

Ref. No. :

Date : 06 / 03 / 2021

To,
M/S. SARASWATI INFRASPACE LLP
Ahmedabad.



TITLE REPORT



Re.: Non Agricultural land bearing Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and (2) Revenue Survey No. 332/3 admeasuring : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs.] admeasuring : 6131 Sq. Mtrs. of Town Planning Scheme No. 29 (Naranpura) situate, 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 Residential Cum Commercial Units named as **"FELICIA - 2"** in/upon the aforesaid land belonging to **M/S. SARASWATI INFRASPACE LLP**, a Limited Liability 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 **SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm is clear and marketable and free from all reasonable doubts subject to the following :-

Survey No. 333/2 :-

Land bearing Survey No. 333/2 admeasuring : Acre 2-15 Guntha was held by Ambaram Kalidas being owner-occupier & self-cultivator as per Revenue Records.

As the said land owner Ambaram Kalidas adopted his nephew Ambaram Shivram, he assigned the said land to him by Oral Agreement as a result of which the said land vest in Ambaram Shivram being the absolute owner-occupier.

(Reference : Revenue Entry No.801, dated 02.02.1931).

Thereafter the Ambaram Shivram died on dtd.21.03.1937 leaving behind him, his heirs namely : Trikamlal Ambaram and Minor Kantilal Ambaram.

(Reference : Revenue Entry No.1219, dated 08.09.1937).

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As the said land was in possession of Gangaram Kishordas and he was cultivating the land, the land owners filed tenancy proceedings against him to get the possession back, accordingly the possession of the land was taken from him and given back to the land owner by an order of Taluka vide Order No. T.N.C., dtd.03/01/1948. (Reference : Revenue Entry No. 2753, dated 14.01.1948).

Thereafter, the said land was declared as Khalasa raiyat hede Land. As a result of which it was removed from the List of Jat Inami Lands as well Khalsa Raiyat Hede lands to Collect the Mehsul was given to the revenue record by an order of Taluka vide Order No. W.T.N., dtd.27/08/1953. (Reference : Revenue Entry No. 3776 and 3894).

Thereafter New Revenue Record was redeveloped as Old record was burnt during the riots, accordingly the land bearing Survey No. 333/2 intested in Trikamlal Ambaram and Kantilal Ambaram being the original owners. (Reference : Revenue Entry No.10001, dated 19.10.1974).

Thereafter Partition Deed executed between the land owner Registered in the office of Sub Registrar Ahmedabad, Vide Sr. No. 12930, dtd.29.08.1975 for the land bearing Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. i.e. 11495 Sq. Yards, as a result of the portion of land admeasuring : 4863.50 Sq. Yards was vested in Trikamlal Ambalal, portion of land admeasuring : 4863.50 Sq. Yards was vested in Kantilal Ambalal and portion of land admeasuring : 884 Sq. Yards was vested in Monghiben Ambalal was well rest of the portion of land admeasuring : 884 Sq. Yards was jointly vested in Trikamlal Ambalal and Kantilal Ambalal.

Thereafter the family partition took place between the Land Owners Trikamlal Ambalal and his legal heirs by way of Partition Deed duly registered in the Office of Sub Registrar of Ahmedabad Vide Sr. No. 12984, dtd.29.08.1975, accordingly his share of the land bearing Survey No. 333/2 part respectively admeasuring : 4863.50 Sq. Yards was divided into several parts Viz.

<u>Sr. No.</u>	<u>Name</u>	<u>Survey No.</u>	<u>Plot Area (Sq. Yrds.)</u>
1.	Trikam Ambalal	333/2 Part	810.50
2.	Kamlaben Trikamlal	333/2 Part	810.50
3.	Dineshbhai Trikamlal	333/2 Part	810.50
4.	Rajendrakumar Trikamlal	333/2 Part	810.50
5.	Minor Prakashchandra Trikamlal	333/2 Part	810.50
6.	Trikamlal Ambalal H.U.F.	333/2 Part	811

(Reference : Revenue Entry No.11461, dated 13.07.1976).

