



TITLE CLEARANCE REPORT

Description Of Property:-

All the piece and parcel of **BUILDING NO : "B", "C" & "D"** the project known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** situated at Near RKLP Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about **39609.00 SQUARE METERS.**

OWNERS: (1) **MR. DHARMESHBHAI PADAMSHIBHAI PATEL**
AND (2) M/s. INDO OVERSEAS CONSTRUCTION
COMPANY, A PARTNERSHIP FIRM

DEVELOPER : **D.M.D. DEVELOPERS PRIVATE LIMITED**



BHADRA DHIMANT JOSHI
ADVOCATE

201 – 202, Babubhai Chambers,
Athwagate Crossing, Athwagate, Surat
Off.: 0261 – 24 78 369, Cell No: 93747 21295



DATE: 20.06.2022

TITLE CLEARANCE REPORT

This is to certified that I have investigated the titles of the property described herein bellow in schedule owned by **(1) M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER).**

The following documents are submitted before me for investigation :

(1) BLOCK Nos : 38, 133/2, 135 & 140 :--

1. Copies of village form No : 7 + 12, 6 & 8/A for Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140.
2. Copy of Redistribution & Valuation Statement for the said land issued by Town Planning Department of Surat.
3. Copy of notarized Partnership Deed Dated:- 23.11.2010 (Dated:- 15.11.2015).
4. Copy of certificate of firm registered vide Registration No : GUJ/ SRT/ (17) 30985 Dated:- 23.11.2010 issued by Registrar of firm.
5. Copy of original of registered sale deed vide Registration No : 1816 Dated:- 04.05.2013 along with the copy of registration fee receipt Dated:- 02.05.2013 and index-II. (BLOCK No : 38)
6. Copy of original of registered sale deed vide Registration No : 7394 Dated:- 07.04.2011 along with original of registration fee receipt Dated:- 29.03.2011 and index-II. (BLOCK No : 133/2)
7. Copy of original of registered sale deed vide Registration No : 3344 Dated:- 19.02.2011 along with the copy of registration fee receipt and index-II. (BLOCK No : 135)
8. Copy of original of registered sale deed vide Registration No : 5231 Dated:- 17.03.2011 along with the copy of registration fee receipt Dated:- 10.03.2011 and index-II. (BLOCK No : 140)
9. Copy of original of registered release deed vide Registration No : 192 (Old No : 1380 Dated:- 25.01.2011) Dated:- 18.04.2017 along with the copy of registration fee receipt Dated:- 25.01.2011 and index-II. (BLOCK No : 135)
10. Copy of original of registered release deed vide Registration No : 193 (Old No : 1384 Dated:- 25.01.2011) Dated:- 18.04.2017 along with the copy of registration fee receipt Dated:- 25.01.2011 and index-II. (BLOCK No : 135)





11. Copy of Non-Agricultural permission vide Order No : (J) BAKHA/ TAPASA/ Reg. No : 658 to 666/2012-2013 Dated:- 16.04.2013 passed by Collector of Surat.
12. Copy of development permission vide Permission No : SUDA/ U-4/ VPA-8305-A/5441 Dated:- 04.10.2013 passed by Surat Urban Development Authority and copies of sanctioned plan.
13. Copy of letter of N.O.C. vide No : BT-1/ NOCC/CS/ MUM/ 14/ NOCAS/ SURA/ 126 Dated:- 02.05.2014 issued by Airports Authority of India.
14. Copy of Environment Clearance Certificate vide No : SEIAA/ GUJ/EC/ 8(b) / 3066/ 2015 Dated:- 19.08.2015 issued by Secretary State Level Environment Impact Assessment Authority Gujarat.

