

JIGNESH D. RATHOD
(Advocate)



Ref. No.JR/Tragad/195P&196

Date: 04/05/2018

To,
BASIL INFRACON LLP
D-507, Ganesh Meridian,
Opp. Kargil Char Rasta,
S.G.Highway, Sola,
Ahmedabad – 380060

NON-ENCUMBRANCE CERTIFICATE

Re:- Residential Use Non Agricultural land bearing Final Plot No. 23+24 are admeasuring about 4358.00 sq.mtrs. (allotted in lieu of Survey No. 195Paiki admeasuring about : he.are.sq.mtrs.: 0-50-59 & Survey No. 196 admeasuring about : he.are.sq.mtrs.: 0-44-52) of Town Planning Scheme No. 233, Mouje : Tragad) of Town Planning Scheme No.233 (Tragad) situate, lying and being at Near Tragad Underpass, S.P.Ring Road, Tragad, Ahmedabad, in the Registration District of Ahmedabad and Sub - District of Ahmedabad-8 (Sola) along with the ongoing project of Residential Flats and Commercial named as "BASIL SKYLINE" in/upon the said land belonging to M/S. **BASIL INFRACON LLP**, a limited liability partnership firm being the absolute Owners-Occupiers.(Hereinafter referred to as the said "Property")

I hereby certify that, I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1987 to 2017 (2018 – running). I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have not found any charges / lien or any dues of any Bank or any Government or Semi-Government or any Financial Institutions. The said property is free from all kind of litigation, charges, encumbrances and dues.



For, Jignesh D. Rathod
J.D. Rathod
Advocate
Jignesh D. Rathod
Advocate

(1)

JIGNESH D. RATHOD

(Advocate)



Ref.No.JR/Tragad/195P & 196

Date: - 04/05/2018

To,
M/S BASIL INFRACON LLP.
D-507, Ganesh Meridian,
Opp. Kargil Petrol Pump,
S. G. Highway, Sola,
Ahmedabad - 380060

Dear Sir,

Re: - Investigation of titles to non-agriculture land for residential and commercial use situated at Tragad (sim) of Final Plot No. 23 admeasuring 1687 sq.mtrs. of Draft Town Planning Scheme No. 233 of Land of Survey/Block No. 195 paiki of Mouje Tragad of Ghatlodiya Taluka and Sub-District of Ahmedabad-8 (Sola) and District: of Ahmedabad and Final Plot No. 24 admeasuring 2671 sq.mtrs. of Draft Town Planning Scheme No. 233 of Land of Survey/Block No. 196 of Mouje Tragad of Ghatlodiya Taluka and Sub-District of Ahmedabad-8 (Sola) and District: of Ahmedabad.

TITLE REPORT / CERTIFICATE

- (1) Pursuant to your instructions to investigate title to your captioned land, I have caused searches of concerned sub-registry records for the last 30 years in respect of the captioned land, hereinafter referred to as 'the said land', more particularly described in the Schedule hereunder



13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA

AHMEDABAD-61 Phone: +91 - 8160918708

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written. Please take note that, the records (index-II volumes) of the offices of the Sub-Registrar, Ahmedabad (Daskroi) are not properly maintained and some pages from such volumes are either found torn or destroyed. However, my search clerk has tried his best to inspect such Index-II volumes. Further from the office of the Sub-Registrar, Ahmedabad-13 (City) and Ahmedabad-8 (Sola) copies of relevant pages of Index-II Volumes from Year 1988 to 2018 are given and I have relied upon whatever available records / inspection of sub-registry records taken and/or given as aforesaid. I have also scrutinized the copies of papers, documents, revenue records as are made available to me and from that and from the information and clarification rendered to me. I submit my Title Report in respect of the said land.

- (2) The land bearing survey no. 195 paiki admeasuring 5059 sq.mtrs. and 196 admeasuring 4452 of Mouje Tragad prior to 1951 was belonging to Malaji Shanaji. Thereafter, Punjaji Bobaji and Vihaji Bobaji both of the half shareholder i.e. co-owners this land, vide mutation entry no. 1036, dated: 21/06/1967 which was certified on 16/01/1968.
- (3) Thereafter, by order no LAQ/C.B.29, dated 20/06/1973. The Land Acquisition Mamlatatdar of Kapil project (Sabarmati – Ghandhinagar Broad-gauge Railway) ordered to The MAMALATDAR, Daskroi through order no. LAQ/Tragad V. 2877/73 to acquired 1680 sq. mtrs. from 5059 sq.mter of Survey no. 195paiki by vide mutation entry no. 1145 dated :18/07/1973 which was certified on 22/06/1976.



