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Jayeshkumar K. Gandhi

ADVOCATE

B.Com., LL.B.

Enrolment No. G/527/1983

Welfare Membership No. MEH/PTN/5727

Jigar K. Gandhi

ADVOCATE

B.C.A., LL.B.

Enrolment No. G/1849/2006

Welfare Membership No. PTN/D/27714

Office :- Chachariya Big Street, PATAN. (N.G.) Pin : 384265

Ref. No.

Date : - - 201

Date : 7th December, 2020.

TITLE CLEARANCE CERTIFICATE-CUM-OPINION

To Whom So It May Concern ;

Sub : Title clearance certificate in respect of an open revised N.A. land for commercial purpose Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres, situated in Gungadipati sim of Patan, Nr.Railway's First Nala, taluka Patan, District Patan, within Municipal limits of Patan Municipality, owned by [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "**Treg Mall**".

Sir,

I am a practicing advocate since more than ten years. I am called upon to investigate and to report in respect of title of the property as details mentioned in the schedule here under. I have arrange to take search of following property as mentioned in the schedule.

"The schedule of the property as referred to above ":-

All that piece and parcel of an open revised N.A. land for commercial purpose Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres, situated in Gungadipati sim of Patan, Nr.Railway's First Nala, taluka Patan, District Patan, within Municipal limits of Patan Municipality, bounded as follows :-

On or towards North : Government Road.

On or towards South : Adjoining land bearing R.S.No.120.

On or towards East : Adjoining property bearing R.S.No.118 paiki eastern portion known as "Lavanya Bungalows".

On or towards West : Adjoining land bearing R.S.No.117 paiki.

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History of the property :-

The Non-agricultural land bearing Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres, situated in Gungadipati sim of Patan, Nr.Railway's First Nala, taluka Patan, District Patan, within Municipal limits of Patan Municipality was running in the joint names of [1] Dineshchandra Vadilal Bhagat & [2] Narendrakumar Vadilal Bhagat. I have verified the same from the city survey property register card and found it to be in order.

Thereafter, [1] Dineshchandra Vadilal Bhagat & [2] Narendrakumar Vadilal Bhagat had sold this Non-agricultural land bearing Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres to [1] Patel Komalben Arvindbhai [2] Patel Madhuben Arvindbhai [3] Prajapati Ushaben Bharatbhai [4] Prajapati Sarju Rajanikat [5] Patel Jashodaben Kanubhai [6] Patel Babubhai Tribhovandas [7] Gajjar Babulal Lallubhai [8] Gajjar Kokilaben Babulal [9] Patel Amthabhai Virchandbhai partners of a partnership firm "Dharati Corporation" Patan by a sale deed registered in the office of sub-Registrar, Patan at serial No.3272 Dated 07/11/2003 for a consideration of Rs.10,00,000/-. Entry to this effect was inserted on 30/06/2005 in city survey property register card and it was duly certified by the competent authority.

Thereafter, Patel Komalben Arvindbhai & Prajapati Sarjubhai Rajanikant were also retired from this partnership firm "Dharati Corporation" Patan after settling all the accounts dated 01/04/2005 and hence, their names were cancelled from the city survey property register card. Entry to this effect was inserted on 24/10/2008 in city survey property register card and it was duly certified by the competent authority.

Thereafter, Patel Amathabhai Virchandbhai was retired from this partnership firm "Dharati Corporation" Patan after settling all the accounts dated 01/04/2007 and hence, his name was cancelled from the city survey property register card and Patel Daxeshkumar Arvindbhai & Prajapati

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Rajanikant Girdharlal were entered in this partnership firm "Dharati Corporation", Patan. Entry to this effect was inserted on 14/10/2008 in city survey property register card and it was duly certified by the competent authority.

The deficit stampduty for above two transaction of partnership firm "Dharati Corporation" Patan has been recovered by the Deputy Collector of Stamps, Patan Dated 29/03/2017 and necessary certificate was issued by the Deputy Collector of Stamps, Patan Dated 29/03/2017.

Thereafter, [1] Patel Daxeshkumar Arvindbhai [2] Patel Madhuben Arvindbhai [3] Prajapati Ushaben Bharatbhai [4] Prajapati Rajanikat Girdharlal [5] Patel Jashodaben Kanubhai [6] Patel Babubhai Tribhovandas [7] Gajjar Babulal Lallubhai [8] Gajjar Kokilaben Babulal partners of a partnership firm "Dharati Corporation" Patan have sold undivided 60% share of this Non-agricultural land bearing Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres to [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Hirabhai Ishvarbhai [4] Patel Jayantilal Ambalal [6] Patel Champaben Jayantilal [7] Patel Harshidaben Manishkumar [8] Patel Sanjaykumar Keshavlal HUF [9] Patel Chandrakant Keshavlal HUF [10] Patel Parth Chandrakant [11] Patel Hinaben Dilipbhai [12] Patel Binitaben Mukeshbhai [13] Patel Dinehbhai Amathabhai by a sale deed registered in the office of sub-Registrar, Patan at serial No.1229 Dated 09/07/2013 for a consideration of Rs.1,02,28,500/-. Entry to this effect was inserted on 31/07/2013 in city survey property register card and it was duly certified by the competent authority.