(2) Block No : 187 :--

15. Copies of village form No : 7 + 12 for Revenue Survey Nos : 86/2 + 87/2, Block No : 187.
16. Copies of village form No : 6 for Revenue Survey Nos : 86/2 + 87/2, Block No : 187.
17. Copies of village form No : 8/A for Revenue Survey Nos : 86/2 + 87/2, Block No : 187.
18. Copy of Redistribution & Valuation Statement for the said land issued by Town Planning Department of Surat.
19. Copy of original of registered sale deed vide Registration No : 6324 Dated:- 26.06.2009 along with the copy of registration fee receipt and index-II.
20. Copy of Non-Agricultural permission vide Order No : (J) BAKHA/ TAPASA/ Reg. No : 658 to 666/2012-2013 Dated:- 16.04.2013 passed by Collector of Surat.
21. Copy of development permission vide Permission No : SUDA/ U-4/ VPA-8305-A/5441 Dated:- 04.10.2013 passed by Surat Urban Development Authority.
22. Copy of sanctioned lay out plan.
23. Copy of letter of N.O.C. vide No : BT-1/ NOCC/CS/ MUM/ 14/ NOCAS/ SURA/ 126 Dated:- 02.05.2014 issued by Airports Authority of India.
24. Copy of Environment Clearance Certificate vide No : SEIAA/ GUJ/EC/ 8(b) / 3066/ 2015 Dated:- 19.08.2015 issued by Secretary State Level Environment Impact Assessment Authority Gujarat.
25. Copy of registered development agreement vide Registration No : 3931 Dated:- 04.10.2017 along with copy of registration fee receipt Dated:- 26.09.2017.
26. Copy of registered memorandum of deposit of title deeds vide Registration No : 3932 Dated:- 26.09.2017 along with copy of registration fee receipt.





Bhadra Dhimanant Joshi

B. Pharm LL.B. ADVOCATE

Dear Sir,

I have taken search in the office of sub-registrar **SURAT** and office of city survey Surat for the last **30** years in respect of property mentioned herein below. I have not seen original project because all the original project documents were lying with **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT**. My report for the title of the said property is as under :

(1) REVENUE SURVEY No : 16/1, BLOCK No : 38 :--

It is found from the available records with me that the land bearing Revenue Survey No : 16/1 of Village : Saroli was originally owned by Mr. Ranjitbhai Nathubhai Patel.

It is further found that the Bombay Prevention of Fragmentation & Consolidation of Holding Act, consolidation scheme for the village was came into force by the Competent Authority and Settlement Commissioner Ahmedabad passed order and letter of Gujarat Government issued and sanctioned the consolidation of land of Village : Saroli scheme. By this consolidation scheme Revenue Survey No : 16/1 was renumbered as Block No : 38 of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 373 Dated:- 21.12.1980. The said entry was certified later on.

It is further found that the owner of the said land applied to mutate name of Mr. Dipanbhai Ranjitbhai Patel as a co-owner in the said land on revenue record. The same effect was mutated on revenue record of rights vide Entry No : 1111 Dated:- 21.11.2005. The said entry was certified on 09.03.2006. Thus (1) Mr. Ranjitbhai Nathubhai Patel and (2) Mr. Dipanbhai Ranjitbhai Patel became owners of the said land.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Revenue Survey No : 16/1, Block No : 38 is allotted T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, total admeasuring about **1943.00 SQUARE METERS** of Village : Saroli.

It is further found that the owners of the said land i.e. (1) Mr. Ranjitbhai Nathubhai Patel and (2) Mr. Dipanbhai Ranjitbhai Patel sold the said land bearing Revenue Survey No : 16/1, Block No : 38, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, total admeasuring about **1943.00 SQUARE METERS** of Village : Saroli to **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** by registered sale deed Dated:- 04.05.2013. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-6 (Kumbhariya) vide Registration No : 1816 Dated:- 04.05.2013. Thus **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** became absolute owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 1574 Dated:- 21.05.2013. The said entry was certified on 14.08.2013.

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PAGE 4 OF 12





(2) REVENUE SURVEY No : 82/1, BLOCK No : 133/2 :--

It is found from the available records with me that the land bearing Revenue Survey No : 82/1 of Village : Saroli was originally owned by Mr. Ambelal Gopalji Patel.

