Khandwala became absolute owner of the 7059.30 sq.yards land out of total 20,662 sq.yards land of old revenue survey no.6.

Thereafter, the said land came into city limit. Therefore, the said land was allotted Surat City Survey Ward: Athwa (Ward No.13), Nondh No.60. Thus, Mr. Rangildas Vrajdas Khandwala became absolute owner of the said land i.e. Surat City Survey Ward: Athwa, Nondh No.60.

Thereafter, the said land owner Mr. Rangildas Vrajdas Khandwala organized residential plots in northen side of said land. Thereafter, the said land was allotted Surat City Survey Ward: Athwa (Ward No.13), Nondh No.60/B-1.

Thereafter, the said land owner i.e. Mr. Rangildas Vrajdas Khandwala sold residential Plot No.4 admeasuring 439.79 Sq.mtrs to Mr. Jagdishchandra Mohanlal Modi by registered sale deed, which has been duly registered with the office of Sub-Registrar, Surat at Serial No.7242 on dated 03/10/1975. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, Mr. Jagdishchandra Mohanlal Modi became absolute owner of the said Plot No.4.

Thereafter, the said land owner i.e. Mr. Rangildas Vrajdas Khandwala sold residential Plot No.3 admeasuring 505 Sq.mtrs to Mrs. Pratibha Jagdishchandra Modi by registered sale deed, which has been duly registered with the office of Sub-Registrar, Surat at Serial No.7242 on dated 20/12/1975. Thereafter, the said sale deed was allotted New No.627 on dated 19/01/1976. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, Mrs. Pratibha Jagdishchandra Modi became absolute owner of the said Plot No.3.

Thereafter, Land bearing Surat City survey Ward: Athwa, Nondh No.60/B-1 was allotted New City Survey Nondh No.45.

Thereafter, the owner of residential Plot No.4 i.e. Mr. Jagdishchandra Mohanlal Modi sold the said plot to (1) Mr. Ratilal Vahalchand Shah, (2) Mrs. Savitaben Rasiklal Shah and (3) Mrs. Ramilaben Indravadan Shah by two different registered sale deed, which has been duly registered with the office of Sub-Registrar, Surat at Serial No.4277 on



Samir J. Kapadia
Rinesh M. KhadaVala
Advocates

OFFICE:
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

dated 15/10/1979 and Serial No.49 on dated 04/01/1980. Entry to the effect was mutated in the city Survey record of rights in year 1980 and the said entry was duly certified. Thus, Mr. Ratilal Vahalchand Shah and others became absolute owner of the said Plot No.4.

Thereafter, the owner of residential Plot No.3 i.e. Mrs. Pratibha Jagdishchandra Modi sold the said plot to (1) Mr. Ratilal Vahalchand Shah, (2) Mrs. Savitaben Rasiklal Shah and (3) Mrs. Ramilaben Indravadan Shah by two different registered sale deed, which has been duly registered with the office of Sub-Registrar, Surat at Serial No.4277 on dated 15/10/1979 and Serial No.49 on dated 04/01/1980. Entry to the effect was mutated in the city Survey record of rights in year 1980 and the said entry was duly certified. Thus, Mr. Ratilal Vahalchand Shah and others became absolute owner of the said Plot No.3.

Thereafter, the land owner i.e. Mr. Rangildas Vrajdas Khandwala organized residential plot in land bearing City Survey No.45 and the said land owner sold the said plot to different purchaser. Therefore, as per physical possession and owner of plots has allotted to different City Survey numbers as per city Survey record. The owner of Plot No.3 and Plot No.4 are the same, therefore, the Plot No.3 admeasuring 398.84 Sq.mtrs and Plot No.4 admeasuring 493.32 Sq.mtrs total 892.16 Sq.mtrs land has allotted to Surat City Survey Ward: Athwa (Ward No.13), Nondh No.45/E/1.

Thereafter the said land owner i.e. Mr. Ratilal Vahalchand Shah and others applied to Surat Municipal Corporation for construction permission on the said land. Pursuant to the said application, Town Planner of the Surat Municipal Corporation has issued construction permission bearing No.DPA No.1187, TDO No.1429 on dated 21/03/1989.

