

SUMUKH DEVELOPERS

HP-23

बिलवम् HEIGHTS

Block No. -149, T.P. No.-10, F.P. No.-33,
At.: Pal, Tal. : Choryasi, Surat-395 007.

Date : - -20

Date:- 27/02/2018

ENCUMBRANCE CERTIFICATE

There is no charge/encumbrance noted over the land at **Block no. 149, TP-10, F.P -33, At Moje Pal Tal- Choryasi, Surat** is our opinion the titles of the land owned by **M/s. SUMUKH DEVELOPERS** a partnership firm having **Hasmukhlal Bhagubhai Patel** and Ors. As its partners, are clear and marketable, free from any charge/encumbrance beyond reasonable doubts. Details below.

Name of Firm: - Sumukh Developers

Project Name:- Bilvam Height

Project Add:- Block no. 149, TP-10, F.P -33, At Moje Pal Tal- Choryasi, Surat

Shreyash Desai

B.Com., LL.B.
ADVOCATE

T-1331-14 Tcr. - Ravindran Krishnan Mupar (Bilvam Heights) (F. P. No. 33 of Moje - Pal - Surat) (MM)
19.4.2014

To:

**SUMUKH DEVELOPERS - A PARTNERSHIP FIRM
HAVING HASMUKHLAL BHAGUBHAI PATEL AND ORS.
AS ITS PARTNERS
SURAT.**

TITLE REPORT

DESCRIPTION OF THE PROPERTY

All the piece or parcels of Western portion land admeasuring about 3102.50 sq. mtrs.; AND; Middle portion land admeasuring about 925.82 sq. mtrs. of Final Plot No. 33 of T. P. Scheme No. 10 (Pal) [Block No. 149 (Revenue Survey No. 191) of Moje: Village: Pal] of the project known and named as "**BILVAM HEIGHTS**"; situated in the Pal area of City: Surat; Taluka: City (Choryasi); District: Surat.

" BILVAM HEIGHTS "

In the above matter, I have taken search at the office of Sub - Registrar of Surat - 1 of the records of 1999 (i.e. 1 years), search at the office of Sub - Registrar of Surat - 4 of the records of 2000 to 2012 (i.e. 13 years) and at the office of the Sub - Registrar of Surat - 1 of the records of 2012 to 2014 (i.e. 3 years) and have perused the documents discussed below, and produced before me by the bank including a copy of TCR, dtd. 5.8.2013 issued by Advocate Pradip J. Jariwala (Office: 1/998-A, Opp. Bhaya Street, Advocate's Lane, Nanpura, SURAT) and from the available records / documents it transpire that:-

(1) The land of Revenue Survey No. 191 (Block No. 149) of Moje: Village: Pal; situated in the Pal area of City: Surat; Taluka: City (Choryasi); District: Surat belonged to Chimanbhai Narottambhai, Dhaniben Karshanbhai, Naginbhai Narottambhai, Jaysukhben Gordhanbhai and Savitaben Ishwarbhai prior to 1987. Thereafter, Naginbhai Narottambhai died on or around dt. 30.3.1996. After his demise, his share in the said land was mutated in the names of his legal heirs

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viz; Urmilaben Naginbhai. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 4456 on dt. 21.6.1996. Thereafter, Chimanbhai Narottambhai died on or around dt. 14.8.2000. Before his demise, he executed a 'WILL' on or around dt. 10.1.2000. Under the said 'WILL', his share in the said land was came to Kantaben Chimanbhai. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 4829 on dt. 26.10.2000. Thereafter, Dhaniben Karshanbhai and Savitaben Ishwarbhai released their share in the said land in favour of Jaysukhben Gordhanbhai, Urmilaben Naginbhai and Kantaben Chimanbhai. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 4873 on dt. 4.1.2001. Thereafter, Jaysukhben Gordhanbhai died on or around dt. 23.4.1998. After his demise, his share in the said land was mutated in the names of his legal heirs viz; Sudhirbhai Gordhanbhai Patel, Panjkajbhai Gordhanbhai Patel and Shaileshbhai Gordhanbhai Patel. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 5028 on dt. 28.3.2002. Afterwards, Sudhirbhai Gordhanbhai Patel, Panjkajbhai Gordhanbhai Patel and Shaileshbhai Gordhanbhai Patel released their share in the said land in favour of Urmilaben Naginbhai and Kantaben Chimanbhai. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 5081 on dt. 27.6.2002. Thereafter, Kantaben Chimanbhai died on or around dt. 25.9.2006. Before her demise, she executed a 'WILL' on or around dt. 20.10.2005. Under the said 'WILL', her share in the said land was came to Vinodbhai Chimanbhai, Jyotiben Vinodbhai, Tejaskumar Vinodbhai and Samirkumar Vinodbhai. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 6191 on dt. 20.12.2006.

