

Shaival Bhatt & Co.

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

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SB/PRIVATE/SAROVAR PLATINUM/2021

23rd February, 2021

To,

SAROVAR INFRACON, a Partnership Firm,

13, Santoor Avenue,

Pushpakunj, Kankaria,

Ahmedabad

Sir,

SUB: TITLE REPORT of Land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) 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 **SAROVAR INFRACON, a Partnership Firm**, for the scheme known as "**SAROVAR PLATINUM**".

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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 caused to be taken searches of *available* revenue and registration records for last 30 years and the encumbrance certificate issued by the jurisdictional registrar's office for last 13 years through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in his/its file to be true and genuine, we hereby give our report on title as under:-



It appears from the records that originally, the land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) situate, lying and being at MOUJE: RAJPUR-HIRPUR, Taluka: City, in the Registration District and Sub District of Ahmedabad belonged to Dashrathbhai Naranbhai and his name appeared in revenue records much prior to last 30 year.

Said land was originally granted Non Agricultural Use permission on 30-04-1938.

In the year 1991, said Dashrathbhai Naranbhai died intestate on 02-12-1991, leaving behind himself his only surviving legal heirs namely Urmilaben wd/o. Dashrathbhai Naranbhai, Rashmikanth Dashrathbhai, Mukeshkumar Dashrathbhai, Jitendra Dashrathbhai & Pratimaben Dashrathbhai. Their names were brought on the revenue records in place of the deceased by Revenue Mutation Entry No.24310 dated 29-11-1994.

Subsequently, Pratimaben Dashrathbhai released and relinquished her respective share in the said land in favour of other co-owners by Revenue Mutation Entry No.24323 dated 08-12-1994.

In the year 2008, said Mukeshkumar Dashrathbhai died intestate on 15-11-2008, leaving behind himself his only surviving legal heirs namely Ilaaben wd/o. Mukeshkumar Dashrathbhai, Satyam Mukesh & Shripali Mukesh. Their names were brought on the revenue records in place of the deceased by Revenue Mutation Entry No.29427 dated 30-05-2009.

Subsequently, a Partition Deed was affected amongst the family members of late Dashrathbhai Naranbhai, which was registered before the Sub Registrar of Ahmedabad under serial No.946 dated 23-02-2012. As per the said Partition Deed, said land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) situate, lying and being at MOUJE: RAJPUR-HIRPUR, Taluka: City, in the Registration District and Sub District of Ahmedabad came to the share of Jitendra Dashrathbhai Patel. Entry of the above Partition Deed was entered in revenue records by Revenue Mutation Entry No.30674 dated 17-09-2013.



In the year 2019, said Jitendra Dashrathbhai Patel sold and conveyed the said land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) situate, lying and being at MOUJE: RAJPUR-HIRPUR, Taluka: Maninagar, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) to **SAROVAR INFRACON, a Partnership Firm** by a Sale Deed, which was registered before the Sub-Registrar of Ahmedabad under serial No.10106 dated 11-10-2019. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.31911 dated 14-11-2019.

Thus the land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) situate, lying and being at MOUJE: RAJPUR-HIRPUR, Taluka: Maninagar, in the Registration District of Ahmedabad and Sub District of Ahmedabad-7 (Odhav) was purchased and acquired by SAROVAR INFRACON, a Partnership Firm and its name appears in revenue records as owner.

District Collector of Ahmedabad vide his order dated 15-10-2019 granted Revised Non Agricultural Use permission for commercial purpose in respect of the land admeasuring about 4752 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2.

Plans for proposed construction of commercial and residential scheme of Shops and Flats in Block A, B & C were submitted for approval, which were approved by Ahmedabad Municipal Corporation and granted permission for construction vide its two Commencement Certificates both dated 15-12-2020.

SAROVAR INFRACON, a Partnership Firm has floated commercial and residential scheme known as "SAROVAR PLATINUM" on the said land.

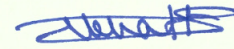
I have examined the titles of the above referred property and have caused to be taken searches of *available* revenue and registration records for last 13 years and the encumbrance certificate issued by the jurisdictional registrar's office for last 13 years through our search clerk and from the information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/ papers etc furnished in his/its file to be true and



genuine, I am of the opinion that the right, title of the above of Land admeasuring about 4755 sq.mtrs of Final Plot No.108 of Town Planning Scheme No.2 (land of old Revenue Survey No.205) 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 **SAROVAR INFRACON, a Partnership Firm**, for the scheme known as "**SAROVAR PLATINUM**", 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 1990 to 1993 is torn and mutilated for some years and hence proper search of those physical records is not possible.*
2. *The Partners of the Firm 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. Court search is not carried out by us.*

BAR COUNCIL REGISTRATION NO.1783/1999