It is further found that the Bombay Prevention of Fragmentation & Consolidation of Holding Act, consolidation scheme for the village was came into force by the Competent Authority and Settlement Commissioner Ahmedabad passed order and letter of Gujarat Government issued and sanctioned the consolidation of land of Village : Saroli scheme. By this consolidation scheme Revenue Survey No : 82/1 was renumbered as Block No : 133 of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 373 Dated:- 21.12.1980. The said entry was certified later on.

It is further found that there was partition took place between the family members Dated:- 11.01.1982. As per the terms of the said partition, Mr. Ishwarlal Ambelal Patel got the said land bearing Revenue Survey No : 82/1, Block No : 133/2 of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 419 Dated:- 15.07.1982. The said entry was certified on 17.09.1982.

It is further found that the owner of the said land applied to mutate the names of (1) Mrs. Taraben Ishwarlal Patel and (2) Minor Jimit Ishwarlal Patel as co-owners in the said land on revenue record. The same effect was mutated on revenue record of rights vide Entry No : 689 Dated:- 25.05.1994. The said entry was certified later on. Thus (1) Mr. Ishwarlal Ambelal Patel, (2) Mrs. Taraben Ishwarlal Patel and (3) Minor Jimit Ishwarlal Patel became owners of the said land.

It is further found that subsequently the minor got major. The same effect was mutated on revenue record of rights vide Entry No : 1112 Dated:- 07.01.2006. The said entry was certified on 09.03.2006. Thus (1) Mr. Ishwarlal Ambelal Patel, (2) Mrs. Taraben Ishwarlal Patel and (3) Mr. Jimit Ishwarlal Patel became owners of the said land.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Revenue Survey No : 82/1, Block No : 133/2 is allotted T. P. Scheme No : 35(Kumbhariya-Saroli), Original Plot No : 264/3, Final Plot No : 264, total admeasuring about **29384.00 SQUARE METERS** of Village : Saroli.

It is further found that the owners of the said land obtained permission under section : 63 of the provisions of the Bombay Tenancy & Agricultural Lands Act for sale the said land from the Deputy Collector, Choryasi Prant of Surat. The Deputy Collector, Choryasi Prant of Surat passed his order vide Order No : MSC/ Section-63/ Vashi-1372/2011/ S.R. No : 39/2010 Dated:- 31.03.2011.





The same effect was mutated on revenue record of rights vide Entry No : 1465 Dated:- 25.05.2011. The said entry was certified on 25.08.2011.

It is further found that as per the above mentioned sale permission, the owners of the said land i.e. (1) Mr. Ishwarlal Ambelal Patel, (2) Mrs. Taraben Ishwarlal Patel and (3) Mr. Jimit Ishwarlal Patel sold the said land bearing Revenue Survey No : 82/1, Block No : 133/2, total admeasuring about 2 Hector – 75 Are – 18 Square Meters of Village : Saroli to **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** by registered sale deed Dated:- 07.04.2011. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-3 (Navagam) vide Registration No : 7394 Dated:- 07.04.2011. Thus **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** became absolute owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 1466 Dated:- 25.05.2011. The said entry was certified on 26.08.2011.

(3) REVENUE SURVEY No : 82/3, BLOCK No : 135 :--

It is found from the available records with me that the land bearing Revenue Survey No : 82/3 of Village : Saroli was originally owned by (1) Mr. Ramabhai Kuberbhai Patel, (2) Mr. Shivalbhai Kuberbhai Patel and (3) Mr. Somabhai Kuberbhai Patel since 1964.

