

**KAVISHA
BUILDCON**

100, Shivrangani Society,

Shivrangani Cross Road,

Satellite, Ahmedabad

Dated : 13.10.2018

SELF DECLARATION REGARDING ENCUMBRANCES

We, **M/s. KAVISHA BUILDCON** Having our office at **Kavisha Panorama Site, Near Sky Sole, Ghuma-Shela Road, Ahmedabad** hereby declare that, with reference to our Residential cum Commercial Real Estate Project **KAVISHA PANORAMA** F.P. 46/2 TP 3 Admeasuring 5767 Sq. Mt. area of Village Ghuma, Tal. Daskroi, Dist. Ahmedabad and said land along with project is free from all encumbrances, charges and mortgages except charges generated by prospective buyers upon their prospective units in the said project and mortgages created by promoters.

For,

FOR, KAVISHA BUILDCON

PROPRIETOR

PRAKASH C. SHAH & CO.
ADVOCATE

Email: pcshah484@gmail.com
Ref. File No. 2965

102, Diwan Chamber,
1st Floor, B/H, Old High Court,
Opp. Lohabhavan, Income Tax,
Ahmedabad-380 009.
(O) 27541235, 27542842.

TITLE REPORT

Ref: Investigation of Title and Title Report in respect of Non-Agricultural (N.A.) Land, admeasuring 5767.00 Sq.Mtrs., or thereabout, bearing Final Plot No. 46/2, of T. P. Scheme No. 3, which was earlier, immediately before N. A., was being identified by Present New Block / Survey No. 571/B, admeasuring 9611.00 Sq.Mtrs., or thereabout, situate, lying and being at Mouje - GHUMA, Taluka - DASCROI, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and belonging to:-

RAMESHBHAI KANTILAL PATEL



Prior to 1960, the said Land bearing Old Survey No. 468/1 and 468/2, was belonging to NAROTTAMBHAI SHIVABHAI, entry to this effect made in the revenue records of Old Survey No. 468/1 and 468/2, vide Entry No. 2572, Dated 02/06/1961.

Thereafter, in terms of the provisions of Bombay Prevention of Fragmentation Act, 1947 (year 1962) (Rule 9 (3) and (4) the area of the land admeasuring 2-A.-15-G., bearing Old Survey No. 468/1 and 468/2 alongwith area of 2-A.-09-G., of Old Survey No. 434/2 had been consolidated and prescribed CHART prepared and made applicable, resultant a previous NEW SURVEY No. 571 was allocated to the same area under OLD SURVEY No. 468/1 and 468/2 and Survey No. 434/2, thus total area of 4-A.-24-G., fixed for previous New Block/Survey No. 571 and entry to this effect made in the revenue records of previous New Block/Survey No. 571 belonging to [1] KANTILAL BECHARBHAI and [2] DAHYABHAHI BECHARBHAI, vide Entry No. 2901, Dated 01/04/1969.

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(2)

Thereafter, one of the co-owner KANTIBHAI BECHARBHAI was unmarried and died leaving behind him no legal heirs of him therefore his name was deleted from the revenue records of present New Block/Survey No. 571, and entry to this effect made in the revenue records vide Entry No. 4208, Dated 06/09/1989.

Thereafter, necessary corrections have been carried-out in the revenue records of Present New Block / Survey No. 571, as per proposed corrections/ addition made by Consolidation Officer vide his communication Dated 26/09/1997 making two separate sub-division of Present New Block/Survey No. 571 as sub-divided Block / Survey No. 571/A and 571/B, fixing separate respective area thereof and independent Kabjedar thereof as under;-

<u>Sr.</u>	<u>Sub-Divided</u>	<u>Area</u>	
<u>No.</u>	<u>Block No.</u>	<u>(in Sq.Mtrs.)</u>	<u>Name of the Kabjedar</u>
[1]	571/A	9004.00	DAHAYABHAI BECHARBHAI
[2]	571/B	9611.00	KANTILAL BECHARBHAI

and entry to this effect made in the revenue records of previous New Block / Survey No. 571, vide Entry No. 6369, Dated 17/01/2002.

Thereafter, in view of ORAL FAMILY PARTION, necessary amendments were made in the revenue records of Present New Sub-Divided Block/Survey No. 571 on the basis of actual respective possessioner thereof as under;-

<u>Sr.</u>	<u>Sub-Divided</u>	<u>Area</u>	
<u>No.</u>	<u>Block No.</u>	<u>(in Sq.Mtrs.)</u>	<u>Name of the Present Kabjedar</u>
[1]	571/B	9611.00	LALBHAI NAROTTAMDAS [which was earlier shown as in the Possession of KANTILAL BECHARBHAI]
[2]	571/C	4048.00	KANTIBHAI NAROTTAMDAS [which was earlier shown as in the Possession of (a) LALBHAI NAROTTAMDAS and (b) KANTIBHAI NAROTTAMDAS]

Accordingly entry to this effect made in the relevant revenue records vide Entry No. 6370, Dated 17/01/2002.

