

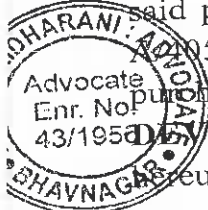
TO WHOM SO EVER IT MAY CONCERN

Reg. : Investigation of title to Non-agricultural Land admeasuring 1886.41 sqm. comprising Plot No. 132/B subject to the liability to pay the non-agri. assessment Revenue and Education cess of proportionate land of internal common roads and Common Plot admeasuring 775.31 sqm. forming part of the Final Plot No. ½ of T. P. Scheme Bhavnagar No. 14 (Tarsamiya) allotted against the original land of R. S. No. 20 paiky Hissa No. 2 and 5 situate at Village Tarsamiya Taluka and District Bhavnagar (Registration Sub-District Bhavnagar - 4 (Tarsamiya) belonging to **M/s. DHARMALOK DEVELOPERS.**

I had earlier investigated the title to Non-agricultural Land admeasuring 17926.79 sqm. comprising Plot Nos. 1 to 132 subject to the liability to pay the N. A. Assessment Revenue and Education Cess of the internal common roads and common plot respective admeasuring 4831.62 sqm. and 2535.59 sqm. forming part of the land bearing F. P. No. ½ of Draft T. P. Scheme Bhavnagar No. 14 (Tarsamiya) allotted against the land of original R. S. No. 20 paiky Hissa No. 2, 3 and 5 of R. S. No. 20 situated at Village Tarsamiya, Taluka and District Bhavnagar Registration Sub-District then in possession and ownership of **M/s. Ankur Property Developers Pvt. Ltd.** on the basis of title documents and other evidences as enlisted in "**The Annexure**" attached with the Title Clearance Certificate dated 21-02-2012 issued to the said **Company** after searches of the record for 31 years carried out at the Office of Sub-Registrar of Assurances, Bhavnagar - 2 (Ruva) on 10-10-2011 and on 21-02-2012 vide receipt Nos. 2011012004595 and 2012012000907 respectively. A Xerox Copy whereof is in the file of **M/s. DHARMALOK DEVELOPERS.**

I have further investigated the title to Plot No. 132/B admeasuring 1886.41 sqm. and ownership **M/s. DHARMALOK DEVELOPERS** on the basis of the following title deeds and other evidences as enlisted here-in-below :-

The further searches of the record since 21-02-2012 till 13-08-2015 had been carried out at the Office of Sub-Registrar of Assurances, Bhavnagar - 4 (Tarsamiya) on 13-08-2015 vide receipt No. 2015329003285 and Sub-Registrar Bhavnagar - 4 (Tarsamiya) certificate of the same date did not reveal any subsisting charge, mortgage or other encumbrances registered thereat over the said property. subject to the regd. Agreement of Sales No. of five Flats No. 205, A/301, B/302, B/201 and A/508 made with different propoective purchasers. It is hereby certified that the title of **M/s. DHARMALOK DEVELOPERS** to the said property briefly described in **THE SCHEDULE** hereunder written is clear beyond reasonable doubt & marketable.



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THE SCHEDULE
BRIEF DESCRIPTION OF ABOVE REFERRED PROPERTY

All that piece or parcel of land admeasuring 1886.41 sqm. comprising Plot No. 132/B forming part of the land of F. P. No. 1-2 of T. P. Scheme Bhavnagar No. 14 (Tarsamiya) allotted against the original land of R. S. No. 20 paiky Hissa No. 2 and 5 of the non-agri. land bearing situated at Village Tarsamiya, Taluka and District Bhavnagar Registration Sub-District Bhavnagar No. 4 (Tarsamiya) which is bounded on and towards,

The North by : 9.00 m. Wide Road. The side boundary including curvature admeasuring 43.420 m.

The East by : 45.00 mtr. wide D. P. Road. The side boundary including curvature admeasuring 60.823 m.

The South by : The land of Plot No. 131/A. The side boundary admeasuring 37.717 m.

The West by : The Land of Common Plot. The side boundary admeasuring 39.303 m.

Dated : August 13, 2015.

A. R. Shridharani

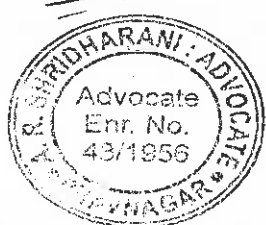
A. R. Shridharani,
Advocate.



ANNEXURE

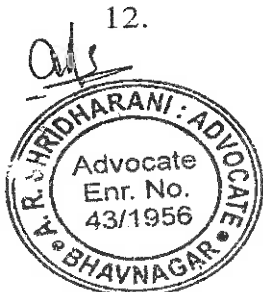
[Forming part of Title Certificate dated : 13-08-2015].

