

SATYAMEV JAYATE



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OFFICE: "SHREE AMBIKA NIVAS", 27, OTTAMNAGAR SOCIETY, "D" CABIN, SABARMATI, AHMEDABAD - 380 019.

TITLE CLEARANCE OPINION AND REPORT

To,
M/s. South Park Inc
108, Bhagirath Icon, Narol-Aslali, Narol, Ahmedabad.

REF :- Investigation of title to Non Agricultural Land bearing Subplot No. 45/1 admeasuring 4215.15 Sq.mtrs. of Final Plot No. 45, TPS No. 82, Block No. 342 (Old Survey No. 403/1, 403/3) and Block No. 431 (Old Survey No. 455/2, 455/3, 458/1, 458/2) situated lying and being at Mouje Lambha, Taluka – Vatva in the Registration District of Ahmedabad and Sub district of Ahmedabad – 11 (Aslali).

Pursuant to your instructions to investigate the title to the immovable property more particularly described in the Schedule hereunder written. I have caused necessary searches to be taken of Sub – Registry records (Index – II) available since last forty years and have also perused the photocopy of papers/documents produced before me more particularly described in the second schedule hereunder written. We had published a public notice in Divya Bhaskar daily on April 10, 2018 inviting objections against issuance of Title Clearance Certificate in respect of the Said Land. No claim against the notice has been received by us in response to the said Public Notice. On the basis of the said searches and on the basis of Encumbrance statement issued by Sub – Registrar of Sub – Registrar Ahmedabad – 11 (Aslali), Ahmedabad – 13 (City), Ahmedabad – 5 (Narol) and Ahmedabad – 1 (Gheekata) and on the basis of the papers/documents/information produced/furnished to me, I have to state as under :-

Block No. 342

Originally the said land bearing block No. 342 was belonged to and registered in the name of Ambalal Bholabhai.

Ambalal Bholabhai has been allotted the land against old survey no. 403/1, 403/3 under Amalgamation/Promulgation scheme vide order No. 241 dated 26/12/1969 by Settle Commissioner and Director of Land Records, Ahmedabad. and His name was entered in revenue record by Mutation Entry No. 2309 dated 11/12/1973.

Thereafter said Ambalal Bholabhai distributed his lands at Lambha among his two sons named (1) Chandravadan Ambalal Patel (2) Jayeshkumar Ambalal. According to that Jayeshkumar Ambalal's name was entered in revenue record of the land bearing Block No. 342 by Mutation Entry No.2400 dated 07/02/1976.

Thereafter Jayeshkumar Ambalal Patel took a loan from Lambha Society against the land and the lien of the society entered in revenue record by Mutation Entry No. 2719 dated 02/05/1988.



Thereafter The names of Legal heirs of Jayeshkumar Ambalal Patel as (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar and (3) Dakshaben Jayeshkumar entered in revenue record as co owners by Mutation Entry No. 2980 dated 22/10/1997.

Thereafter The names of Legal heirs of Jayeshkumar Ambalal Patel as (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar and (3) Dakshaben Jayeshkumar entered in revenue record as co owners by repeating Mutation Entry No. 3002 dated 20/03/1998.

Thereafter Jayeshkumar Ambalal Patel paid up the loan taken from Lambha Society against the land and the release of lien of the society recorded in revenue record by Mutation Entry No. 3257 dated 22/08/2004.

Thereafter the correction of name of Rathik Jayeshbhai was entered in revenue Record by Record Promulgation order by Mamlatdar, Daskroi vide order No.65/08 dated 22/08/2008 which was recorded in revenue record by Mutation Entry No. 3717 dated 01/10/2008.

Thereafter Entry of Minor to Major of Jayeshkumar Ambalal and removal Ambalal's Name as legal guardian was recorded in revenue record by Mutation Entry No. 4031 dated 31/08/2010.

Thereafter Ambalal Bholabhai released his rights in favour of Dakshaben Jayeshkumar and his name was removed in revenue record by Mutation Entry No. 4114 dated 08/01/2011.

Thereafter (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar (3) Dakshaben Jayeshkumar and (4) Jayeshkumar Ambalal conveyed the land at price amounting Rs. 1,45,00,000/- to (1) Siddharthbhai Pareshbhai and (2) Sanjaybhai Dvarkadas and such Saledeed executed and registered at Sub-registrar, Ahmedabad – 13 (City) vide Serial No. 2595 dated 03/11/2018. According to that the names of (1) Siddharthbhai Pareshbhai and (2) Sanjaybhai Dvarkadas were entered in revenue record by Mutation Entry No. 5332 dated 03/11/2018.

Block No. 431

Originally the said land bearing block No. 431 was belonged to and registered in the name of Ambalal Bholabhai.

Ambalal Bholabhai has been allotted the land against old survey no. 455/2, 455/3, 458/1, 458/2 under Amalgamation / Promulgation scheme vide order No. 241 dated 26/12/1969 by Settle Commissioner and Director of Land Records, Ahmedabad. and His name was entered in revenue record by Mutation Entry No. 2309 dated 11/12/1973.

Thereafter said Ambalal Bholabhai distributed his lands at Lambha among his two sons named (1) Chandravadan Ambalal Patel (2) Jayeshkumar Ambalal. According to that Jayeshkumar Ambalal's name was entered in revenue record of the land bearing Block No. 431 by Mutation Entry No.2400 dated 07/02/1976.

Thereafter Jayeshkumar Ambalal Patel took a loan from Lambha Society against the land and the lien of the society entered in revenue record by Mutation Entry No. 2719 dated 02/05/1988.