Thereafter, the said land owners namely (1) Mr. Ratilal Vahalchand Shah, (2) Mrs. Savitaben Rasiklal Shah, (3) Mrs. Ramilaben Indravadan Shah and their other family member Dr. Rameshchandra Vahalchand Shah have mutually decided to construct residential building as per plan sanctioned by Surat Municipal Corporation. Therefore, they have executed agreement on dated 08/05/1989. As per the said agreement, the construction cost of the Flat No.101 on the first floor of the proposed building will be barred by Dr. Rameshchandra Vahalchand Shah, the construction cost of the Flat No.102 on the first floor of the proposed building will be barred by Mr. Ratilal Vahalchand Shah, (2) Mrs. Savitaben Rasiklal Shah and (3) Mrs. Ramilaben Indravadan Shah jointly, the construction cost of the Flat No.201 and 202 on the second floor of the proposed building will be barred by Mrs. Ramilaben Indravadan Shah, the



Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE:

402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

construction cost of the Flat no.301 and 302 on the third floor the proposed building will be barred by Mr. Ratilal Vahalchand Shah and construction cost of the Flat No.401 and 402 on the forth floor of the proposed building will be barred by Mrs. Savitaben Rasiklal Shah.

Thereafter, the said land owner namely (1) Mr. Ratilal Vahalchand Shah, (2) Mrs. Savitaben Rasiklal Shah (3) Mrs. Ramilaben Indravadan Shah and Dr. Rameshchandra Vahalchand Shah constructed residential apartment type building on the said land as per the agreement, which is known as "Valani Park".

Thereafter, as per the term and condtions of the agreement, the said land owners i.e. Mr. Ratilal Vahalchand Shah and others have executed the sale deed of 7 percentage underneathland i.e. 62.4512 Sq.mtrs out of total 892.16 Sq.mtrs land in favour of Dr. Rameshchandra Vahalchand Shah as a Karta of HUF, which has been registered with the Sub-Registrar, Surat at Serial No.1357 on dated 13/02/1992. Thereafter, the said sale deed was allotted New No.15564 on dated 31/05/199. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, Dr. Rameshchandra Vahalchand Shah (HUF) became absolute owner of bearing Flat No.101 on the first floor in the building known as "Valani Park".

Thereafter, the owner of Flat No.101 i.e. Dr. Rameshchandra Vahalchand Shah died on dated 03/12/2010. After the death of Dr. Rameshchandra Vahalchand Shah, the said flat was devolved in the legal heirs of Dr. Rameshchandra Vahalchand Shah namely (1) Damyantiben w/d. of Rameshchandra Shah, (2) Vishakhaben daughter of Mr. Rameshchandra Shah and wife of Mr. Lalitbhai Gandhi, (3) Chetnaben daughter of Mr. Rameshchandra Shah and wife of Mr. Dilipbhai Shah, (4) Mr. Sunil Rameshchandra Shah and (5) Shilpaben daughter of Mr. Rameshchandra Shah and wife of Mr. Rajendrabhai Sanghvi. Entry to the effect was mutated in the city Survey record of rights on dated 22/11/2016 and the said entry was duly certified on dated 21/01/2017.

Thereafter, the daughters of Mr. Rameshchandra Vahalchand Shah namely (1) Damyantiben w/d. of Rameshchandra Shah, (2) Vishakhaben daughter of Mr. Rameshchandra Shah and wife of Mr. Lalitbhai Gandhi, (3) Chetnaben daughter of Mr. Rameshchandra Shah and wife of Mr. Dilipbhai Shah and (4) Shilpaben daughter of Mr. Rameshchandra Shah and wife of Mr. Rajendrabhai Sanghvi released their undivided share in bearing Flat No.101 in favour of her brother Mr. Sunil Rameshchandra Shah by registered released deed without consideration, which has been registered with the office of Sub-Registrar, Surat at Serial No.2064 on dated



Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE:
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

04/02/2017. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, Mr. Sunil Rameshchandra Shah became the absolute owner of the said Flat No.101.

Thereafter, the owner of Flat No.101 i.e. Mr. Sunil Rameshchandra Shah sold the said flat with undivided share in underneath land to Padmavati Associates - A Partnership Firm by registered sale deed, which has been registered with the office of Sub-Registrar, Surat at Serial No.11985 on dated 16/06/2017. Entry to the effect was mutated in the city Survey record of rights on dated 04/07/2017 and the said entry was duly certified on dated 06/09/2017. Thus, Padmavati Associates - A partnership Firm became absolute owner of the said Flat No.101 with undivided share in underneath land.

