

HARESH R. SHAH

M. COM., LL. B., ADVOCATE

Address- C/O. Raj Type & Computer, Above Bhadra Post Office,
Opp. City Civil Court, Bhadra, Ahmedabad - 1. Mob. No. 9825021069.

REF. NO.

DATE: 24.6.2020

TITLE CERTIFICATE & REPORT

Subject-



Title Certificate & Report for the scheme known as SATVAN BELLEVUE, lying, being and situated on the N.A. land bearing f.p. No. 6, admeasuring 7967 sq.mtrs. of T.P.S. No. 18 (Kudasan-Randesan-Raisan) allotted in lieu of land bearing Block/Survey No. 402, admeasuring 12257 sq.mtrs. of Account No. 157 of Village-Kudasan, Taluka-Gandhinagar, within District & Registration Sub District of Gandhinagar. (Hereinafter referred to as "The Said Land") which is belongs to Satvan Developers, a partnership firm.

With reference to the above the owner, possessor and occupier of the said land, all the required and necessary papers produced and handed over me for the said land. After inspection, checking, scrutinizing all the papers produced before me to my opinion I hereby come to the conclusion that:

The said land originally belonged to Somabhai Jethidas.

Said Somabhai Jethidas expired in the year 1960, henceforth the names of his legal heirs Maniben wd/o. Somabhai Jethidas, Dwarkadas Somabhai, Ramabhai Somabhai, Ishwarbhai Somabhai and Gordhanbhai Somabhai were entered in revenue record vide Entry No. 286.

The joint family of Dwarkadas Somabhai was consisted of members named Dwarkadas Somabhai, Bhagwatiben Dwarkadas and Jashvant Dwarkadas, as such, the joint family of Ramabhai Somabhai was consisted of members named Vimlaben Ramabhai and Lalabhai Ramabhai and the joint family of Ishwarbhai Somabhai was consisted of members named Lilaben Ishwarbhai and Nitesh Ishwarbhai and the joint family of Gordhanbhai Somabhai was consisted of member named Manjulaben Gordhanbhai. As such, the said land was belonged to joint family of Somabhai Jethidas.

Thereafter consolidation scheme is made applicable in the said village as per order passed by Hon'ble Prant Officer of Viramgam Prant dtd. 29.9.1970 and Block No. 402 has been allotted in lieu of Old Survey No. 276, acre-guntha 3-8 of the said land. Entry No. 1521 dtd. 15.10.1977.

Thereafter partition was effected by and between the joint family members of afore-said co-owners and for which partition deed was duly registered before the Sub-Registrar of Assurances, Gandhinagar. As per said partition deed, the said land came to the share of Maniben wd/o. Somabhai Jethidas.



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Thereafter by way of Reg. Sale Deed No. 1250 dtd. 25.6.1981, the said land was purchased by Shah Ajaybhai Mahendrabhai and Shah Amitbhai Mahendrabhai from the said Maniben wd/o. Somabhai Jethidas. Entry No. 1724 dtd. 21.2.1984.

That the District Collector of Ahmedabad by its Order No. CB/NA/Gandhinagar/Kudasan/402/997866/2019 dtd. 7.6.2019 granted N.A. permission for multipurpose use of said land. Entry No. 12004 dtd. 16.7.2019.

Thereafter by way of Reg. Sale Deed No. 8993 dtd. 19.6.2020, the said land was purchased by Satvan Developers, a partnership firm from the said Shah Ajaybhai Mahendrabhai and Shah Amitbhai Mahendrabhai.

The said Shah Ajaybhai Mahendrabhai and Shah Amitbhai Mahendrabhai have also executed an Indemnity Bond vide Sr. No. 9001 dtd. 19.6.2020 & Power of Attorney vide Sr. No. 8998 dtd. 19.6.2020 in favor of Sarvan Developers, a partnership firm through its admn. partners Patel Bharatbhai Gandabhai and Patel Rajendrakumar Parshottamdas.

The members of said Shah Ajaybhai Mahendrakumar HUF & Shah Amitbhai Mahendrabhai namely Kokilaben Ajaybhai Shah, Alin Ajaybhai Shah, Manan Ajaybhai Shah, Deepa Amitbhai Shah, Nirja Amitbhai Shah, Hrudit Amitbhai Shah have executed one Confirmation Deed vide Sr. No. 8997 dtd. 19.6.2020 with reference to afore-said Sale Deed Reg. No. 8993/2020.

Since then said Satvan Developers, a partnership firm become the sole and absolute owner, occupier and possessor of said land.

That the Gandhinagar Urban Development Authority by its Order No. PRM/Kudasan/265/11/2019/793/2020 dtd. 6.2.2020 granted development permission for the said land and also approved the lay-out plan.

Thereafter said Satvan Developers, a partnership firm built-up a residential scheme of flats over the said land under the name and style of SATVAN BELLEVUE.

Moreover after scrutiny of the papers, documents produced before me, to my opinion I hereby state that the said land duly held by Satvan Developers, a partnership firm as owner and occupier of the land and now the said land is also running in its name in all government semi government and relevant records.

After scrutiny of the papers, documents and statement given by the owner of said land, in my opinion that, there is no charge, interest, hypothecation, mortgage, lien and not in any custody of anybody and not taken any loan, advances by way of mortgaging, hypothecating said land to any financial institutions, bank, banks or private or public adventures and financial institutions and therefore there is no any kind of shares, rights,



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interest, proportion shares, partition, claim, charges, encumbrances lien, and there is on any kind of maintenance of livelihood of anybody upon said land therefore the said land is at present free from all kind of charges, lien, interest, objection, and interruption.

Further more, out of all the documents, papers produced before me, I also taken search of the said land vide Receipt No. 2020048021060, Application No. 11322 dtd. 20.6.2020 for the period of 1994 to 2020 from the office of Sub-Registrar, Gandhinagar.

REPORT

In view of the above to my opinion the said Satvan Developers, a partnership firm become the owner, occupier and possessor of the said land and there is no any charge of anybody over the said land and the said land is free from all kind of doubts, and encumbrances and its title is clear, marketable and saleable.

Note: This report is issued on the basis of the documentary evidences provided before me and from the search report made available from Sub-registrar of Assurances and we will not responsible for any damages with reference to any particulars thereon.

Place: Ahmedabad

Date: 24.6.2020

H.R.S.



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