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Thereafter, LALABHAI NAROTTAMDAS PATEL, died intestate on 28/07/2005, therefore names of his legal heirs namely [1] Late SAMUBEN LALABHAI PATEL (Died on 07/01/2009) [2] VISHNUBHAI LALABHAI, [3] MANGALBHAI LALABHAI, [4] RAMANBHAI LALABHAI, and [5] VINUBHAI LALABHAI, were entered in the relevant revenue records and entry to this effect made in the revenue records vide Entry No. 8312, Dated 22/08/2009.

Thereafter, MANGALBHAI LALABHAI, died intestate on 30/11/2008, therefore names of his legal heirs namely, [1] MANJULABEN MANGALBHAI, [2] HINABEN MANGALBHAI, [3] LATABEN MANGALBHAI, and [4] HITESHBHAI MANGALBHAI, were entered in the relevant revenue records and entry to this effect made in the revenue records vide Entry No. 8313, Dated 22/08/2009.

Thereafter, [1] RAMANBHAI LALABHAI, [2] VINUBHAI LALABHAI, [3] MANJULABEN w/d., of MANGALBHAI, [4] HINABEN MANGALBHAI, [5] LATABEN D/O. MANGALBHAI LALABHAI, and [6] HITESHBHAI MANGALBHAI, have sold and conveyed the said land admeasuring 9611.00 Sq.Mtrs., of Present New Sub-Divided Block /Survey No. 571/B, to KALPESH VANMALIDAS SHAH, vide Registered SALE DEED registered at Serial No. 7824 on 05/07/2011 with the concerned Sub-Registrar and the same is confirmed by 3 (THREE) Confirming Parties represented by the members of:-

(A) VISHNUBHAI LALABHAI PATEL Family namely...

- [1] AMITBHAI VISHNUBHAI PATEL, for self and as a guardian of Minor ARYAN VISHNUBHAI,
- [2] JIGNABEN, wife of AMITBHAI VISHNUBHAI
- [3] NAISIKBHAI VISHNUBHAI, for self and as a guardian of Minor MAHI VISHNUBHAI,
- [4] HINABEN wife of NAISIKBHAI VISHNUBHAI

[B] RAMANBHAI LALABHAI FAMILY namely.....

- [1] SONALBEN daughter of RAMANBHAI LALABHAI
- [2] KIRANBHAI RAMANBHAI
- [3] REKHABEN wife of KIRANBHAI RAMANBHAI

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[4] UDAY RAMANBHAI

[5] GAYATRIBEN Daughter of RAMANBHAI

[C] VINUBHAI LALABHAI FAMILY namely.....

[1] VEENABEN WIFE OF VINUBHAI LALABHAI

[2] VINUBHAI LALABHAI as a guardian of MINOR HARDIK VINUBHAI

[3] MANISH VINUBHAI, and

[D] SHAILESHBHAI KANTILAL MISTRI,

and entry to this effect made in the relevant revenue records vide Entry No.9012, Dated 14/07/2011. However the entry has been cancelled in view of certifying the subsequent Entry No. 9019 for the same purpose.

Thereafter, Entry No. 9019, Dated 21/07/2011 was entered and certified in the revenue records of Present New Sub-Divided Survey No. 571/B, which was similar to earlier Entry No. 9012, Dated 14/07/2011 and was pending for confirmation of that time and therefore Entry No. 9012 is was cancelled.

Thereafter, KALPESH VANMALIDAS SHAH has sold and conveyed the said land, admeasuring 9611.00 Sq.Mtrs. or thereabout of Present New Sub-Divided Block / Survey No. 571/B, to RAMESHBHAI KANTILAL PATEL, vide Registered SALE DEED, registered at Serial No. 768, on 13/03/2018 with the concerned Sub-Registrar, AHMEDABAD and entry to this effect made in the relevant revenue records vide Entry No. 10906, Dated 20/03/2018.