It is further found that Mr. Ramabhai Kuberbhai Patel expired on 20.06.1967. Upon his death, his legal heirs i.e. (1) Mr. Rangilbhai Ramabhai Patel, (2) Dhaniben, widow of Mr. Ramabhai Kuberbhai Patel and (3) Narmadaben, daughter of Mr. Ramabhai Kuberbhai Patel became owners of his share in the said land by succession. Thereafter with consent of (1) Dhaniben, widow of Mr. Ramabhai Kuberbhai Patel and (3) Narmadaben, daughter of Mr. Ramabhai Kuberbhai Patel, name of only Mr. Rangilbhai Ramabhai Patel was mutated on revenue record. The same effect was mutated on revenue record of rights vide Entry No : 236 Dated:- 15.07.1967. The said entry was certified on 23.09.1967.

It is further found that there was partition took place between the co-owners of the said land. As per the terms of the said partition, Mr. Shivalbhai Kuberbhai Patel got the said land bearing Revenue Survey No : 82/3 of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 326 Dated:- 20.10.1975. The said entry was certified later on.

It is further found that Mr. Shivalbhai Kuberbhai Patel expired on 26.09.1977. Upon his death, his legal heirs i.e. (1) Shantaben, widow of Mr. Shivalbhai Kuberbhai Patel, (2) Mr. Bhupendrabhai Shivalbhai Patel, (3) Mr. Chandubhai Shivalbhai Patel, (4) Parvatiben, daughter of Mr. Shivalbhai Kuberbhai Patel, (5) Sitaben, daughter of Mr. Shivalbhai Kuberbhai Patel, (6) Manuben, daughter of Mr. Shivalbhai Kuberbhai Patel and (7) Neetuben, daughter of Mr. Shivalbhai Kuberbhai Patel became owners of the said land by succession. Thereafter (1) Parvatiben, daughter of Mr. Shivalbhai Kuberbhai Patel, (2) Sitaben, daughter of Mr. Shivalbhai Kuberbhai Patel, (3) Manuben, daughter





of Mr. Shivalbhai Kuberbhai Patel and (4) Neetuben, daughter of Mr. Shivalbhai Kuberbhai Patel released their share from the said land in favour of other co-owners. The same effect was mutated on revenue record of rights vide Entry No : 348 Dated:- 09.01.1978. The said entry was certified on 28.03.1978. Subsequently, (1) Sitaben Maganbhai, daughter of Mr. Shivalbhai Kuberbhai Patel, (2) Mr. Mahendrabhai Maganbhai Patel, (3) Mr. Sureshbhai Maganbhai Patel, (4) Manuben Chimanbhai Patel, daughter of Mr. Shivalbhai Kuberbhai Patel, (5) Bhavnaben Chimanbhai Patel, (6) Mr. Vijaybhai Chimanbhai Patel executed registered release deed in favour of (1) Shantaben, widow of Mr. Shivalbhai Kuberbhai Patel, (2) Mr. Bhupendrabhai Shivalbhai Patel and (3) Mr. Chandubhai Shivalbhai Patel. The said released deed is registered in the book No : 1 in the office of the sub-registrar of Surat-9 (Choryasi) vide Registration Nos : 1380 & 1384 Dated:- 25.01.2011. Subsequently the said deed is given New Registration Nos : 192 & 193 Dated:- 18.04.2017.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Revenue Survey No : 82/3, Block No : 135 is allotted T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 265, total admeasuring about **5221.00 SQUARE METERS** of Village : Saroli.

It is further found that the owners of the said land obtained permission under section : 63 of the provisions of the Bombay Tenancy & Agricultural Lands Act for sale the said land from the Deputy Collector, Choryasi Prant of Surat. The Deputy Collector, Choryasi Prant of Surat passed his order vide Order No : MSC/ Section-63/ Vashi-694/2011/ S.R. No : 40/2010 Dated:-18.02.2011. The same effect was mutated on revenue record of rights vide Entry No : 1449 Dated:- 16.03.2011. The said entry was certified on 02.06.2011.

