

Shaival Bhatt & Co.

Proprietor : Shaival Upendra Bhatt
M.Com. LL.M, Advocate

304-5, 'Shagun', 93, Swastik Society, B/h. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-9. Tel.: 26447500, 48905600, Email : sbhattco@gmail.com

SB/PRIVATE/KINGSTON/2022

29th September, 2022

To,

SHELADIA INFRACON, A Partnership Firm

Ahmedabad

Sir,

SUB: TITLE REPORT of Land of Sub Plot No.1 admeasuring about 15318.54 sq.mtrs of Sub Plot No.2 of Final Plot No.199 part of the entire land bearing Final Plot No.199+201+204 part of Town Planning Scheme No.1 (land of old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka : Vatwa, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) belonging to **SHELADIA INFRACON, A Partnership Firm (YOU)**, for the scheme known as **"KINGSTON"**.

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As per your instructions to issue Title Clearance Certificate of the above mentioned property. I have examined the titles of the above referred property and have taken searches through our search clerk of *available* revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for capturing the transactions on the Land as well as the property. Relying on the Encumbrance Certificate for the Registered Transaction and presuming that the same are only transactions pertaining to the aforesaid Land/Property and From the information given/supplied to my office and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in this file to be true, correct and genuine, we hereby submit our opinion on title as under:-



It appears from the revenue records that originally the land admeasuring about 55895 sq.mtrs of Final Plot No.199+201+204 part of Town Planning Scheme No.1 (land of old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka: City, in the Registration District and Sub District of Ahmedabad belonged to Ahmedabad Municipal Corporation much prior to last 30 years.

On the said land, Integrated Group Housing Facility at Slum known as "Valmiki Vas, Bharwad-na Chhapra, Chamunda Nagar/Sukhia Nagar, Chunara-na Chhapra, Harijan-na Chhapra, Indiranagar (old+new) na Chhapra, Vanzara Chhapra" was encroached and enjoyed by slum dwellers.

In the year 2013, The Government of Gujarat, in Urban Development and Urban Housing Development Department propagated the Gujarat Slum Redevelopment and Rehabilitation Scheme under Public Private Partnership (PPP), 2013 vide its Resolution bearing No.PRC/102013/783/TH dated 18-07-2013 under the Mukhya Mantri Gruh Yojna whereby it was proposed to undertake the slum rehabilitation scheme on a Public Private Partnership Model ("Slum Rehabilitation Scheme").

As per said Slum Rehabilitation Scheme, Ahmedabad Municipal Corporation SNP/Housing Project floated different tenders and invited Expression of Interest (EOI) from developers/ contractors for undertaking the Development of Integrated Group Housing Facility on a Public Private Partnership (PPP) for different declared public places.

JP Iscon Private Limited had submitted its bid proposal for the said project and said bid being found to be the lowest, it was declared as the successful bidder and consequently the tender for the development of the said project came to be awarded to JP Iscon Private Limited. Thereafter the Work order dated 07-10-2015 and revised Work Order dated 18-07-2018 were issued.

The actual area of total land as per DILR Survey was finalized as 55895 sq.mtrs and JP Iscon Private Limited did the work of Re-Development on the land as per plan approved by the Ahmedabad Municipal Corporation vide Commencement Letter (Raja Chhithi) No.BLNTI/EZ/130318/CGDCR/A0792/RO/MI dated 02/06/2018 and hand over the possession of the said Scheme to Ahmedabad Municipal Corporation.



The Municipal Commissioner vide his order dated 10-08-2020 granted special permission in respect of the development of land admeasuring 26892 sq.mtrs of Sub-Plot No.2 on Final Plot No.199 part of the said entire land bearing Final Plot Nos.199+201+204 part (land of Old Survey No.737, 738, 739 and 740) out of the entire land remains unutilized after development of the project.

In the year 2021, said Ahmedabad Municipal Corporation has executed AGREEMENT FOR PERMANENT FREEHOLD DEVELOPMENT RIGHTS in respect of land admeasuring 26892 sq.mtrs of Sub-Plot No.2 on Final Plot No.199 part of the said entire land bearing Final Plot Nos.199+201+204 part (land of Old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka : Vatwa, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) in favour of JP Iscon Private Limited by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under serial No.628 dated 20-01-2021.