B-7/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIA

AHMEDABAD-61 Phone: +91 - 8160918708

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(Advocate)



- (4) Thereafter, co-owner of this land Malaji Shanaji death on 19/06/1984, his all legal heirs name of (1) Ataji Malaji, (2) Badarji Malaji, (3) Revaben D/o. Malaji Shanaji, (4) Kamlaben D/o. Malaji Shanaji and (5) Savitaben D/o. Malaji Shanaji entered in revenue record of this land, vide mutation entry no. 2143, dated: 02/05/1989 which was certified on 27/06/1989.
- (5) Thereafter, co-owner of this land Name of (1) Revaben D/o. Malaji Shanaji, (2) Kamlaben D/o. Malaji Shanaji and (3) Savitaben D/o. Malaji Shanaji their legal right in this land waive and/or transfer in favour of her brother names of (1) Ataji Malaji and (2) Badarji Malaji and thereafter Name of (1) Revaben D/o. Malaji Shanaji, (2) Kamlaben D/o. Malaji Shanaji and (3) Savitaben D/o. Malaji Shanaji deleted from revenue record of this land, vide mutation entry no. 2144, dated: 02/05/1989 which was certified on 27/06/1989.
- (6) Thereafter, co-owner of this land Visaji Bobaji death on 22/08/2001, his all legal heirs name of (1) Chaturji Visaji Thakor, (2) Sureshji Visaji Thakor, (3) Chanchiben Visaji Thakor, (4) Hiraben Visaji Thakor, (5) Baluben Visaji Thakor, (6) Jasuben Visaji Thakor and (7) Jamnaben wD/o. Vishaji Bobaji Thakor entered in revenue record of this land; vide mutation entry no. 2380, dated: 30/11/2002 which was certified on 10/01/2003.
- (7) Thereafter, co-owner of this land Chaturji Visaji death on 18/11/2003, his all legal heirs name of (1) Shardaben wD/o. Chaturji Visaji, (2) Rajuji Chaturji Thakor, (3) Rameshji Chaturji Thakor and (4) Mukeshji Chaturji



87/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODA

AHMEDABAD-61 Phone: +91 - 8160918708

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Thakor, entered in revenue record of this land, vide mutation entry no. 2424, dated: 27/11/2003 which was certified on 22/01/2004.

(8) Thereafter, co-owner of this land Punjaji Bobaji death on 04/10/2006, and another both death of Bajiben wd-o. Punjaji Bobaji and Menaben d-o. Punjaji Bobaji his all legal heirs name of (1) Ranchhodji Punjaji and (2) Surajben Punjaji, entered in revenue record of this land, vide mutation entry no. 2669, dated: 06/03/2007 which was certified on 02/08/2007.

(9) Thereafter, the City Deputy Collector, Ahmedabad in RTS/Appeal/Case No. 53/2009, order dated: 15/04/2010 rejected appeal of appellant, vide mutation entry no. 3130, dated: 23/04/2010 which was certified on 09/06/2010.

(10) Thereafter, co-owners of this land (1) Jamnaben wD/o. Visaji Bobaji death on 12/10/2006, (2) Hiraben D/o. Visaji Bobaji death on 14/05/2004 and (3) Jabuben D/o. Visaji Bobaji death on 16/01/2011 through their all legal heirs name of (1) Shardaben Ambalal, (2) Chudaji Ambalal, (3) Maghiben Ambalal, (4) Sajjanben Ambalal, (5) Rupaben Ambalal, (6) Paliben Ambalal, (7) Madhuben Ambalal, (8) Mukeshbhai Ambalal, (9) Ashaben Ambalal, (10) Leelaben Ambalal, (11) Amrutaben Vijayji, (12) Kirankumar Vijayji, (13) Minor Tejalben Vijayji, (14) Minor Komalben Vijayji and (15) Minor Niteshji Vijayji, No. (13) to (15) minor through their guardian and naturally father Vijayji Javanji entered in revenue record of this land vide mutation entry no. 3486, dated: 26/04/2012 which was certified on 27/07/2012.