1. The Health and Industries Department Government of Gujarat extended the municipal of Bhavnagar City up to Village Tarsamiya including the land of Revenue Survey No. 20 vide its Notification No. M / 1312 / 1960 /A1 and the Collector, Bhavnagar accordingly issued order no. Muni. / 111 / 1231 / 62-63 dated 31-03-72 as seen from Record of Rights Village Form No. 6 entry No. 221 dated 12-01-1963. (True Copy)
2. The agricultural lands earlier were acquired for proposed Polo ground were returned to the land owners and accordingly the land owners Parshottam Madha, Nanu Madha and Jivraj Madha got back their land of R. S. No. 20 as seen from V. F. No. 6 entry no. 589 dated 06-02-78. (True Copy)
3. Shr Parshottam Madha died intestate and unmarried on 07-11-98 and his name was deleted from V. F. No. 6 on 24-07-2001 vide entry no. 2270. (True Copy)
4. Shri Nanu Madha and Jivraj Madha through their constituted attorney Shri Ratilal Lalji Kalathia Under Power of Attorney dated 18-09-1993 (True Copy) sold 04 Acre 05 Guntha agricultural land forming part of R. S. No. 20 to Shri Bhalabhai Odhabhai Dhandhalia vide registered Sale Deed No. 382 dated 19-03-2002 (Original) and the said land was mutated in the purchaser's name in V. F. No. 6 on 1-03-2002 vide entry no. 2329. (True Copy)
5. Similarly Shri Lallubhai Odhabhai Dhandhalia and Shri Trikambhai Amarshibhai Patel purchased 02 Acre 05 Guntha agricultural land forming part of R. S. No. 20 from the said land owners vide registered Sale Deed No. 383 dated 19-03-2002 (Original) and Shri Manubhai Odhabhai Dhandhalia purchased 02 Acre 05 Guntha land forming part of R. S. No. 20 from the said land owners vide registered Sale Deed No. 386 dated 19-03-2002 (Original) and the said two pieces of lands were mutated in the purchasers name in V. F. No. 6 on 21-03-2002 vide entry nos. 2330 and 2331 respectively. (True Copy)
6. Shri Talsibhai Nanubhai Patel, one of the heirs of Shri Nanubhai Madhubhai and Ashokbhai Jivrajbhai Patel, one of the heirs of Shri Jivrajbhai Madhubhai had filed a special Civil Suit No. 61 of 2003 against their respective fathers and their brothers and their purchasers and others for cancellation of registered Sale Deed Nos. 382, 383, 384, 385 and 386 all dated 19-03-2002 and for Declaration and other reliefs in the Court of Principal Senior Civil Judge, Bhavnagar which they withdrew as per compromise dated 20-06-2003. (True Copy)



[2]

7. Servashri Bhalabhai Odhabhai Dhandhalia, Manubhai Odhabhai Dhandhalia, Lallubhai Odhabhai Dhandhalia and Trikambhai Amarshibhai Patel sold their respective 01 Hectare 66 Are 96 sqm, 0 Hectare 86 Are 00 sqm and 01 Hectare 16 Are 35 sqm. bearing Hissa No. 2, Hissa No. 3 and Hissa No. 5 forming parts of R. S. No. 20 to Servashri Tulshidas Dhanjibhai Patel, Chittaranjan Tulsibhai Patel, Ashwinbhai Tulsibhai Patel and Smt. Bharati Navinchandra Patel vide registered Sale Deed No. 4758 dated 02-08-2008 (Original) and the said lands were mutated in V. F. No. 6 in the Purchasers' names on 10-10-2008 vide entry no. 3550.
- 8 & 9. The Collector, Bhavnagar District, Bhavnagar allowed conversion of agricultural land admeasuring 25294.00 sqm. comprising F. P. No. 1/2 allotted against Hissa No. 2 and Hissa No. 5 forming part of R. S. No. 20 for residential use vide order No. Land / 3 / N.A. / CASE / 36 / 2008 - 09 dated 15-06-2009 and the same was recorded in V. F. No. 6 on 25-05-2010 vide entry no. 3667. (True Copy)
10. Bhavnagar Mahanagarpalika proposed Town Planning Scheme Bhavnagar No. 14 (Tarsamiya) and allotted land admeasuring 25294.00 sqm. and 6045.00 sqm. respectively comprising Final Plot No. 1/2 and 1/3 against the land of Hissa No. 2, 3 and 5 forming part of R. S. No. 20 of Village Tarsamiya and approved revised layout plan showing 132 residential sub-plots having net area of 17926.79 sqm. together with internal common roads and common Plot area admeasuring 4831.62 sqm. respectively on 18-12-2009 vide plan permission no. 43. (Original)
11. Ankur Property Developers Private Limited, a company incorporated Under Companies Act, 1956 purchased land admeasuring 17926.79 sqm. comprising Plot No. 1 to 132 (Subject - to the liability to pay non-agricultural. assessment and education cess of the total land of Hissa No. 2 and Hissa No. 5 of R. S. No. 20) from Shri Tulsidas Dhanjibhai Patel and his Co-owners through their Co-owner and constituted attorney Shri Chittaranjanbhai Tulsidas Patel Under Power of Attorney dated 13-04-2010 vide registered Sale Deed No. 2291 dated 27-04-2010. (Original)
12. Advocates Shri Suresh V. Bhatt and Shri Vishal R. Gohel had issued public notice published in the Gujarat Samachar issue published in the Gujarat Samachar issue dated 20-01-12 in respect of plot No. 32 of AASTHA HOMES and Advocate Shri Umesh J. Trivedi has taken objections on behalf of his clients Ramaben, Gavuben and Gangaben daughters of Shri Nanubhai Madhabhai Patel -