There was some typographical error in the above Deed, hence Rectification Deed was executed between above parties, which was registered before the Sub Registrar of Ahmedabad under serial No.3798 dated 22-03-2022. Entry of above Sale Deed and Rectification Deed was entered in revenue records by Revenue Mutation Entry No.9477 dated 01-03-2021.

Land admeasuring about 26892 sq.mtrs of Sub-Plot No.2 on Final Plot No.199 part was divided into two parts i.e. Sub Plot No.1 admeasuring about 15318.54 sq.mtrs and Sub Plot No.2 admeasuring about 11573.46 sq.mtrs. Said Sub Potting was approved by Ahmedabad Municipal Corporation vide its order dated 09-03-2022.

In the year 2022, said JP Iscon Private Limited transferred its developmental rights in the said land of Sub Plot No.1 admeasuring about 15318.54 sq.mtrs of Sub Plot No.2 of Final Plot No.199 part of the entire land bearing Final Plot No.199+201+204 part of Town Planning Scheme No.1 (land of old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka : Vatwa, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) to **SHELADIA INFRACON, A Partnership Firm** by a Sale Deed, which was registered before the Sub Registrar of Ahmedabad under



serial No.4355 dated 31-03-2022. Entry of the above Sale Deed is entered in revenue records by Revenue Mutation Entry No.9783 dated 22-04-2022.

Thus the land of Sub Plot No.1 admeasuring about 15318.54 sq.mtrs of Sub Plot No.2 of Final Plot No.199 part of the entire land bearing Final Plot No.199+201+204 part of Town Planning Scheme No.1 (land of old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka : Vatwa, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) was acquired by SHELADIA INFRACON, A Partnership Firm.

Plans for proposed construction of residential and commercial scheme on the said land was approved by Ahmedabad Municipal Corporation and granted permission for construction by various Commencement Certificates all dated 30-03-2022.

Revised Plans for proposed construction of residential and commercial scheme on the said land was approved by Ahmedabad Municipal Corporation and granted permission for construction by various Commencement Certificates all dated 27-09-2022.

I have examined the titles of the above referred property and have taken searches through our search clerk of available revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for capturing the transactions on the Land as well as the property. Relying on the Encumbrance Certificate for the Registered Transaction and presuming that the same are only transactions pertaining to the aforesaid Land/Property and From the information given/supplied to my office and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in this file to be true, correct and genuine and after going through the same, I am of the opinion that the right, title of the above Land of Sub Plot No.1 admeasuring about 15318.54 sq.mtrs of Sub Plot No.2 of Final Plot No.199 part of the entire land bearing Final Plot No.199+201+204 part of Town Planning Scheme No.1 (land of old Survey No.737, 738, 739 and 740) situate, lying and being at MOUJE : ODHAV, Taluka : Vatwa, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) belonging to **SHELADIA INFRACON, A**



Partnership Firm (YOU) for the scheme known as **"KINGSTON"**, are clear and marketable and that there is no charge, right, lien or encumbrance over the said property and are free from all reasonable doubts **SUBJECT TO :**

- 1. USUAL DECLARATION ON TITLE**
- 2. ANY OTHER LAW OR ACT BEING IN FORCE**

For, SHAIVAL BHATT & CO


PROPRIETOR

Professional Disclaimer :

- 1. The manual search at sub registrar office for the year 1992 to 1993 is torn and mutilated for some years and hence proper search of those physical records is not possible.**
- 2. The owner have confirmed that they have not initiated any litigation for the aforesaid land and they have not received any restraining order pertaining to the land whereby the transfer of third party rights are restricted by court or authority.**
- 3. No unregistered third party right or claim on the aforesaid land could be ascertained.**
- 4. From the Encumbrance Certificate issued by Jurisdictional Sub Registrar Office no litigation is found registered on this land. The encumbrance certificate many times do not capture the details of all the transaction on the land, consequently, our report is based on the encumbrance certificate issued by the authority and the contents reflected therein. Court search is not carried out by us.**