JIGNESH D. RATHOD

(Advocate)



- (11) Thereafter, the Collector, Ahmedabad in L.B./Revision/No. 298/2010, order dated: 06/06/2012 rejected Revision of Applicant Rupaben @ Revaben D/o. Malaji Shanaji etc., and Confirm to order of City Datputy Collector, order dated: 15/04/2010, vide mutation entry no. 3515, dated: 25/06/2012 which was certified on 24/08/2012.
- (12) Thereafter, co-owner of this land Minor Tejalben Vijayji; its became adult, i.e. the name of Tejalben Vijayji before word, "Minor" is deleted in revenue record of this land, vide mutation entry no. 3884, dated: 24/12/2014 which was certified on 16/02/2015.
- (13) Thereafter, co-owners of this land names of (1) Shardaben Ambalal, (2) Maghiben Ambalal, (3) Sajjanben Ambalal, (4) Rupaben Ambalal, (5) Paliben Ambalal, (6) Madhuben Ambalal, (7) Mukeshbhai Ambalal, (8) Ashaben Ambalal and (9) Leelaben Ambalal, all their legal right in this land waive and/or transfer in favour of her brother Chudaji Ambalal a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 13 and 14 dated: 02/01/2015, this land was devolved in the name of the said Chudaji Ambalal, vide mutation entry no. 3903 and 3909 both dated: 20/01/2015 which was certified on 16/03/2015.
- (14) Thereafter, co-owners of this land names of (1) Amrutaben Vijayji and (2) Tejalben Vijayji, both her legal right in this land waive and/or transfer in favour of her brother Kirankumar Vijayji a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 16 and 17 dated:



B-7/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA

AHMEDABAD-61 Phone: +91 - 8160918708



JIGNESH D. RATHOD

(Advocate)



02/01/2015, this land was devolved in the name of the said Kirankumar Vijayji, vide mutation entry no. 3904 and 3910 both dated: 20/01/2015 which was certified on 16/03/2015.

(15) Thereafter, co-owners of this land names of (1) Chanchiben Visaji and (2) Baluben Visaji, both her legal right in this land waive and/or transfer in favour of her brother Sureshji Visaji a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 22 and 24 dated: 02/01/2015, this land was devolved in the name of the said Sureshji Visaji, vide mutation entry no. 3905 and 3911 both dated: 20/01/2015 which was certified on 16/03/2015.

(16) Thereafter, co-owners of this land names of (1) Rajuji Chaturji, (2) Rameshji Chaturji and (3) Shardaben Chaturji, all their legal right in this land waive and/or transfer in favour of their brother Mukeshji Chaturji a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 26 and 27 dated: 02/01/2015, this land was devolved in the name of the said Mukeshji Chaturji, vide mutation entry no. 3906 and 3912 both dated: 20/01/2015 which was certified on 16/03/2015.

(17) Thereafter, co-owners of this land name of Ataji Malaji his legal right in this land waive and/or transfer in favour of his brother Badarji Malaji a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 29 and 30 dated: 02/01/2015, this land was devolved in the name of the said Badarji



B-7/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA

AHMEDABAD-61 Phone: +91 - 8160918708

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(Advocate)



Malaji, vide mutation entry no. 3907 and 3913 both dated: 20/01/2015 which was certified on 16/03/2015.

(18) Thereafter, co-owners of this land name of Surajben Punjaji her legal right in this land waive and/or transfer in favour of his brother Ranchhodji Punjaji a release deed in respect of thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under Registered No. 19 and 20 dated: 02/01/2015, this land was devolved in the name of the said Ranchhodji Punjaji, vide mutation entry no. 3908 and 3914 both dated: 20/01/2015 which was certified on 16/03/2015.

(19) Thereafter, Mouje Tragad land bearing survey no. 195 paiki Old Tenure to transfer of Non-Agriculture purpose for Old Tenure, order passed by Collector, Ahmedabad in order No. CB/CTS-2/Na.Sha./Premium/Tragad/Survey No. 195paiki/S.R.216/2015/E.W.M.S. No. 15220 dated: 23/10/2015, vide mutation entry no. 4008 dated: 26/10/2015 which was certified on 08/12/2015. And also, Mouje Tragad land bearing survey no. 196 Old Tenure to transfer of Non-Agriculture purpose for Old Tenure, order passed by Collector, Ahmedabad in order No. CB/CTS-2/Na.Sha./Premium/Tragad/Survey No. 196/S.R.213/2015/E.W.M.S. No. 15217 dated: 10/09/2015, vide mutation entry no. 4002 dated: 21/09/2015 which was certified on 01/12/2015.

