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Bhadra Dhimant Joshi

B. Pharm LL.B. ADVOCATE

TITLE CLEARANCE REPORT

DESCRIPTION OF PROPERTY:-

Project known as **SWAPNA SHRUSTI** situated at Bhimrad Canal Road, Bhimrad bearing Revenue Survey No : 10/2/1, Block No : 18 paiki, Town Planning Scheme No : 42(Bhimrad), Original Plot No : 46, Final Plot No : 51 of Village : Bhimrad, Taluka : Majura (Surat city), District : Surat as per original plot total admeasuring about **2461.00 SQUARE METERS** and as per final plot total admeasuring about **1600.00 SQUARE METERS**.

OWNER:

M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN

[Signature]



**BHADRA DHIMANT JOSHI
ADVOCATE**

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



DATE:- 17.01.2022

TITLE CLEARANCE REPORT

This is to certified that I have investigated the titles of the property described herein bellow in schedule owned by **M/S. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN**

The following documents are submitted before me for investigation :

1. Xerox copies of village form No : 7 & 12 for Revenue Survey No : 10/2/1, Block No : 18.
2. Xerox copies of village form No : 6 for Revenue Survey No : 10/2/1, Block No : 18.
3. Xerox copies of village form No : 8/A for Revenue Survey No : 10/2/1, Block No : 18.
4. Xerox copy of Redistribution & Valuation Statement for the said land issued by Surat Municipal Corporation.
5. Xerox copy of Non-Agricultural permission vide Order No : (J) BAKHA/ TAPASA/ K-66/ Reg. No : 177/2018-19 Dated:- 26.07.2019 passed by Collector of Surat.
6. Xerox copy of notarized deed of partnership vide Serial No : 641/2021 Dated:- 08.03.2021 (Dated:- 03.03.2021).
7. Xerox copy of Zoning Certificate bearing No : SUDA/ TEK./ Zo. Certi./ 255358 Dated:- 16.03.2021 issued by Surat Urban Development Authority.
8. Xerox copy of height clearance certificate vide No : SURA/ WEST/ B/032021/ 536226 Dated:- 16.04.2021 issued by Airports Authority of India.
9. Original of registered sale deed vide Registration No : 6794 Dated:- 17.08.2021 along with original of registration fee receipt Dated:- 12.08.2021 and certified copy of index-II.
10. Xerox copy of NOC for fire & emergency services vide No : FES/ OUTWARD/ NOC – 2408 Dated:- 11.10.2021 issued by I/C Chief Fire officer, Surat Municipal Corporation.



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11. Xerox copy of certificate of firm registered vide Registration No : GUJSR105854 Dated:- 06.01.2022 issued by Registrar of Firms.
12. Xerox copy of development permission vide Rajachitthi No : OFFLINE T.D.O./ D.P.A./ No : 095 Dated:- 08.09.2021, OFFLINE T.D.O./ DP/ No : 177 Dated:- 13.01.2022 passed by Surat Municipal Corporation.
13. Xerox copies of sanctioned construction plans.

Dear Sir,

I have taken search in the office of sub-registrar **SURAT** for the last **30 YEARS** in respect of property mentioned herein below. My report for the title of the said property is as under :

It is found from the available records with me that the land bearing Revenue Survey No : 10/2/1 of Village : Bhimrad was originally owned by (1) Mr. Chhaganbhai Dayalbhai Patel and (2) Mr. Dhansukhbhai Dayalbhai Patel.

It is further found that District Inspector Land Records office of Surat passed his order vide Order No : K.J.P./ S.R./ 31 Dated:- 28.10.1963 and passed "DURASHTI" Register No : 6 in the said land. According to the said durashti, correction was made in the area of the said land. The same effect was mutated on revenue record of rights vide Entry No : 580 Dated:- 10.01.1980. The said entry was certified on 23.04.1980.

