

Hitesh M. Rawal
Advocate & Notary

H M Rawal &
Company
ADVOCATES

Ref.No.TR/F.No..8227/22

TITLE REPORT



To,

Lakeview Apartment Co. Op. Housing Society Ltd.
Ahmedabad.

Dear Sir,

Ref : Non-Agricultural land admeasuring 502 sq. mts. of Final Plot N.63/B/6 of Town Planning Scheme No.4 [Maninagar] which is included in City Survey Record and allotted land admeasuring 59.85 sq. mts. of City Survey No.7000, land admeasuring 52.80 sq. mts. of City Survey No.7001, land admeasuring 12.81 sq. mts. of City Survey No.7002 and land admeasuring 72.34 sq. mts. of City Survey No.7003 and land admeasuring 362 sq. mts. of City Survey No.7004 of Maninagar Ward totally admeasuring 559.8 sq. mts. situate, lying and being at Mouje Rajpur-Hirpur, Taluka Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-7 [Odhav] belonging to **Lakeview Apartment Co. Op. Housing Society Ltd. through its members.**

As per the Instructions, we have examined the titles of the above referred Land and we have caused to be taken searches of available registration record through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) for last 30 years on



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4.8.2022 and from that and from the information given to us and from the declaration-cum-indemnity bond filed before us by the above owner and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine, we hereby opine our report on title as under :-

Lakeview Apartment Co. Op. Housing Society Ltd. is registered under Gujarat Co.Op. Societies Act, 1961 under serial No.GH-4915 dated 22.12.1972 [which is hereinafter referred to as "said Society"]

Anupam corporation, a Partnership Firm through its Secretary Shri Vinodchandra Mohanlal Joshi and Managing Committee Member Shri Govindlal Jaychanddas Shah released their rights to purchase land admeasuring 817 sq. yds. i.e. 683.09 sq. mts. of Sub Plot No.1 of Final Plot No.25.C of Town Planning Scheme No.4 of Mouje Rajpur-Hirpur in favour of Lakeview Apartment Co. Op. Housing Society Ltd. through its Chairman Shri Harshadbhai Acharatlal Shah by Release Deed dated 16.2.73.

Thereafter Lakeview Apartment Co. Op. Housing Society Ltd. through its Chairman Shri Harshadarai Acharatlal Shah and Secretary Shri Vinodchandra Mohanlal Joshi purchased land admeasuring 600 sq. yds. of Final Plot No.63-B-6 of Town Planning Scheme No.4 of Mouje Rajpur Hirpur from [1] Anantray Bhulabhai Patel and [2] Manubhai Bhulabhai Patel by Sale Deed registered in the office of Sub Registrar under serial No.8297 dated 6.8.73. In the said Sale Deed Shri Arvindkumar Ramanlal Shah has signed as Confirming Party. Entry to that effect was entered in revenue record by Entry No.15680 dated 18.8.73 which was certified on 12.2.74.

Thereafter the said Society obtained Construction Permission from Ahmedabad Municipal Corporation by Rajachitthi No.223 dated 28.6.73 and Rajachitthi



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No.362 dated 24.9.74. Thereafter the said society put up construction of 12 residential Flats on the said land for its members which is known as "Lakeview Apartments". Ahmedabad Municipal Corporation granted B.U. Permission on 5.5.75.

Thereafter as per notification No.U.MK.AC.B/SRA.1/1989 dated 18.1.83 the land of Town Planning Scheme No.4 was included in City Survey record and revenue record was closed. Entry to that effect was entered in revenue record by Entry No.28352 dated 14.11.06 which was certified.

Thereafter the said land was included in City Survey record and allotted land admeasuring 59.85 sq. mts. of City Survey No.7000, land admeasuring 52.80 sq. mts. of City Survey No.7001, land admeasuring 12.81 sq. mts. of City Survey No.7002 and land admeasuring 72.34 sq. mts. of City Survey No.7003 and land admeasuring 362 sq. mts. of City Survey No.7004 of Maninagar Ward totally admeasuring 559.8 sq. mts.

Thereafter as per resolution No.PFR/102011/275/L/1 dated 17.3.12 issued by Revenue Dept. of Govt. of Gujarat City and Dascroi Talukas of Ahmedabad were reconstituted and new Talukas of Ahmedabad [East] and Ahmedabad [West] were constituted and accordingly Village of Rajpur-Hirpur of City Taluka was included in Ahmedabad City [East]. Entry to that effect was entered in revenue record by Entry No.30362 dated 3.5.12 which was certified on 5.5.12..