Thereafter, Non-agricultural land bearing Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres was revised by order of the Collector, Patan vide order No.LND/ NAP/REVISE/ SR NO.02/2016-17/Vashi/2615 to 2624/2017 Dated 08/09/2017 from residential purpose to Party Plot Purpose.

Handwritten signature
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Thereafter, this Non-agricultural land bearing Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres was further revised by order of the Collector, Patan vide order No.LND/ NAP/REVISE/ Vashi/5049 to 5057/2018 Dated 26/12/2018 from Party Plot Purpose to commercial purpose.

Thereafter, this open revised N.A. land for commercial purpose Revenue S.No.118 paiki western side portion and City S.No.1889/D of sheet No.107 total admeasuring 4546.00Sq.Metres, situated in Gungadipati sim of Patan, Nr.Railway's First Nala, taluka Patan, District Patan, within Municipal limits of Patan Municipality was sold by [1] Patel Daxeshkumar Arvindbhai [2] Patel Madhuben Arvindbhai [3] Prajapati Ushaben Bharatbhai [4] Prajapati Rajanikat Girdharlal [5] Patel JashodabenKanubhai [6] Patel Babubhai Tribhovandas [7] Gajjar Babulal Lallubhai [8] Gajjar Kokilaben Babulal partners of a partnership firm "Dharati Corporation" & [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Hirabhai Ishvarbhai [4] Patel Jayantilal Ambalal [6] Patel Champaben Jayantilal [7] Patel Harshidaben Manishkumar [8] Patel Sanjaykumar Keshavlal HUF [9] Patel Chandrakant Keshavlal HUF [10] Patel Parth Chandrakant [11] Patel Hinaben Dilipbhai [12] Patel Binitaben Mukeshbhai [13] Patel Dinehbhai Amathabhai to [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "Treg Mall" by a sale deed registered in the office of sub-Registrar, Patan at serial No.585 Dated 01/02/2020 for a consideration of Rs.2,00,00,000/-.

Thereafter, partnership firm namely "Treg Mall" has sought costruction permission from Patan Area Development Authority vide No.PTADA/23-07-2020/1146021/01/001045 Dated 23/10/2020 for the construction of multi storied commercial buidling and partnership firm namely "Treg Mall" has

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started construction work on site and it is in progress right now and it is named as "Treg Mall".

Thus [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "Treg Mall" became the exclusive owner and possessor of this revised N.A. land as mentioned in the above schedule and the said land is at present running in its name in city survey property register card.

Therefore, [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "Treg Mall" have acquired legal valid title in the said property and they own and possess it as owner on the strength of registered sale deed.

Following documents are produced before me and I have verified it :-

- (1) Copy of sale deed vide serial No. 3272 Dated 07/11/2003.
- (2) Copy of sale deed vide serial No. 1229 Dated 09/07/2013.
- (3) Registered original sale deed vide serial No.585 Dated 01/02/2020.
- (4) Certified copy of Index No.2 and Registration receipt of aforesaid sale deeds.
- (5) Certified copy of property register card bearing C.S.No.1889/D of Sheet No.107 for the names of [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel

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Dhanendrakumar Jethalal partners of a partnership firm namely "**Treg Mall**".

- (6) Approved revised lay-out plan and revised N. A. order of the land bearing R. S.No.118 paiki West side portion.
- (7) Construction permission No. PTADA/23-07-2020/1146021/01/001045 Dated 23/10/2020 alongwith construction plan sanctioned by Patan Area Development Authority.

I have taken search of index registers maintained by Sub-Registrar's office Patan for the last 30 years i.e. years 1991 to 2020 by search receipt No. 2020078011080 Dated 07/12/2020 and I have not found any charge or encumbrance subsisting as on date with respect to the said property, from the available record of the sub-Registrar's office, Patan.

This opinion and report on Title is based on the searches taken from the revenue records and available records of the sub-Registrar's office, Patan only.

I, therefore hereby certify that rights, titles and interests of [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "**Treg Mall**" and that of its pre-decessors in title of the property as mentioned in the above schedule are clear, unencumbered and marketable.

The Purchaser will get better title, if this whole N.A. land or any Unit/Shop/Office as mentioned in the above schedule will purchase from [1] Patel Jashubhai Hirabhai [2] Patel Pravinkumar Hirabhai [3] Patel Dilipbhai Amathabhai [4] Patel Hinaben Dilipbhai [5] Patel Chandrakant Keshavlal [6] Patel Parth Chandrakant [7] Patel Arvindbhai Birabhai [8] Patel Madhuben Arvindbhai [9] Patel Kanubhai Tribhovandas [10] Patel Babubhai Tribhovandas [11] Patel Dhanendrakumar Jethalal partners of a partnership firm namely "**Treg Mall**".

Thanking you,

Yours faithfully,

J. K. Gandhi
(J. K. Gandhi)
7/12/2020.

Advocate-Patan.

Bar Council of Gujarat

Enrolment No.G/1849/2006.