It is further found that as per the above mentioned sale permission, the owners of the said land i.e. (1) Shantaben, widow of Mr. Shivalbhai Kuberbhai Patel, (2) Mr. Bhupendrabhai Shivalbhai Patel and (3) Mr. Chandubhai Shivalbhai Patel sold the said land bearing Revenue Survey No : 82/3, Block No : 135, total admeasuring about 0 Hectar – 87 Are – 01 Square Meters of Village : Saroli to **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** by registered sale deed Dated:- 19.02.2011. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-3 (Navagam) vide Registration No : 3344 Dated:- 19.02.2011. Thus **M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** became absolute owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 1451 Dated:- 16.03.2011. The said entry was certified on 02.06.2011.

(4) REVENUE SURVEY NO : 83, BLOCK NO : 140 :--

It is found from the available records with me that the land bearing Revenue Survey No : 83 of Village : Saroli was originally owned by Savitaben Madhavbhai Patel. She got the said land as per family partition. The same





effect was mutated on revenue record of rights vide Entry No : 353 Dated:- 01.09.1978. The said entry was certified later on.

It is further found that the Bombay Prevention of Fragmentation & Consolidation of Holding Act, consolidation scheme for the village was came into force by the Competent Authority and Settlement Commissioner Ahmedabad passed order and letter of Gujarat Government issued and sanctioned the consolidation of land of village : Saroli scheme. By this consolidation scheme Revenue Survey No : 83 was renumbered as Block No : 140 of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 373 Dated:- 21.12.1980. The said entry was certified later on.

It is further found that the owner of the said land applied to mutate the names of (1) Mr. Bharatkumar Madhavbhai Patel, (2) Jaymatiben Rajendrakumar Patel, (3) Mr. Rajendrakumar Madhavbhai Patel, (4) Urmilaben Bharatbhai Patel and (5) Mr. Madhavbhai Chhitabhai Patel as co-owners in the said land on revenue record. The same effect was mutated on revenue record of rights vide Entry No : 705 Dated:- 23.01.1995. The said entry was certified on 18.03.1995. Thus (1) Savitaben Madhavbhai Patel, (2) Mr. Bharatkumar Madhavbhai Patel, (3) Jaymatiben Rajendrakumar Patel, (4) Mr. Rajendrakumar Madhavbhai Patel, (5) Urmilaben Bharatbhai Patel and (6) Mr. Madhavbhai Chhitabhai Patel became owners of the said land.

It is further found that the owners of the said land got Non-Agricultural permission from District Development officer of Jilla Panchayat office of Surat under the provisions of the Bombay Land Revenue Code vide his Order No : 4/D.P./ N.A./ Reg. No : 196/2008 Dated:- 01.02.2008. The same effect was mutated on revenue record of rights vide Entry No : 1279 Dated:- 05.04.2008. The said entry was certified on 19.06.2008.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Revenue Survey No : 82/3, Block No : 135 is allotted T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 273, total admeasuring about **9617.00 SQUARE METERS** of Village : Saroli.

It is further found that the owners of the said land i.e. (1) Savitaben Madhavbhai Patel, (2) Mr. Bharatkumar Madhavbhai Patel, (3) Jaymatiben Rajendrakumar Patel, (4) Mr. Rajendrakumar Madhavbhai Patel, (5) Urmilaben Bharatbhai Patel and (6) Mr. Madhavbhai Chhitabhai Patel himself and power of attorney holder of Sr. No : 1 to 5 sold the said land bearing Revenue Survey No : 83, Block No : 140, total admeasuring about 1 Hector – 13 Are – 31 Square Meters of Village : Saroli to **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** by registered sale deed Dated:- 17.03.2011. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-3 (Navagam) vide Registration No : 5231 Dated:- 17.03.2011. Thus **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** became absolute owner of the said land. The same





effect was mutated on revenue record of rights vide Entry No : 1459 Dated:- 29.04.2011. The said entry was certified on 25.08.2011.