As the Flats of the said Society has constructed in the year 1972 and in dilapidated condition and irreparable, the said Society has decided to go for redevelopment of the said Flats. Accordingly, Lakeview Apartment Co. Op. Housing Society Ltd. through its members entered in to Development Agreement with Triveni Infra Build Private Ltd. through its authorised signatory Shri Dhruvin Dipak Shah which is registered under serial No.9438 dated 1.8.2022.



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Thereafter Ahmedabad Municipal Corporation granted construction permission on the said land by Rajachitthi No.06560/090522/A6059/R0/M1 dated 13.7.22.

Thereafter the said Society and Developer decided to put up scheme of residential Units on the said land which is known as "TRIVENI 1SEVEN".

As a part of our Title Investigation we have issued public advertisement in "Gujarat Samachar" on dated 28.07.2022 inviting objections against the said land. In response to the said advertisement we have not received any objection within the stipulated time limit.

Thus the said Non-Agricultural land admeasuring 502 sq. mts. of Final Plot N.63/B/6 of Town Planning Scheme No.4 [Maninagar] which is included in City Survey Record and allotted land admeasuring 59.85 sq. mts. of City Survey No.7000, land admeasuring 52.80 sq. mts. of City Survey No.7001, land admeasuring 12.81 sq. mts. of City Survey No.7002 and land admeasuring 72.34 sq. mts. of City Survey No.7003 and land admeasuring 362 sq. mts. of City Survey No.7004 of Maninagar Ward totally admeasuring 559.8 sq. mts. situate, lying and being at Mouje Rajpur-Hirpur, Taluka Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-7 [Odhav] is owned, occupied and possessed by **Lakeview Apartment Co. Op. Housing Society Ltd. through its members** in the City Survey records and all other government and semi-government records.

The above said report is given on the basis of available Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given



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to us by declaration-cum-indemnity filed before us by the above owner/ s stating that the said land has not been given in security, neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon, and the said land is neither a subject matter of any pending proceedings nor any order, decree, attachment of any court/authority is operating against the said land which adversely affects the title and further, to settle the rights of previous owners, and also any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and undertaking given to indemnify against all pending requirements as per Bond filed before us and also based upon the information given by the owner/ s that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective. We issue this opinion of title based on the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss caused due to the information/search provided through computerized search and as per the note and disclaimer mentioned below. We hereby issue this report page-1 to 7 and opine that the titles of the said Non-Agricultural land admeasuring 502 sq. mts. of Final Plot N.63/B/6 of Town Planning Scheme No.4 [Maninagar] which is included in City Survey Record and allotted land admeasuring 59.85 sq. mts. of City Survey No.7000, land admeasuring 52.80 sq. mts. of City Survey No.7001, land admeasuring 12.81 sq. mts. of City Survey No.7002 and land admeasuring 72.34 sq. mts. of City Survey No.7003 and land admeasuring 362 sq. mts. of City Survey No.7004 of Maninagar Ward totally admeasuring 559.8 sq. mts. situate, lying and being at Mouje Rajpur-Hirpur, Taluka Maninagar in the Registration District of Ahmedabad and Sub-District of Ahmedabad-7 [Odhav] shall be clear and marketable and free from reasonable doubts **subject to :-**



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1. Verification of all original title chain documents, revenue record, City Survey record, promulgation of record as per Re-Survey and previous transfer executed by Power of Attorney Holder.
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Development Agreement rights of Triveni Infra Build Private Ltd. as per Development Agreement registered under serial No.9438 dated 1.8.22 and fulfilment of terms and conditions of Development Agreement.
5. Rights of existing members of Society.
6. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 24TH DAY OF AUGUST 2022.

Place : Ahmedabad.

Hitash M. Rawal
[Signature]
Advocate
(H. M. Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search issued by the Sub Registrar is not well prepared/ maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Report is issued. Copies of [1] Search Receipt No.202200200017652 dated 29.6.22 and Search Report for the period 1990 - 1994 - 1 page and [2] Search Receipt No.202200700027054 dated 4.8.22 and Search Report for the period 1994 - 2022 - 1 page are annexed herewith for your perusal and record.



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2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said land. Hence confirmity of area to be obtained from Govt. Approved Valuer or Engineer.
3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.