It is further found that the Bombay Prevention of Fragmentation & Consolidation of Holding Act, 1947, consolidation scheme for the village was came into force by the Competent Authority and the provisions of Consolidation of Agricultural Land Act were applied to the said land and as per order of Settlement Commissioner Ahmedabad vide Order No : U.M.S.K./CONE/ Surat/ 693 Dated:- 13.03.1979 and letter of Gujarat Government issued on 22.03.1979 and sanctioned the consolidation of land of Village : Bhimrad scheme on 06.08.1979. By this consolidation scheme Revenue Survey No : 10/2/1 was renumbered as Block No : 18, total admeasuring about 1 Hecter – 14 Are – 31 Square Meters of Village : Bhimrad. The same effect was mutated on revenue record of rights vide Entry No : 799 Dated:- 19.05.2004. The said entry was certified on 12.07.2004.

It is further found that the promulgation of new city of Surat city, whole area of Village : Bhimrad was included in Surat city of Taluka Surat city of District : Surat and Collector of Surat issued his Letter vide No : (J) BAKHA/ TAPASA/ Vashi-4897/ 2006 Dated:- 19.10.2006 and City Development officer issued his Letter vide No : KV/26/2006/SMN/ 90/2006/410/P Dated:- 14.02.2006 and No : KV/ 212/ 06/SMN/ 90/2006/410/P Dated:- 20.07.2006. The same effects were

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mutated on revenue record of rights vide Entry Nos : 916 & 917 Dated:- 22.12.2006. The said entries were certified on 22.12.2006 & 27.12.2006.

It is further found that as per the computerized record, by mistake the number of said land was written as Revenue Survey No : 102/2/1 of Village : Bhimrad. Thereafter Joint Secretary, Revenue Department, Government of Gujarat issued his Resolution vide No : R.A.M./ 102006/ 2063/ L-1 Dated:- 12.06.2006 and Mamlatdar of City Taluka, Surat passed his rectification order vide Order No : JAMANA/ Promulgation/ Sudhara Hukam/ Moje : Bhimrad/ Reg. 33/2008 Dated:- 30.04.2008. The same effect was mutated on revenue record of rights vide Entry No : 980 Dated:- 12.05.2008. The said entry was certified on 07.09.2008.

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 : 10/2/1, Block No : 18 paiki Eastern side land admeasuring about 8970.00 Square Meters is allotted Town Planning Scheme No : 43(Bhimrad), Final Plot No : 47, total admeasuring about 5831.00 Square Meters and Revenue Survey No : 10/2/1, Block No : 18 paiki Western side land admeasuring about 2461.00 Square Meters is allotted Town Planning Scheme No : 42(Bhimrad), Original Plot No : 46, total admeasuring about 1600.00 Square Meters, Final Plot No : 51, total admeasuring about 1600.00 Square Meters of Village : Bhimrad.

It is further found that the owners 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/ K-66/ Reg. No : 177/2018-19 Dated:- 26.07.2019. The same effect was mutated on revenue record of rights vide Entry No : 1747 Dated:- 22.08.2019. The said entry was certified on 14.10.2019.

It is further found that thereafter Laxmiben, daughter of Mr. Dayalbhai Budhiyabhai & wife of Mr. Manilalbhai Ramjibhai Patel filed RTS / Appeal No : 249/2019 before Deputy Collector of City Prant, Surat against Mr. Chhaganbhai Dayalbhai Patel and other. The Deputy Collector of City Prant, Surat passed his order on 21.10.2020. As per the said order, the said RTS appeal was cancelled. The same effect was mutated on revenue record of rights vide Entry No : 1841 Dated:- 29.10.2020. The said entry was certified on 08.12.2020.

It is further found that thereafter against the above order, Laxmiben, daughter of Mr. Dayalbhai Budhiyabhai & wife of Mr. Manilalbhai Ramjibhai Patel filed revision Application No : 322/2020 before Collector of Surat against Mr. Chhaganbhai Dayalbhai Patel and other. The same effect was mutated on revenue record of rights vide Entry No : 1885 Dated:- 20.05.2021. The said entry was certified on 11.06.2021. The said revision application is pending.

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It is further found that Surat Urban Development Authority, Surat has given Zoning Certificate bearing No : SUDA/ TEK./ Zo. Certi./ 255358 Dated:- 16.03.2021 that the land bearing Block No : 18 of Village : Bhimrad is in residential zone.