It is further found that (1) Jaymatiben Rajendrakumar Patel and (2) Mr. Rajendrakumar Madhavbhai Patel executed power of attorney in favour of Mr. Madhavbhai Chhitabhai Patel Dated:- 08.02.2010. The said power of attorney is executed before Notary Public at State of Indiana, County of Marion. The said power of attorney was verified by Deputy Collector Stamp Duty at Surat vide order Dated:- 09.12.2010. By virtue of the said power of attorney, power of attorney holder Mr. Madhavbhai Chhitabhai Patel executed aforesaid sale deed in favour of **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM.**

It is further found that (1) Mr. Bharatkumar Madhavbhai Patel and (2) Urmilaben Bharatbhai Patel executed power of attorney in favour of Mr. Madhavbhai Chhitabhai Patel Dated:- 18.02.2010. The said power of attorney is executed before Notary Public at State of Florida. The said power of attorney was verified by Deputy Collector Stamp Duty at Surat vide order Dated:- 04.11.2010. By virtue of the said power of attorney, power of attorney holder Mr. Madhavbhai Chhitabhai Patel executed aforesaid sale deed in favour of **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM.**

It is further found that **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** is registered under the provisions of the Indian Partnership Act before Registrar of Firm vide Registration No : GUJ/ SRT/ (17) 3985 Dated:- 23.11.2010.

It is further found that the owner of the said land i.e. **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** got Non-Agricultural permission from Collector of Surat under the provisions of the Bombay Land Revenue Code vide his Order No : (J) BAKHA/ TAPASA/ Reg. No : 658 to 666/12-13 Dated:- 16.04.2013. The same effect was mutated on revenue record of rights vide Entry No : 1572 Dated:- 01.05.2013. The said entry was certified on 08.07.2013.

It is further found that the owner of the said land i.e. **M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** got development permission from Surat Urban Development Authority vide Permission No : SUDA/ U-4/ VPA/ 8305-A/ 5440 Dated:- 04.10.2013 and sanctioned construction plans.

(5) REVENUE SURVEY No : 86/2 + 87/2, BLOCK No : 187 :-

It is found from the available records with me that the land bearing Revenue Survey Nos : 86/2 + 87/2, total admeasuring about 1 Hectore – 05 Are – 23 Square Meters of Village : Saroli was originally owned by Mr. Premabhai Lallubhai Patel since 1972.





It is further found that the Bombay Prevention of Fragmentation & Consolidation of Holding Act, consolidation scheme for the village was came into force by the Competent Authority and Settlement Commissioner Ahmedabad passed order and letter of Gujarat Government issued and sanctioned the consolidation of land of Village : Saroli scheme. By this consolidation scheme Revenue Survey Nos : 86/2 + 87/2 were renumbered as Block No : 187, total admeasuring about 1 Hector – 05 Are – 23 Square Meters of Village : Saroli. The same effect was mutated on revenue record of rights vide Entry No : 373 Dated:- 21.12.1980. The said entry was certified later on.

It is further found that Mr. Premabhai Lallubhai Patel expired on 11.01.1997. Upon his death, name of his legal heir i.e. Mr. Thakorbhai Premabhai Patel became owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 764 Dated:- 13.01.1997. The said entry was certified on 19.02.1997.

It is further found that the owner of the said land i.e. Mr. Thakorbhai Premabhai Patel, through his power of attorney holder Varshaben Thakorbhai Patel sold the said land bearing Revenue Survey Nos : 86/2 + 87/2, Block No : 187, total admeasuring about **1 HECTOR – 05 ARE – 23 SQUARE METERS** of Village : Saroli to **MR. DHARMESHBHAI PADAMSHIBHAI PATEL** by registered sale deed Dated:- 26.06.2009. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-3 (Navagam) vide Registration No : 6324 Dated:- 26.06.2009. Thus **MR. DHARMESHBHAI PADAMSHIBHAI PATEL** became absolute owner of the said land. The same effect was mutated on revenue record of rights vide Entry No : 1362 Dated:- 04.08.2009. The said entry was certified on 18.02.2010.