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Thereafter the family partition took place between the Land Owners Kantilal Ambalal and his legal heirs by way of Partition Deed duly registered in the Office of Sub Registrar of Ahmedabad Vide Sr. No. 12931, dtd.29.08.1975, accordingly his share of the land bearing Survey No. 333/2 part respectively admeasuring : 4863.50 Sq. Yards was divided into several parts Viz.

<u>Sr. No.</u>	<u>Name</u>	<u>Survey No.</u>	<u>Plot Area</u> (Sq. Yrds.)
1.	Kantilal Ambalal	333/2 Part	810.50
2.	Savitaben Kantilal	333/2 Part	810.50
3.	Minor Kamlesh Kantilal	333/2 Part	810.50
4.	Minor Pradip Kantilal	333/2 Part	810.50
5.	Minor Nitin Kantilal	333/2 Part	810.50
6.	Kantilal Ambalal H.U.F.	333/2 Part	811

(Reference : Revenue Entry No.11462, dated 13.07.1976).

Thereafter the said land bearing Survey No. 333/2 exempted from making Agriculture use under the Provision of Section 20 of Urban land Ceiling Act – 1976.

(Reference : Revenue Entry No.13781, dated 07.07.1981).

Thereafter one of the land owner Kantilal Ambalal Patel died on dtd.17.07.1982 leaving behind him, his heirs namely : Savitabern Wd/o. Kantilal Ambalal, Kamleshbhai Kantilal, Pradipbhai Kantilal and Nitinbhai Kantilal, accordingly name of late Kantilal Ambalal Patel was deleted from the revenue record.(Reference : Revenue Entry No.16595, dated 03.06.1993).

Thereafter one of the land owner Kantilal Ambalal Patel being the Karta of his H.U.F. died on dtd.17.07.1982 leaving behind him, members of his H.U.F., namely : Savitabern Wd/o. Kantilal Ambalal, Kamleshbhai Kantilal, Pradipbhai Kantilal and Nitinbhai Kantilal, accordingly name of late Kantilal Ambalal Patel was deleted in the revenue record.

(Reference : Revenue Entry No.16999, dated 05.06.1993).

Thereafter the said exemption of making Agriculture use of land was removed from the said land by an order of Revenue Department Vide Order no. ULC/2094/1000/V-1 dtd.13.01.1995.

(Reference : Revenue Entry No.17359, dated 21.03.1995).

Thereafter by an order of City Deputy Collector Ahmedabad, Vide Order No. CDC/TNC/SR /13/94, dtd.10.03.1995 granted permission to sell-out the land bearing Survey No. 333/2 to Nutan Jayhind Co. Op. Housing Society Limited for the purpose of making Residential use of land under the Provision of Tenancy Act Section 63, Rule - 36. (Reference : Revenue Entry No.17410, dated 07.06.1995).



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Thereafter the said land owners Kantilal Ambalal H.U.F. and Kamlesh Ambalal, Savitaben Ambalal, Kamleshbhai Kantilal, Pradipbhai Kantilal and Nitinbhai Kantilal sold and conveyed their share in the said land bearing Survey No. 333/2 admeasuring : 4053 Sq. Yards to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1864 dtd.07.04.1995.

(Reference : Revenue Entry No.17411, dated 07.06.1995).

Thereafter the said land owners Trikamlal Ambalal H.U.F. and Trikamlal Ambalal, Kamlaben Trikamlal, Dineshbhai Trikamlal, Rajendra Trikamlal and Prakashchandra Trikamlal sold and conveyed their share in the said land bearing Survey No. 333/2 admeasuring : 4053 Sq. Yards to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1865 dtd.07.04.1995.

(Reference : Revenue Entry No.17411, dated 07.06.1995).

Thereafter the said land owners Trikamlal Ambalal, Savitaben Ambalal, Kamleshbhai Kantilal, Pradipbhai Kantilal and Nitinbhai Kantilal sold and conveyed their share in the said land bearing Survey No. 333/2 admeasuring : 3389 Sq. Yards to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) vide Sr. No.1866 dtd.07.04.1995.

(Reference : Revenue Entry No.17411, dated 07.06.1995).

Thereafter City Deputy Collector rejected the Permission earlier issued under Section 63 which order was challenged before Hon'ble Gujarat High Court thereafter a direction was given to file it before appropriate authority. Accordingly Revision Application No. TEN/BA/321/95 was filed before Gujarat Revenue Tribunal under which the order dtd.06/07/1995 canceling permission under Section 63 passed by Deputy Collector was rejected by passing appropriate order.