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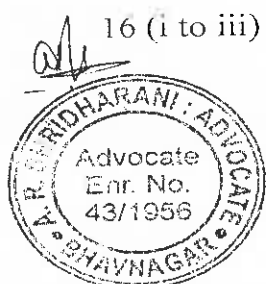
and Shri Jivrajbhai Madhabhai Patel's daughter Varshaben and Late daughter Bhavnaben's son Kishan and daughter Abhisha against issue of title certificate dated 10-10-2011 issued by the undersigned in respect of 132 plots admeasuring 17926.79 sqm. (subject to Liability to pay annual Non - Agricultural assessment and education cess also on the lands on internal common roads and common plots admeasuring 4831.62 sqm. and 2535.59 sqm. respectively). The Hindu Succession (Amendment) Act, 2005 under which daughters have been given right by birth equivalent to the sons but the same does not affect any disposal of H. U. F. properties by sale, gift, partition, and mortgage or otherwise made prior to 20-12-2004. Here case the sales of original agricultural lands of Hissa No. 2, 3 and 5 R. S. No. 20 of village Tarsamiya were made by Shri Nanubhai Madhabhai Patel and Shri Jivrajbhai Madhabhai Patel for their selves and on behalf of their Hindu Undivided Families on 29-03-2002 vide registered sale deeds Nos. 382, 383 and 386. i.e. prior to 20-12-2004 and hence those transactions are not affected by the provisions of amendment Act of 2005.

13(i & ii) The said non-agricultural land admeasuring 28337.00 sqm. of R. S. No. 20 paiky Hissa No. 2 and 5 was mutated in the name of purchaser Ankur Property Developers Pvt. Ltd. in V. F. No. 6 on 15-10-2011 vide entry no. 3773 and net land area of Plot No. 1 to 132 admeasuring 17926.79 sqm. and proportionate land area of internal common road and common plot admeasuring 7367.21 sqm. for the liability to pay its non-agri. Assessment Revenue and Education cess were recorded in the said company's name in V. F. No. 2 vide entry nos. 3667 and 3855. (True Copies)

14(i & ii) The said company's proposed commercial - cum - residential flats building showing construction of 4908.27 sqm. to be constructed on Plot No. 132/B was approved by Bhavnagar Mahanagarpalika on 14-05-2014 under its Development Permission No. 38.

15 (i & ii) Bhavnagar Mahanagarpalika approved layout plan showing sub-division of Plot No. 132 into two sub-plots 132/A and 132/B on 17-10-2012 vide Permission No. 17.

16 (i to iii) Ankur Property Developers Pvt. Ltd. sold Plot No. 132/B admeasuring 1886.41 sqm. to M/s. Dharmalok Developers (a partnership firm formed under Partnership Deed dated 17-04-2014 vide registered Sale Deed No. 2343 dated 17-09-2014 and the said land has been mutated in the said firm's name in V. F. No. 2 vide entry no. 3855/B.

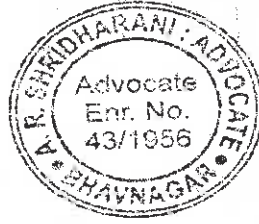


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17 (i to iii) The non-agricultural assessment Revenue and Education cess of Plot No. 132/B of the year ending on 31-07-2015 have been paid on 10-11-2014 vide Receipt Nos. 58 and 1141 and Bhavnagar Mahanagarpalika's Property tax, conservancy tax, Education cess and street light tax of Plot No. 132/B of 2014 - 15 have been paid on 30-10-2014 vide receipt no. 55633.

Dated : August 13, 2015.

A. R. Shridharani
A. R. Shridharani,
Advocate.



Shridharani