It is further found that Mr. Thakorbhai Premabhai Patel executed power of attorney in favour of Varshaben Thakorbhai Patel Dated:- 12.02.2008. The said power of attorney was executed before Notary Public at State of California, County of Los Angeles. The said power of attorney was verified by Deputy Collector Stamp Duty at Surat vide order Dated:- 26.06.2009. By virtue of the said power of attorney, power of attorney holder Varshaben Thakorbhai Patel executed aforesaid sale deed in favour of **MR. DHARMESHBHAI PADAMSHIBHAI PATEL**.

It is further found that under the provisions of the Gujarat Town Planning Scheme & Urban Development Act were applied to the said land and the said land bearing Revenue Survey Nos : 82/1 & 86/2 + 87/2, Block Nos : 133/2 & 187 are allotted T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264, total admeasuring about **29384.00 SQUARE METERS** of Village : Saroli.

It is further found that the owner of the said land got Non-Agricultural permission from Collector of Surat under the provisions of the Bombay Land Revenue Code vide his Order No : (J) BAKHA/ TAPASA/ Reg. No : 658 to 666/12-13 Dated:- 16.04.2013. The same effect was mutated on revenue record of rights vide Entry No : 1572 Dated:- 01.05.2013. The said entry was certified on 08.07.2013.

It is further found that the owner of the said land got development permission from Surat Urban Development Authority vide Permission No : SUDA/ U-4/ VPA/ 8305-A/ 5440 Dated:- 04.10.2013 and got revised development permission vide





permission No : SUDA/ U-4/ VPA-8305-A/ Riva 9173/ 5535 Dated:- 24.05.2016 and sanctioned construction plans.

It is further found that **MR. DHARMESHBHAI PADAMSHIBHAI PATEL ANE M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** executed development agreement in favour of **M/S. DMD DEVELOPERS PRIVATE LIMITED** for the said land bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, admeasuring about 1943.00 Square Meters, Final Plot No : 264 paiki admeasuring about 16513.00 Square Meters, Final Plot No : 265, admeasuring about 5221.00 Square Meters & Final Plot No : 273, admeasuring about 9617.00 Square Meters i.e. admeasuring about 33294.00 SQUARE METERS of Village : Saroli and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Original Plot No : 264/1, Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters i.e. total admeasuring about **39609.00 SQUARE METERS** of Village : Saroli Dated:- 26.09.2017. The said development agreement is registered in the book No : 1 in the office of the sub-registrar of Surat-6 (Kumbhariya) vide Registration No : 3931 Dated:- 04.10.2017. Thus **M/s. DMD DEVELOPERS PRIVATE LIMITED** has given development rights in the said land.

It is further found that the owner of the said land got revised development permission from Surat Urban Development Authority vide Permission No : SUDA/ U-4/ VPA-8305-A/ Riva 9173/ 4201 Dated:- 09.03.2022 and sanctioned construction plans.



It is further found that as per the above mentioned development permission, the owners organized to develop & constructed **BUILDING NOS : "B", "C" & "D"** known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** over the said land bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 316, admeasuring about 1943.00 Square Meters, Final Plot No : 264 paiki admeasuring about 16513.00 Square Meters, Final Plot No : 265, admeasuring about 5221.00 Square Meters & Final Plot No : 273, admeasuring about 9617.00 Square Meters & Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki, admeasuring about 6315.00 Square Meters i.e. total admeasuring about **39609.00 SQUARE METERS** of Village : Saroli.

It is further found that **(1) M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** created charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT** over the above mentioned land / property. The said memorandum of deposit of title deeds and extension of memorandum of deposit of title deeds are registered in the book No : 1 in the office of the sub-registrar of Surat-6 (Kumbhariya) vide Registration No : 3932 Dated:- 26.09.2017 & 3258 Dated:- 28.04.2022. I have not seen original documents because all the original documents are lying with **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT**.

The titles of **(1) M/S. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL**



Bhadra Dhimant Joshi

B. Pharm LL.B. ADVOCATE

(OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER) are clear and marketable and without any encumbrance and charges subject to charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT** AND subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.