(Reference : Revenue Entry No.17450, dated 10.07.1995).

Thereafter entry related to Solvency certificate has been mutated in the record of the said property by way of Letter No. MSC/Solvency/261/95 dtd.01.08.1995 .

(Reference : Revenue Entry No.17471, dated 07.08.1995).

Remark : Looking to the contents of the entry it clearly appears that it has been wrongly mutated in the record of the said land and it is not concerning the said property.



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Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority. (Reference : Revenue Entry No.21158, dated 03.07.2009).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority. (Reference : Revenue Entry No.21241, dated 05.09.2009).

Thereafter The Nutan Jayhind Co. Op. Housing Soc. Ltd. was divided in to Five Parts i.e. (1) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 1 (Reg. No. GH-24473, dated 19.06.2010), (2) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010), (3) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 3 (Reg. No. GH-24475, dated 19.06.2010), (4) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 4 (Reg. No. GH-24476, dated 19.06.2010) and (5) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 5 (Reg. No. GH-24477, dated 19.06.2010), by and order of Jilla Registrar Sahakari Mandali Ahmedabad vide Order No. Nadhan/Vibhajan/K-2/581/2010, dtd.19.06.2010. And the aforesaid Land bearing Survey No. 333/2 vested in “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010)” being the absolute owner-occupier. (Reference : Revenue Entry No.21823, dated 27.09.2010 but entry was rejected). (Reference : Revenue Entry No.23360, dated 18.10.2013 the entry was approved).

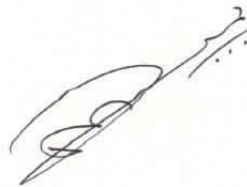
Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2” decided to develop to the land bearing survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and appointed Sanjay Chimanlal Agarwal by way of executing Agreement duly Notarized in the Notary Book of Advocate B. J. Thakar Vide Sr. No. 391/2011, dtd.31.03.2011.

Survey No. 332/3 :-

Land bearing Survey No. 332/3 admeasuring : Acre 0-06 Guntha was held by Ishwarbhai Somnath owner-occupier & self-cultivator as per Revenue Records.

Thereafter the Ishwarbhai Somnath died on dtd.15.12.1942 leaving behind him, his heirs namely : Bai Dhani Wd/o. Prabhudas Tribhovan in her individual capacity as well as being the natural guardian of Minor Hasumati D/o. Ishwarbhai Somnath and Minor Kantaben Ishwarbhai. (Reference : Revenue Entry No.1886, dated 13.01.1943).

Thereafter the said land was declared as “Fragmented Piece” alias “TUKDO” by an order of competent authority. (Reference : Revenue Entry No. 3297, dated 12.04.1953).



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Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" of Taluka No. L.N.D., dtd.15/10/1957 by an order of concerned authority but the entry pertaining to "Fragmented Piece" alias "TUKDO" was deleted from the revenue record.
(Reference : Revenue Entry No. 4635, dated 25.10.1958).

Thereafter the said land owner Bai Dhani Wd/o. Prabhudas Tribhovan died on dtd.08.02.1960 leaving behind her heirs namely : Bai Joitiben D/o. Prabhudas Tribhovan.
(Reference : Revenue Entry No. 5064, dated 12.05.1960).

Thereafter New Revenue Record was redeveloped as Old record was burnt during the riots, accordingly the land bearing Survey No. 332/3 intested in original owners Hasumatiben D/o. Ishwarbhai Somnath, Kantaben D/o. Ishwarbhai Somnath and Bai Joiti D/o. Prabhudas Tribhovan.
(Reference : Revenue Entry No.10001, dated 19.10.1974).

Thereafter by mistakenly name of Bai Nathi Wd/o. Ishwarbhai Somnath was not mutated in aforesaid Succession Entry, accordingly her name was entered in revenue record by an order of Taluka vide order No. R.T.S.Vashi., dtd.29/05/1979.
(Reference : Revenue Entry No.12995, dated 12.06.1979).

Thereafter the said land bearing Survey No. 332/3 exempted from making Agriculture use under the Provision of Section 20 of Urban land Ceiling Act – 1976.
(Reference : Revenue Entry No.13781, dated 07.07.1981).