Thereafter, the said Agricultural Land of Present New Sub-Divided Block /Survey No. 571/B, has been allocated Final Plot No. 46/2 of T. P. Scheme No. 3, fixing Net Area of 5767.00 Sq.Mtrs., and granted Non-Agricultural (N.A) Use Permission for the Net Area of 5767.00 Sq.Mtrs., comprising of (a) 5190 Sq.Mtrs., for Residential purpose and (b) 577 Sq.Mtrs. for Commercial purpose, as applied for under the provisions of Section-65 of the Land Revenue Code, by the District Collector, Ahmedabad, vide its Order No. CB/CTS-1/N.A./S.R. No. 38/2018 Block No. 571/B/2018, Dated 05/06/2018 and entry to this effect made

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in the relevant revenue records of Present New Sub-Divided Block /Survey No. 571/B, vide Entry No. 11051, Dated 31/07/2018, which is yet to be confirmed.

Hence, at present, RAMESHBHAI KANTILAL PATEL is the absolute owner and is in possession of the said Land.

We have published PUBLIC NOTICE, in "GUJARAT SAMACHAR" on 25/06/2017, and in respect of the said Public Notice, we have not received any claim or objection of any nature for issuance of Title Clearance Certificate in respect of the said Public Notice.

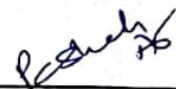
Under the instructions of our client, we have investigated the title of the said Land and we have also taken searches of available relevant Revenue Records and INDEX-II Register, maintained by the concerned Sub-Registrar for the more than last 30 years and upon examination thereof, we found that some of the Sub-Registrar's Records were either in damaged condition or fully destroyed and were not made available for inspection.

In view of what is stated above, we are of the opinion that title of the said Land is clear and marketable and is free from reasonable doubts and without any encumbrances and/or charges, subject to:-

- [1] Usual Declaration at the time of transfer,
- [2] Applicability of Provisions of Town Planning Act, 1976, and
- [3] Entry No. 11051, Dated 31/07/2018, regarding noting of N. A. Order being Confirmed.

AHMEDABAD
Dated 19/09/2018




(PRAKASH C. SHAH)
For, Prakash C. Shah & Co.
Advocate

PRAKASH C. SHAH & CO.
ADVOCATE

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TITLE CLEARANCE CERTIFICATE

SUB: Title Clearance Certificate of Non-Agricultural (N.A.) Land, admeasuring 5767.00 Sq.Mtrs., or thereabout, bearing Final Plot No. 46/2, of T. P. Scheme No. 3, which was earlier, immediately before N. A., was being identified by Present New Block/Survey No. 571/B, admeasuring 9611.00 Sq.Mtrs., or thereabout situate, lying and being at Mouje- GHUMA, Taluka- DASCROI, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and belonging to:-
RAMESHBHAI KANTILAL PATEL



Under the instructions of our client, we have investigated the title of the said Land, and we have also taken searches of available relevant Revenue Records and INDEX-II Register maintained by the concerned Sub-Registrar for the more than last 30 years and upon examination thereof, we found that some of the Sub-Registrar's Records were either in damaged condition or fully destroyed and were not made available for inspection. We have published PUBLIC NOTICE in "GUJARAT SAMACHAR" on Dated 25/06/2017 and we have not received any claim or objection in respect of the said Public Notice.

We have investigated the title of Non-Agricultural (N.A.) Land, admeasuring 5767.00 Sq.Mtrs., or thereabout, bearing Final Plot No. 46/2, of T. P. Scheme No. 3, which was earlier, immediately before N. A., was being identified by Present New Block/Survey No. 571/B, admeasuring 9611.00 Sq.Mtrs., or thereabout, situate, lying and being at Mouje- GHUMA, Taluka- DASCROI, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT and belonging to RAMESHBHAI KANTILAL PATEL and in our opinion the title of



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the said Land is clear marketable and free from any charges and/or encumbrances and also free from reasonable doubt subject to:-

- [1] Usual Declaration at the time of transfer,
- [2] Applicability of Provisions of Town Planning Act, 1976, and
- [3] Entry No. 11051, Dated 31/07/2018, regarding recording of N.A. Order to be confirmed.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Immovable Property)

All that the piece and parcel of Non-Agricultural (N.A.) Land, admeasuring 5767.00 Sq.Mtrs., or thereabout, bearing Final Plot No. 46/2, of T. P. Scheme No. 3, which was earlier, immediately before N. A., was being identified by Present New Block / Survey No. 571/B, admeasuring 9611.00 Sq.Mtrs., or thereabout situate, lying and being at Mouje- GHUMA, Taluka- DASCROI, in the Registration District and Sub-District AHMEDABAD in the State of GUJARAT, and the same is bounded as under:-

On or towards the North : By Block No. 572 and 570.
On or towards the South : By Block No. 564 and 536.
On or towards the East : By Block No. 564.
On or towards the West : By Block No. 573.

Place: AHMEDABAD
Dated: 19/09/2018.




For, PRAKASH C. SHAH & CO.,
(PRAKASH C. SHAH)
Advocate