Thereafter, one of the owners of Flat No.102 i.e. Mr. Ratilal Vahalchand shah died on dated 12/12/2012. After the death of Mr. Ratilal Vahalchand Shah, undivided 1/3 share in the said flat was devolved in the legal heirs of Mr. Ratilal Vahalchand Shah namely (1) Kantaben w/d. of Ratilal Shah, (2) Jyotshnaben daughter of Mr. Ratilal Shah and wife of Mr. Ishwarlal Jogani, (3) Sudhaben daughter of Mr. Ratilal Shah and wife of Mr. Vinodkumar Shah, (4) Mr. Pravin Ratilal Shah and (5) Mr. Arun Ratilal Shah. Entry to the effect was mutated in the city Survey record of rights on dated 07/05/2013 and the said entry was duly certified on dated 06/06/2013.

Thereafter, (1) Kantaben w/d. of Ratilal Shah, (2) Jyotshnaben daughter of Mr. Ratilal Shah and wife of Mr. Ishwarlal Jogani, (3) Sudhaben daughter of Mr. Ratilal Shah and wife of Mr. Vinodkumar Shah released her share in favour of (1) Mr. Pravin Ratilal Shah and (2) Mr. Arun Ratilal Shah by registered release deed without consideration, which has been registered with the office of Sub-Registrar, Surat at Serial No.12809 on dated 13/08/2013. Entry to the effect was mutated in the city Survey record of rights on dated 10/09/2013 and the said entry was duly certified on dated 15/10/2013.

Thereafter, Family Partition took place between the family members of Mr. Rasiklal Shah. As per Family Partition, the undivided 1/3 share of Mrs. Savita Rasiklal Shah in Flat No.102 came into her sons namely (1) Mr. Yogesh Rasiklal Shah and (2) Mr. Sandip Rasiklal Shah. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, (1) Mr. Parvinkumar Ratilal Shah, (2) Mr. Arun Ratilal Shah, (3) Mrs. Ramila Indravadan Shah, (4) Mr. Yogesh Rasiklal Shah and (5) Mr. Sandip Rasiklal Shah became the absolute owner the said Flat No.102.



FOR PADMAVATI ASSOCIATES

S.S. Shah
PARTNER

Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE:
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gmail.com

Thereafter, the owner of Flat No.102 sold the said flat with undivided share in underneath land to Padmavati Associates - A Partnership Firm by registered sale deed, which has been registered with the office of Sub-Registrar, Surat at Serial No.11844 on dated 15/06/2017. Entry to the effect was mutated in the city Survey record of rights on dated 04/07/2017 and the said entry was duly certified on dated 06/09/2017. Thus, Padmavati Associates - A partnership Firm became absolute owner of the said Flat No.102.

Thereafter, Owner of the Flat No.201 and 202 i.e. Ramilaben Indravadan Shah sold the said flat with undivided share in underneathland to Padmavati Associates - A Partnership Firm by registered sale deed, which has been registered with the office of Sub-Registrar, Surat at Serial No.11845 on dated 15/06/2017. Entry to the effect was mutated in the city Survey record of rights on dated 04/07/2017 and the said entry was duly certified on dated 06/09.2017. Thus, Padmavati Associates - A partnership Firm became absolute owner of the said Flat No.201 and 202.

Thereafter, the owner of Flat No.301 and 302 i.e. Mr. Ratilal Vahalchand shah died on dated 12/12/2012. After the death of Mr. Ratilal Vahalchand Shah, the said flats was devolved in the legal heirs of Mr. Ratilal Vahalchand Shah namely (1) Kantaben w/d. of Ratilal Shah, (2) Jyotshnaben daughter of Mr. Ratilal Shah and wife of Mr. Ishwarlal Jogani, (3) Sudhaben daughter of Mr. Ratilal Shah and wife of Mr. Vinodkumar Shah, (4) Mr. Pravin Ratilal Shah and (5) Mr. Arun Ratilal Shah. Entry to the effect was mutated in the city Survey record of rights on dated 07/05/2013 and the said entry was duly certified on dated 06/06/2013.