Thereafter one of the land owner Bai Joitiben D/o. Prabhudas Tribhovan died on dtd.20.12.1992 leaving behind her heirs namely : Nathiben Wd/o. Ishwarbhai Somnath, Hasumatiben D/o. Ishwarbhai Somnath and Kantaben D/o. Ishwarbhai Somnath.
(Reference : Revenue Entry No. 16896, dated 04.02.1993).

Thereafter the said exemption of making Agriculture use of land was removed from the said land by an order of Revenue Department Vide Order no. ULC/2094/996/V-1 dtd.13.01.1995.
(Reference : Revenue Entry No.17356, dated 21.03.1995).

Thereafter one of the land owner Bai Nathiben Wd/o. Ishwarbhai Somnath died on dtd.20.11.1993 leaving behind her heirs namely : Hasumatiben D/o. Ishwarbhai Somnath and Kantaben D/o. Ishwarbhai Somnath. (Reference : Revenue Entry No. 17386, dated 21.04.1995).



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Thereafter by an order of City Deputy Collector Ahmedabad, Vide Order No. CDC/TNC/SR /13/94, dtd.10.03.1995 granted permission to sell-out the land bearing Survey No. 332/3 to Nutan Jayhind Co. Op. Housing Society Limited for the purpose of making Residential use of land under the Provision of Tenancy Act Section 63, Rule - 36.

(Reference : Revenue Entry No.17410, dated 07.06.1995).

Thereafter the said land owners Hasumatiben D/o. Ishwarbhai Somnath and Kantaben D/o. Ishwarbhai Somnath jointly sold and conveyed in the said land bearing Survey No. 332/3 Part admeasuring : 303.5 Sq. Mtrs. to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad - 2 (Vadaj) vide Sr. No.1863 dtd.07.04.1995.

(Reference : Revenue Entry No.17420, dated 07.06.1995).

Thereafter the said land owners Hasumatiben D/o. Ishwarbhai Somnath and Kantaben D/o. Ishwarbhai Somnath sold and conveyed land bearing Survey No. 332/3 Part admeasuring : 303.5 Sq. Mtrs. to The Nutan Jayhind Co. Op. Housing Society Ltd. by way of executing Sale Deed registered in the office of Sub Registrar of Ahmedabad - 2 (Vadaj) vide Sr. No.1882 dtd.07.04.1995.

(Reference : Revenue Entry No.17420, dated 07.06.1995).

Thereafter City Deputy Collector rejected the Permission earlier issued under Section 63 which order was challenged before Hon'ble Gujarat High Court thereafter a direction was given to file it before appropriate authority. Accordingly Revision Application No. TEN/BA/321/95 was filed before Gujarat Revenue Tribunal under which the order dtd.06/07/1995 canceling permission under Section 63 passed by Deputy Collector was rejected by passing appropriate order.

(Reference : Revenue Entry No.17450, dated 10.07.1995).

Thereafter entry related to Solvency certificate has been mutated in the record of the said property by way of Letter No. MSC/Solvency/261/95 dtd.01.08.1995 .

(Reference : Revenue Entry No.17471, dated 07.08.1995).

Remark : Looking to the contents of the entry it clearly appears that it has been wrongly mutated in the record of the said land and it is not concerning the said property.

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of competent authority. (Reference : Revenue Entry No.21158, dated 03.07.2009).



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Thereafter The Nutan Jayhind Co. Op. Housing Soc. Ltd. was divided in to Five Parts i.e. (1) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 1 (Reg. No. GH-24473, dated 19.06.2010), (2) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010), (3) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 3 (Reg. No. GH-24475, dated 19.06.2010), (4) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 4 (Reg. No. GH-24476, dated 19.06.2010) and (5) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 5 (Reg. No. GH-24477, dated 19.06.2010), by and order of Jilla Registrar Sahakari Mandali Ahmedabad vide Order No. Nadhan/Vibhajan/K-2/581/2010, dtd.19.06.2010. And the aforesaid Land bearing Survey No. 332/3 vested in “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 (Reg. No. GH-24474, dated 19.06.2010)” being the absolute owner-occupier. (Reference : Revenue Entry No.21823, dated 27.09.2010 but entry was rejected). (Reference : Revenue Entry No.23360, dated 18.10.2013 the entry was approved).

Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2” decided to development to the land bearing survey No. 332/3 admeasuring : 9611 Sq. Mtrs. and appointed sanjay Chimanlal Agarwal by way of executing Agreement duly Notarized in the Notary Book of Advocate B. J. Thakar Vide Sr. No. 391/2011, dtd.31.03.2011.

General

The land bearing Survey No. 333/2 admeasuring about : 9611 Sq. Mtrs. and Survey No. 332/3 admeasuring about : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs., included in Town Planning Scheme No.29 (Naranpura) and allotted Final Plot No. 396, admeasuring about : 6131 Sq. Mtrs.

Thereafter above referred owner-occupiers applied to convert the said land Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and (2) Revenue Survey No. 332/3 admeasuring : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs.] admeasuring : 6131 Sq. Mtrs. 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 Residential Use by his / her order No.: CB/Land-2/NA/S.R.-466/14, dtd.18.02.2015. (Reference : Revenue Entry No.23994, dated 15.05.2015).

Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 2 was divided in to Three Parts i.e. (1) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 6 (Reg. No. GH-24845,

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dated 07.01.2016), (2) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 7 (Reg. No. GH-24846, dated 07.01.2016) and (3) The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 8 (Reg. No. GH-24847, dated 07.01.2016), by and order of Jilla Registrar Sahakari Mandali Ahmedabad vide Order No. Nadhan/Vibhajan/K-2/67/2016, dtd.07.01.2016. And the aforesaid land bearing Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 and (2) Revenue Survey No. 332/3] admeasuring : 6131 Sq. Mtrs. vested in “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 8 (Reg. No. GH-24847, dated 07.01.2016)” being the absolute owner-occupier. (Reference : Revenue Entry No.24474, dated 25.07.2016).

As the aforesaid Development Agreement was executed on Rs.100.00 Non Judicial Stamp Paper it was sent to Deputy Collector, Stamp Valuation Department for regularization of Stamp Act. Accordingly the order was passed directing to pay the deficit Stamp Duty which was complied as a result of which was returned back with proper endorsement.

Thereafter “The Nutan Jayhind Co. Op. Housing Soc. Ltd. Vibhag – 8” confirmed the rights of Sanjay Chimanlal Agarwal as the developer of the Proposed Project by way of executing Development Agreement duly Registered in the office of Sub Registrar Ahmedabad – 2 (Vadaj) Vide Sr. No. 1036 dtd.30.01.2017.

Thereafter District Collector, Ahmedabad issued Revised N.A. Permission for Commercial Use by his / her order No.: N.A./U-1/Section-65-A/Vadaj/Case No. 445/2017, dtd.06.03.2017.
(Reference : Revenue Entry No.25700, dated 13.01.2020).

The Plans of developed Scheme of Residential Units in the said land bearing Final Plot No. 396 admeasuring : 6131 sq. mtrs. earlier submitted in the office of Ahmedabad Municipal Corporation (AMC) by the said Society and the developer Sanjay Chimanlal Patel and said authority approved the said plans vide case No. BHNTS/WZ/270619/CGDCRV/A2540/R0/M1 dtd.14/10/2019.

In between due to misunderstandings and difference of opinion between The Nutan Jayhind Co. Op. Housing Society Ltd. Part – 8 and developer Sanjay Chimanlal Agarwal, it resulted into a dispute where in several legal notices and counter notices and replies to the legal notices were served by both the parties to each others as well objections to the Public Notice were also given by Sanjay Chimanlal Agarwal. Thereafter the dispute was amicably resolved between the parties as a result of as a result of which M.O.U. was also executed between the parties duly Registered



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in the office of Sub Registrar of Ahmedabad – 2 (Vadaj) Vide Sr. No. 1209 dtd.21.01.2020 (order dtd.22/01/2020). where in it was finally decided that the 20% Sale Consideration from the of the said will be taken by The Nutan Jayhind Co. Op. Housing Society Ltd. Part -8 and balance 80 % will be taken by Sanjay Chimanlal Agarwal.