(20) Thereafter, the owners and occupiers of the said land names of (1) Chudaji Ambalal, (2) Sureshji Visaji, (3) Minor Niteshji Vijayji, (4) Minor Komalben Vijayji through both of her Minor's guardian and natural father Vijayji Javanji, (5) Mukeshji Chaturji, (6) Ranchhodji Punjaji, (7)



67/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA

AHMEDABAD-61 Phone: +91 - 8160918708

JIGNESH D. RATHOD

(Advocate)



Kirankumar Vijayji and (8) Badarji Malaji sold this land to Bharatbhai Devshibhai Ukani a sale deed in respect thereof was registered at the office of Sub-Registrar, Ahmedabad-13 (City) under registered no. 2270 and 2271 on the basis of the said sale deeds dated: 30/10/2015, this land was devolved in the name of the said purchaser, Bharatbhai Devshibhai Ukani, vide mutation entries nos. 4010 and 4011, dated: 30/10/2015 which was certified on 09/11/2015.

(21) Thereafter, Non-Agriculture use permission for residential and commercial use of the said Survey No. 195paiki land was granted by Collector, Ahmedabad vide his order No. CB/ADM/Ta.N.A./Tatkal/Sec-65/S.R. 2/2016 dated: 23/03/2016, vide mutation entry no. 4052 dated: 02/04/2016 which was certified on 11/05/2016. And also, Non-Agriculture use permission for residential and commercial use of the said Survey No. 196 land was granted by Collector, Ahmedabad vide his order No. CB/ADM/Ta.N.A./Tatkal/Sec-65/S.R. 1/2016 dated: 10/02/2016, vide mutation entry no. 4042 dated: 17/02/2016 which was certified on 30/02/2016.

(22) The said lands of village Tragad are covered under Town Planning Scheme and Draft Town Planning Scheme No. 233 of Ahmedabad Municipal Corporation (AMC) is made applicable to the said land and as per the said draft town planning scheme and commencement letter given by AMC vide it's letter no. 00001/060418/A0003/RO/M1 and 00002/060418/A0003/RO/M1.



8-7/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA,

AHMEDABAD-61 Phone: +91 - 8160918708

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- (23) Thereafter, on 26/04/2018 the said Bharatbhai Devshibhai Ukani sold this said land to **M/S BASIL INFRACON LLP** and a sale deed in respect thereof was registered at the office of Sub-Registrar, Ahmedabad-8 (Sola) on the same day under registered no. 8092 On the basis of the said sale deed dated: 26/04/2018, this land was devolved in the name of the said purchaser **M/S BASIL INFRACON LLP**, vide mutation entry no. 4354, dated: 01/05/2018 Thus, this land presently stands in name of **M/S BASIL INFRACON LLP** as owner/occupier thereof, in the revenue records Village Form No. 7/12.
- (24) Nothing Objectionable is found during the searches of the available sub-registry records in respect of the land under investigation and the said land which is more particularly described in the Schedule hereunder written appears to be free from any encumbrance or charge.
- (25) In view of the above and from the available searches taken as aforesaid and on perusal of the copies of documents and revenue records submitted before me and from the information given to me, I am of the view and opinion that your titles i.e. is to say titles of **M/S BASIL INFRACON LLP.**, over the said non-agricultural land for residential and commercial use which is more particularly described in the Schedule hereunder written are clear and marketable and free from any encumbrances or charge and are also free from reasonable doubts subject however to :-

- (a) Provisions of the Gujarat Town Planning and Urban Development Act, 1976.



B-7/13, FOURTH FLOOR, SIMANDHAR ENCLAVE, NEAR PAWAPURI SOCIETY, JANATNAGAR ROAD, GHATLODIYA,

AHMEDABAD-61 Phone: +91 - 8160918708

JIGNESH D. RATHOD

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- (b) Variations (if any) in the draft town planning scheme no. 233.
- (c) Usual declaration regarding no charge or encumbrances being made by the owner of the subject land, at the time of sale/transfer of this land.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

ALL THAT, piece or parcel of freehold non-agricultural land for residential and commercial use situate, lying and being at Tragad (sim) of Final Plot No. 23 admeasuring 1687 sq.mtrs. of Draft Town Planning Scheme No. 233 of Land of Survey/Block No. 195paiki of Mouje Tragad of Ghatlodiya Taluka and Sub-District of Ahmedabad-8 (Sola) and District: of Ahmedabad and Final Plot No. 24 admeasuring 2671 sq.mtrs. of Draft Town Planning Scheme No. 233 of Land of Survey/Block No. 196 of Mouje Tragad of Ghatlodiya Taluka and Sub-District of Ahmedabad-8 (Sola) and District: of Ahmedabad.

Date: 04/05/2018.
Ahmedabad.

For, Jignesh D. Rathod
J. D. Rathod

Advocate
Jignesh D. Rathod
Advocate



(10)