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Mo. 9909090222

Date : 30/12/2019

TITLE REPORT

All that piece or parcel of the project known as **Prayosha Star** situated on the land bearing Final Plot No. 146 admeasuring 6586 sq. mtrs i.e. 7877 sq. yard., T.P. Scheme No. 69 (Ghodadara-Dindoli) of R.S.No. 104/3, Block No. 167 admeasuring 9409 sq.mtrs. situated at village : Dindoli, Sub district : Udhna, District : Surat. The said property is bounded by (As per Sale Deed)

East : Final Plot No. 152/B

West : 36 mtrs. Road

North : 18 mtrs. Road

South : Block Plot No. 173

That I get informed by **M/s Savani Corporation A Partnership Firm** and demand title clear report to us after study all documents. I am giving view about the title of this property as under.

The the following documents are represents to me, that is as under.

- 1 Original Registered sale deed vide registration No. 16102 dated 21/12/2019 executed by Gambhirsinh Natavarsinh Dodiya in favour of M/s Savani Corporation A Partnership Firm along with original Registration fee receipt.
- 2 Original Registered sale deed vide registration No. 15808 dated 08/08/2011 executed by Rameshbhai Maganbhai Desai etc. in favour of Gambhirsinh Natavarsinh Dodiya along with original Registration fee receipt.
- 3 Copy of partnership deed of M/s Savani Corporation A Partnership Firm.
- 4 Copy of Registration of Firm of M/s Savani Corporation A Partnership Firm.
- 5 Copy of N.A. permission
- 6 Copy of Construction permission
- 7 Copy of Environment Certificate
- 8 Copy of Height Clearance Certificate
- 9 Copy of sanction plan.
- 10 Copy of Village Form No. 7/12 & 6.



(2)

Description of property

All that piece or parcel of the project known as **Prayosha Star** situated on the land bearing Final Plot No. 146 admeasuring 6586 sq. mtrs i.e. 7877 sq. yard., T.P. Scheme No. 69 (Ghodadara-Dindoli) of R.S.No. 104/3, Block No. 167 admeasuring 9409 sq.mtrs. situated at village : Dindoli, Sub district : Udhna, District : Surat.

It is found from the available records with me that
The land bearing R.S. No. 104/3, Block No. 167 of Village Dindoli, Sub district : Udhna, District Surat was originally owned by Rameshbhai Maganbhai since year 1987

Thereafter Dindoli village excluded from Choryasi sub district. An entry of that effect made in village form No. 6 vide entry No. 6970 on dated 18/05/2007. That entry was certified later on.

Thereafter Dindoli village included in city sub district. An entry of that effect made in village form No. 6 vide entry No. 738 on date 24/05/2007. That entry was certified later on.

Thereafter Rameshbhai Maganbhai entered name of (1) Bhartiben Rameshbhai (2) Vikasbhai Rameshbhai and (3) Sandipbhai Rameshbhai as Co-owners. An entry of that effect made in village form No. 6 vide entry No. 1044 on date 29/05/2009. That entry was certified on dated 12/08/2009. Thus (1) Rameshbhai Maganbhai (2) Bhartiben Rameshbhai (3) Vikasbhai Rameshbhai and (4) Sandipbhai Rameshbhai became owners of this land.

Thereafter Sandipbhai Rameshbhai died without heirs on dated 20/07/2010. After his death his legal heir became his father Rameshbhai Maganbhai, his mother Bhartiben Rameshbhai and brother Vikasbhai Rameshbhai became owners of his share in this land. An entry of that effect made in village form No. 6 vide entry No. 1458 on date 07/04/2011. That entry was certified on dated 25/08/2011.

Thereafter (1) Rameshbhai Maganbhai (2) Bhartiben Rameshbhai and (3) Vikasbhai Rameshbhai sold this land to Gambhirsinh Natvarsinh Dodiya by registered sale deed. Which sale deed registered in the office of sub registrar, Surat vide registration No. 15808 on dated 08/08/2011. An entry of that effect made in village form No. 6 vide entry No. 1583 on date 02/12/2011. That entry certified on date 03/04/2012.



(3)

Thereafter town planning scheme framed at village Dindoli and the said land was included in Town Planning Scheme No. 69 (Ghodadara-Dindoli). As per town planning scheme Final Plot No. 146 is allotted to the said land and admeasuring 6586 sq. mtrs. finalized.

Thereafter Collector, Surat gave N.A. Permission for this land vide order No. A/BKhP/ S.R. No. 310/11-12/Vashi. 3610/12-13 on dated 28/01/2013. An entry of that effect made in village form No. 6 vide entry No. 1886 on date 02/02/2013. That entry certified on date 26/04/2013.

Thereafter Collector, Surat gave. Revised N.A Permission for this land vide order No. A/BKhP/S.R. No. 310/11-12/Revised order/Vashi. 2298/2013 on dated 15/05/2013. An entry of that effect made in village form No. 6 vide entry No. 1959 on date 10/07/2013. That entry certified on date 03/10/2013.

Thereafter Surat Municipal Corporation gave construction permission for this land vide permission No. T.D.O./ D.P./No. 122 on dated 07/06/2013.

Thereafter Surat Urban Development Authority gave Zonning certificate to this land vide No. SUDA/Tek/Zo. Certy/198330 on date 03/04/2019. As per that this land is in residential Zone.

Thereafter Airport Authority of India gave No objection certificate for height clearance on dated 29/04/2019 vide NOC ID No. SURA/WEST/B/032619/382271.

Thereafter State- Level Environment Impact Assessment Authority Gujarat gave Environment clearance certificate vide No. SEIAA/GUJ/EC/8(a)/1164/2019 On Dated 23/08/2019.

Thereafter Surat Municipal Corporation gave revised construction permission for this land vide permission No. T.D.O./ D.P./No. 146 on date 23/08/2019.

Thereafter Gambhirsinh Natvarsinh Dodiya sold this land to M/s Savani Corporation A Partnership Firm by registered sale deed. Which sale deed registered in the office of sub registrar, Surat vide registration No. 16102 on dated 21/12/2019. An entry of that effect made in village form No. 6 vide entry No. 2946 on date 27/12/2019.

Thereafter **M/s Savani Corporation A Partnership Firm** decided to organized project known as **Prayosha Star** on this land.



(4)

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 i.e. 1990 to 2019 for the above written property. And I found that titles of **M/s Savani Corporation A Partnership Firm** are clear marketable and without any encumbrance and charges.

Place : Surat

Date : 30/12/2019

Koradia