It is further found that the owners of the said land i.e. (1) Mr. Chhaganbhai Dayalbhai Patel and (2) Mr. Dhansukhbhai Dayalbhai Patel sold the land bearing Revenue Survey No : 10/2/1, Block No : 18 paiki, T. P. Scheme No : 42(Bhimrad), Original Plot No : 46, Final Plot No : 51, as per original plot total admeasuring about **2461.00 SQUARE METERS** and as per final plot total admeasuring about **1600.00 SQUARE METERS** of Village : Bhimrad to **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** by registered sale deed Dated:- 12.08.2021. The said sale deed is registered in the book No : 1 in the office of the sub-registrar of Surat-5 (Althan) vide Registration No : 6794 Dated:- 17.08.2021. Thus **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** became absolute owners of the said land. The same effect was mutated on revenue record of rights vide Entry No : 1919 Dated:- 09.09.2021. The said entry was certified on 09.09.2021 subject to final judgment of Special Civil Suit No : 213 of 2021.

It is further found that **(1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** executed deed of partnership Dated:- 03.03.2021. The said deed of partnership is notarized before Advocate & Notary Public Shri Dipak D. Dalal vide Serial No : 641/2021 Dated:- 08.03.2021.

It is further found that **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM** is registered under the provisions of the Indian Partnership Act with Registrar of Firms bearing Registration No : GUJSR105854 Dated:- 06.01.2022.

It is further found that the owners of the said land got development permission from Surat Municipal Corporation vide Rajachitthi No : OFFLINE T.D.O./ D.P.A./ No : 095 Dated:- 08.09.2021, OFFLINE T.D.O./ DP/ No : 177 Dated:- 13.01.2022 and sanctioned construction plans.

That, as per above mentioned development permission, **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM** organized to develop high rise building known as **"SWAPNA SHRUSTI"** over the said land bearing Revenue Survey No : 10/2/1, Block No : 18 paiki, T. P. Scheme No : 42(Bhimrad), Original Plot No : 46, Final Plot No : 51, as per original plot total admeasuring about **2461.00 SQUARE METERS** and as per final plot total admeasuring about **1600.00 SQUARE METERS** of Village : Bhimrad.

It is found from the record that there is one civil suit filed in the said matter vide Civil Suit No : 2013/ 2021. The said suit was filed by one Mr. Kalpeshkumar Manilal Patel. No Prohibitory order was passed by the court in the said matter. Therefore, No injunction order was granted against transfer of the said property.

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The titles of the said property are clear and marketable and without any encumbrance and charges subject to final judgment of Special Civil Suit No : 213 of 2021.

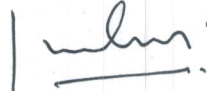
The titles of **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** are clear marketable and without any encumbrance and charges subject to final judgment of Special Civil Suit No : 213 of 2021.

The facts narrated above and documents produced before me for verification, It is found that the titles of **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** are clear and marketable and without any encumbrance and charges subject to final judgment of Special Civil Suit No : 213 of 2021.

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 project known as "**SWAPNA SHRUSTI**" situated at Bhimrad Canal Road, Bhimrad bearing Revenue Survey No : 10/2/1, Block No : 18 paiki, Town Planning Scheme No : 42(Bhimrad), Original Plot No : 46, Final Plot No : 51 of Village : Bhimrad, Taluka : Majura (Surat city), District : Surat as per original plot total admeasuring about **2461.00 SQUARE METERS** and as per final plot total admeasuring about **1600.00 SQUARE METERS** and I found that the titles of **M/s. AADINATH ASSOCIATES, A PARTNERSHIP FIRM, THROUGH IT'S PARTNERS I.E. (1) YOGESH BHANWARLAL SHAH (HUF), (2) SIDDHARTH BHANWARLAL SHAH (HUF) AND (3) MR. LALITKUMAR MOHANLAL JAIN** are clear and marketable and without any encumbrance and charges subject to final judgment of Special Civil Suit No : 213 of 2021.

DATE:- 17.01.2022


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ENCL.:-

- **SEARCH RECEIPT No : 2011 DATED:- 17.01.2022**
- **SEARCH RECEIPT No : 1133 DATED:- 17.01.2022**
- **SEARCH RECEIPT No : 376 DATED:- 17.01.2022**
- **NON - ENCUMBRANCE CERTIFICATES DATED:- 17.01.2022**



SANAD No : G/818/1987

DATE:- 14.12.1987

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