(2) Thereafter, with the consent of Urmilaben Naginbhai, the names of Satyadevbhai Naginbhai Patel, Harishbhai Naginbhai Patel, Ilaxiben Naginbhai Patel and Bhartiben Naginbhai Patel were entered in to revenue records. The mutation entry in respect of the same was recorded in the Record of Rights (Form No. 6) vide entry no. 6892 on dt. 28.1.2010. Hence, as such, Vinodbhai Chimanbhai, Jyotiben Vinodbhai, Tejaskumar Vinodbhai, Samirkumar Vinodbhai, Urmilaben Naginbhai, Satyadevbhai Naginbhai Patel, Harishbhai Naginbhai Patel, Ilaxiben Naginbhai Patel and Bhartiben Naginbhai Patel became sole and absolute owners of the said land.

(3) The Surat Municipal Corporation (SMC) granted permission for construction and approved plans for the same vide its "Development Permission" bearing no. TDO Out ward No. 3565, dtd. 8.11.2012.

(4) Besides, the Surat Municipal Corporation (SMC) granted permission for high rise building without podium construction and approved plans for the same vide its "Development Permission" bearing no. TDO/DP/ No. 54, dtd. 2.5.2013.

(5) Thereafter, Vinodbhai Chimanbhai, Jyotiben Vinodbhai, Tejaskumar Vinodbhai, Samirkumar Vinodbhai, Urmilaben Naginbhai, Satyadevbhai Naginbhai Patel, Harishbhai Naginbhai



Patel, Ilaxiben Naginbhai Patel and Bhartiben Naginbhai Patel sold the Western portion land admeasuring about 3102.50 sq. mtrs. of Final Plot No. 33 of T. P. Scheme No. 10 (Pal) to Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners under a Sale Deed that was registered with the office of the Sub-Registrar of Surat-1 vide Sr. No. 7782, dtd. 4.5.2013. The mutation entry in respect of the same was recorded in to Record of Rights (Form No. 6) vide entry bearing no. 7804, dtd. 26.2.2014.

(6) Similarly, Vinodbhai Chimanbhai, Jyotiben Vinodbhai, Tejaskumar Vinodbhai, Samirkumar Vinodbhai, Urmilaben Naginbhai, Satyadevbhai Naginbhai Patel, Harishbhai Naginbhai Patel, Ilaxiben Naginbhai Patel and Bhartiben Naginbhai Patel sold the Middle portion land admeasuring about 925.82 sq. mtrs. of Final Plot No. 33 of T. P. Scheme No. 10 (Pal) to Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners under a Sale Deed that was registered with the office of the Sub-Registrar of Surat-1 vide Sr. No. 5258, dtd. 4.4.2014.

(7) Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners, is registered with the office of Registrar of firms vide Sr. No. Guj./SRT/(17)/3449 on 26.8.2012.

(8) As such, Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners became sole and absolute owners of the Western portion land admeasuring about 3102.50 sq. mtrs.; AND; Middle portion land admeasuring about 925.82 sq. mtrs. of Final Plot No. 33 of T. P. Scheme No. 10 (Pal) [Block No. 149 (Revenue Survey No. 191) of Moje: Village: Pal]; situated in the Pal area of City: Surat; Taluka: City (Choryasi); District: Surat.

(9) The Airport Authority of India, (Western Region) Surat issued N.O.C. for Height clearance, dtd. 11.7.2012, in respect of the proposed construction of the height of 46.15 meters above ground level to be made on the said land.

(10) The Collector of Surat granted N. A. permission in respect of the said land vide his order bearing no. A/BAKHP/S. R. No. 283/12-13/VASHI. 1794/ 2013, dtd. 12.4.2013, whereby permission to utilize the said land admeasuring about 5785.75 sq. mtrs for residential purposes and 419.25 sq. mtrs for commercial purposes was granted.

(11) Besides, the Collector of Surat granted N. A. permission in respect of the said land vide his order bearing no. BAKHP/S. R. No. 283/12-13/ SUDHARA HUKAM/ VASHI. 3093/ 2013, dtd. 25.6.2013, whereby permission to utilize the said land admeasuring about 5785.75 sq. mtrs for residential purposes and 419.25 sq. mtrs for commercial purposes was granted.

(12) Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners, has envisaged/implemented a project consisting of High-rise Residential-cum-Commercial apartment known and named as "BILVAM HEIGHTS" on the Western portion land admeasuring about 3102.50 sq. mtrs.; AND; Middle portion land admeasuring about 925.82 sq. mtrs.



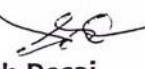
(13) Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners, declared on affidavit that the title of the said property is clear and marketable free from any charge/encumbrance.

(14) Before issuance of TCR, Public notice was published in the "Divya Bhaskar" Newspaper, dtd. 11.4.2014 inviting objections/ claims (if any) in respect of the said property from persons concerned, with documentary evidence. (if any) However, till date I have not received any objections/claims in response to the said public notice.

(15) There is no charge/encumbrance noted over the said land and in our opinion the titles of Sumukh Developers - a Partnership Firm having Hasmukhlal Bhagubhai Patel and Ors. as its partners, and to the said land are clear and marketable, free from any charge/encumbrance beyond reasonable doubts.

Thanking You,

Yours faithfully,


Shreyash Desai
Advocate

Encl:

- (1) Search fee Receipt.
- (2) Non-encumbrance certificate.