The facts narrated above and documents produced before me for verification, It is found that the titles of **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** AND **(2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** are clear and marketable and without any encumbrance and charges subject to charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT** AND subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.

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 of the project known as **BUILDING No : "B", "C" & "D"** the project known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** situated at Near RKLP Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about **39609.00 SQUARE METERS** and I found that the titles of **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM** AND **(2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** are clear and marketable and without any encumbrance and charges subject to charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT** AND subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2.

BHADRA DHIMANT JOSHI
ADVOCATE



ENCL.:-

- SEARCH RECEIPTS
- NON - ENCUMBRANCE CERTIFICATES

SANAD No : G/818/1987

DATE:- 14.12.1987

Office : 201-202, Babubhai Chambers, Athwagate Crossing, Surat.

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PAGE 12 OF 12



Bhadra Dhimant Joshi

B. Pharm LL.B. ADVOCATE

ENCUMBRANCE CERTIFICATE

I have inspected the index record as available in the office of Sub-Registrar Surat City-1 (Athwa), Surat-3 (Navagam) & Surat-6 (Kumbhariya) Relating to land as mentioned below :

LAND BEARING REVENUE SURVEY NOS : 16/1, 82/1, 82/3 & 83, BLOCK NOS : 38 133/2, 135 & 140, T. P. SCHEME No : 35(KUMBHARIYA-SAROLI), FINAL PLOT NOS : 316, 264 PAIKI, 265 & 273, ADMEASURING ABOUT 33294.00 SQUARE METERS AND REVENUE SURVEY NOS : 86/2 + 87/2, BLOCK No : 187, T. P. SCHEME No : 35(KUMBHARIYA-SAROLI), FINAL PLOT No : 264 PAIKI, ADMEASURING ABOUT 6315.00 SQUARE METERS OF VILLAGE : SAROLI, TALUKA : CHORYASI, DISTRICT : SURAT TOTAL ADMEASURING ABOUT **39609.00 SQUARE METERS.**

It is submitted **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** is the owner of the said **BUILDING No : "B", "C" & "D"** the project known as **"RADHA RAMAN TEXTILE MARKET" PHASE-II** situated at Near RKTm Market, B/H. Bharat Cancer Hospital, Surat-Kadodara Road, Saroli bearing Revenue Survey Nos : 16/1, 82/1, 82/3 & 83, Block Nos : 38 133/2, 135 & 140, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot Nos : 316, 264 paiki, 265 & 273 total admeasuring about 33294.00 Square Meters and Revenue Survey Nos : 86/2 + 87/2, Block No : 187, T. P. Scheme No : 35(Kumbhariya-Saroli), Final Plot No : 264 paiki admeasuring about 6315.00 Square Meters of Village : Saroli, Taluka : Choryasi, District : Surat total admeasuring about **39609.00 SQUARE METERS.** After making necessary search on the basis of the documents furnished before me and on certain inspection, I reached the following conclusion that the above said land till date stands in the name of **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc.. And in record **(1) M/s. INDO OVERSEAS CONSTRUCTION COMPANY, A PARTNERSHIP FIRM AND (2) MR. DHARMESHBHAI PADAMSHIBHAI PATEL (OWNERS) & D.M.D. DEVELOPERS PRIVATE LIMITED (DEVELOPER)** has a clear and better marketable title of the above said property with all rights subject to charge of **CANARA BANK (E-SYNDICATE BANK), SALABATPURA BRANCH, SALABATPURA, SURAT AND subject to charge of stamp duty Department of Surat on revenue record. This charge is over the land bearing Block No : 133/2**

DATE:- 20.06.2022


BHADRA DHIMANT JOSHI
ADVOCATE
SANAD No : G/818/1987
DATE:- 14.12.1987



ENCL.:-

ENCUMBRANCE CERTIFICATES ISSUED BY
SUB-REGISTRAR SURAT-3 (NAVAGAM) AND
SURAT-10 (NANPURA)

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