Thereafter the said The Nutan Jayhind Co. Op. Housing Society Ltd. Part -8 sold and conveyed the said land bearing Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and (2) Revenue Survey No. 332/3 admeasuring : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs.] admeasuring : 6131 Sq. Mtrs. to **M/S. SARASWATI INFRASPACE LLP** alongwith confirmation of Members of The Nutan Jayhind Co. Op. Housing Society Ltd. Part - 8 namely : (1/1) Jagdishbhai Rasikalal Dave, (1/2) Ashvinbhai Dhulabhai Patel, (1/3) Gopal Dindayal Shurma, (1/4) Mineshbhai Chandrakantbhai Shah, (1/5) Anishbhai Mukundbhai Shah, (1/6) Karan Bharatbhai Solanki, (1/7) Hemangbhai B. Zaveri, (1/8) Nileshbhai Gordhanbhai Patel, (1/9) Gauravbhai Sandipbhai Kapoor, (1/10) Govindbhai Chinulal Thakkar and confirmation of (2) Sanjay Chimanlal Agarwal by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No. 8818, dtd.27.08.2020.
(Reference : Revenue Entry No.25881, dated 31.08.2020).

And by that the said property i.e. Non Agricultural land bearing Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and (2) Revenue Survey No. 332/3 admeasuring : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs.] admeasuring : 6131 Sq. Mtrs. of Town Planning Scheme No. 29 (Naranpura) situate, 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. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm as the absolute ownership and possession.

Thereafter the **M/S. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm, decided to construct a scheme of Residential Cum 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/270619/CGDCRV/A2540/R2/M1, for Block "A", BHNTS/WZ/270120/CGDCRV/A3264/R1/M1 for Block "B", BHNTS/WZ/270120/CGDCRV/A3265/R1/M1 for Block "C", BHNTS/WZ/270120/CGDCRV/A3266/R1/M1 for Block



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Ref. No. :

Date : 06 / 03 / 2021



: 11 :

"D" all dtd.02/03/2021. 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. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm have projected scheme of Residential Cum Commercial Units in the name of "**FELICIA - 2**" in pursuance of the aforesaid plans and it the building is under-construction.

And since then the said property i.e. Property being Non Agricultural land bearing Final Plot No. 396 [allotted in lieu of land (1) Revenue Survey No. 333/2 admeasuring : 9611 Sq. Mtrs. and (2) Revenue Survey No. 332/3 admeasuring : 607 Sq. Mtrs. totally admeasuring : 10218 Sq. Mtrs.] admeasuring : 6131 Sq. Mtrs. of Town Planning Scheme No. 29 (Naranpura) situate, 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 Residential Cum Commercial Units named as "**FELICIA - 2**" in/upon the aforesaid land belonging to **M/S. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm.

That the said **M/S. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm gave a portion of the land on Lease to Torrent Power Ltd. for Sub Station duly Registered in the office of Sub Registrar of Ahmedabad Vide Sr. No. 10497, dtd.22.09.2020.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1990 to 2020 (2021 – running) 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.05.12.2019 regarding the said property in the name of previous owner and in pursuance the said public notices, I have not received any objection from anybody for the said property. except the objection from Sanjay Chimanlal Patel but as the dispute between the Society and him, has been resolved as referred here in and as he has been joined in the Sale Deed in favour of **M/S. SARASWATI INFRASPACE LLP** as the Confirming Party, as such the said objection no longer Prevails.

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.



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: 12 :

I may state that the title of **M/S. SARASWATI INFRASPACE LLP**, a Limited Liability Partnership Firm with respect to the above mentioned said property, 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/270619/CGDCRV/A2540/R2/M1, for Block "A", BHNTS/WZ/270120/CGDCRV/A3264/R1/M1 for Block "B", BHNTS/WZ/270120/CGDCRV/A3265/R1/M1 for Block "C", BHNTS/WZ/270120/CGDCRV/A3266/R1/M1 for Block "D" all dtd.02/03/2021.
- (3) Get the project registered with Real Estate Regulatory Authority.

DATED THIS 06TH DAY OF MARCH, 2021




Maulik D. Modi
Advocate

(Enrollment No. G / 997 / 2002)

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 and /or any kind of Gas / Oil etc. Pipeline passing through any portion of the subject land. 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.