Thereafter, (1) Kantaben w/d. of Ratilal Shah, (2) Jyotshnaben daughter of Mr. Ratilal Shah and wife of Mr. Ishwarlal Jogani, (3) Sudhaben daughter of Mr. Ratilal Shah and wife of Mr. Vinodkumar Shah released her share in favour of (1) Mr. Pravin Ratilal Shah and (2) Mr. Arun Ratilal Shah by registered release deed without consideration, which has been registered with the office of Sub-Registrar, Surat at serial No.12809 on dated 13/08/2013. Entry to the effect was mutated in the city Survey record of rights on dated 10/09/2013 and the said entry was duly certified on dated 15/10/2013. Thus, Mr. Pravin Ratilal Shah and Mr. Arun Ratilal Shah became the absolute owner of the said Flat No.301 and 302.

Thereafter, Owner of the Flat No.301 and 302 i.e. Mr. Pravin Ratilal Shah and Mr. Arun Ratilal Shah sold the said flat with undivided share in underneathland to Padmavati Associates-A Partnership Firm by registered sale deed, which has been registered with the office of Sub-Registrar, Surat at Serial No.11846 on dated



15/06/2017. Entry to the effect was mutated in the city Survey record of rights on dated 04/07/2017 and the said entry was duly certified on dated 06/09/2017. Thus, Padmavati Associates - A partnership Firm became absolute owner of the said Flat No.301 and 302.

Thereafter, Family Partition took place between Mrs. Savita Rasiklal Shah, Mr. Rasiklal Shah and thier sons namely (1) Mr. Yogesh Rasiklal Shah and (2) Mr. Snadip Raisiklal Shah. As per Famliy Partition, Flat No.401 came into her son Mr. Sandip Rasiklal Shah and Flat No.402 came into her Son Mr. Yogesh Rasiklal Shah. Entry to the effect was mutated in the city Survey record of rights and the said entry was duly certified. Thus, Mr. Sandip Rasiklal Shah and Mr. Yogesh Rasiklal Shah became the absolute owner the said Flat No.401 and 402.

Thereafter, Owner of the Flat No.401 and 402 i.e. Mr. Sandip Rasiklal Shah and Mr. Yogesh Rasiklal Shah sold the said flat with undivided share in underneathland to Padmavati Associates - A Partnership Firm by registered sale deed, which has been registered with the office of Sub-Registrar, Surat at Serial No.11847 on dated 15/06/2017. Entry to the effect was mutated in the city Survey record of rights on dated 04/07/2017 and the said entry was duly certified on dated 06/09/2017. Thus, Padmavati Associates - A partnership Firm became absolute owner of the said Flat No.401 and 402.

Thus, Padmavati Associates - A partnership Firm became the owner of bearing Flat No.101, 102, 201, 202, 301, 302, 401 and 402 in building known as Valani Park with underneathland.

Before purchasing the said flats with underneath land, Padmavati Associates - A Partnership Firm have given public notice in local news paper "Gujarat Mitra" on dated 09/06/2017 through its advocates and if any person, bank and any other institution has any charge or lien or any right on said flat to give objection in writing within 7 days. Pursuant to the said public notice, No one has given any objection regarding the flats.

Thereafter, Padmavati Associates - A partnership Firm dicided to abolish the said old building and consruct Commercial building. Therefore, Padmavati Associates - A Partnership Firm applied to Surat Municipal Corporation for construction permission on the said land. Pursuant to the said application, Town Planner of the Surat Municipal Corporation has issued construction permission bearing No.TDO/DP/No.595 on dated 19.02.2018.



Samir J. Kapadia
Rinesh M. Khadavala
Advocates

OFFICE:
402, Forth Floor, Sundaram Plus,
Opp. Central Bank Of India,
Athugar Street,
Nanpura, SURAT-1.
(M) 99242- 07708
(M) 99092- 84705
Email Id : samirkapadia79@gmail.com
Email Id : khadawalarinesh@gamil.com

Padmavati Associates -A Partnership Firm can construct the commercial building on the said land as per plan sanction by Surat Municipal Corporation. The said construction will be known as "ACROPOLIS".

Looking to the fact and abovementioned documents produced by owner/occupier and I have also taken E.C. Certificate from the office of Sub-Registrar, Surat and also I have taken search in the office of Sub-Registrar, Surat and I am of the opinion that the title of the said land are vested in the owner/occupier.



Rinesh M. Khadavala
Rinesh M. Khadavala
Advocate

Encl:-

- (1) Search Receipt
- (2) Encumbrance certificate

FOR PADMAVATI ASSOCIATES

S.S. Shah
PARTNER