Thereafter The names of Legal heirs of Jayeshkumar Ambalal Patel as (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar and (3) Dakshaben Jayeshkumar entered in revenue record as co owners by Mutation Entry No. 2980 dated 22/10/1997.

Thereafter The names of Legal heirs of Jayeshkumar Ambalal Patel as (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar and (3) Dakshaben Jayeshkumar entered in revenue record as co owners by repeating Mutation Entry No. 3002 dated 20/03/1998.



Thereafter Jayeshkumar Ambalal Patel paid up the loan taken from Lambha Society against the land and the release of lien of the society recorded in revenue record by Mutation Entry No. 3257 dated 22/08/2004.

Thereafter the correction of name of Rathik Jayeshbhai was entered in revenue Record by Record Promulgation order by Mamlatdar, Daskroi vide order No.65/08 dated 22/08/2008 which was recorded in revenue record by Mutation Entry No. 3717 dated 01/10/2008.

Thereafter Entry of Minor to Major of Jayeshkumar Ambalal and removal Ambalal's Name as legal guardian was recorded in revenue record by Mutation Entry No. 4031 dated 31/08/2010.

Thereafter Ambalal Bholabhai released his rights in favour of Dakshaben Jayeshkumar and his name was removed in revenue record by Mutation Entry No. 4114 dated 08/01/2011.

Thereafter (1) Rathik Jayeshkumar (2) Maulin Jayeshkumar (3) Dakshaben Jayeshkumar and (4) Jayeshkumar Ambalal conveyed the land at price amounting Rs. 1,20,00,000/- to (1) Siddharthbhai Pareshbhai and (2) Sanjaybhai Dvarkadas and such Saleded executed and registered at Sub-registrar, Ahmedabad – 13 (City) vide Serial No. 2596 dated 03/11/2018. According to that the names of (1) Siddharthbhai Pareshbhai and (2) Sanjaybhai Dvarkadas were entered in revenue record by Mutation Entry No. 5333 dated 03/11/2018.

Final Plot No. 45

Thereafter District collector, of Ahmedabad granted Non – Agricultural use for residential purpose to the land of final plot No. 45, adm. 6920 sq. mtrs. of said land Survey/Block No. 342 and 431 covered under TPS No. 82, vide Order No. CB/LAND – 1/N.A./SR-427/2018 dated 29/11/2018.

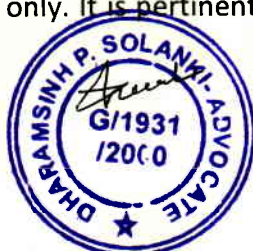
Thereafter The Ahmedabad Municipal Corporation approved the subdivision plan of Final Plot No. 45 proposing the final plot into two parts (1) Subplot Plot No. 45/1 adm. 4215.15 sq. mtrs. and (2) SubPlot No. 45/2 adm. 2704.85 sq. mtrs. vide case No. LTS/SZ/161018/CGDCRV/A0296/M1, Rajachitthi No. 00694/161018/A0296/M1 dated 18/12/2018.

Subplot No. 45/1

Thereafter (1) Siddharthbhai Pareshbhai and (2) Sanjaybhai Dvarkadas conveyed the Non – Agricultural Land of Subplot No. 45/1 adm. 4215.15 sq. mtrs. at price amounting Rs. 1,76,00,000/- to M/s. South Park INC, a Partnership firm and such Saleded executed and registered at Sub-registrar, Ahmedabad – 11 (Aslali) vide Serial No. 1313 dated 30/1/2019.

As informed to me, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said property is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said property adversely affecting the title.

This search report on title is based on the search taken with available revenue records, manually and computerized records of Sub – Registrar of Sub – Registrar Ahmedabad – 11 (Aslali), Ahmedabad – 13 (City), Ahmedabad – 5 (Narol) and Ahmedabad – 1 (Gheekata) and the photo copy of papers/documents/information produced/furnished before me only. It is pertinent to note that as per the new method



of search, physical search of Register of Index – II are not permitted but the sub – registrar office itself makes the search and issued encumbrance certificate and I have to depend on such computerized search report. The computerized record is not well prepared/maintained by the State Government Agency and hence may be erroneous. And according to the report of the computerized search, I have issued this search report. Please verify the original documents and come to any conclusion. It is pertinent to note that offices of Sub – Registrar has/have given the information regarding the land only not any type of construction i.e.flat/shop/rowhouse and hence, this report is also shown the details of land only not any type of construction.

This report is relevant to understand the devolution of title, to ascertain, if any charge or encumbrance is subsisting and/or continuing in the records for details, facts and particulars, relevant documents, papers, writing and records to be referred.

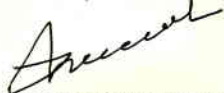
In view of the forgoing and in view of the photo copy of documents produced before me and revenue records and on the basis of the encumbrance statement issued Sub – Registrar of Sub – Registrar Ahmedabad – 11 (Aslali), Ahmedabad – 13 (City), Ahmedabad – 5 (Narol) and Ahmedabad – 1 (Gheekata). I am of the opinion that the title of non agriculture land more particularly described in the Schedule – 1 hereunder written owned by M/s. South Park INC, a Partnership firm is clear, marketable and free from any encumbrances.

THE SCHEDULE – 1 ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Non Agricultural Land bearing Subplot No. 45/1 adm. 4215.15 sq. mtrs of Final Plot No. 45, TPS No. 82, Block No. 342 (Old Survey No. 403/1, 403/3) and Block No. 431 (Old Survey No. 455/2, 455/3, 458/1, 458/2) situated lying and being at Mouje Lambha, Taluka – Vatva in the Registration District of Ahmedabad and Sub district of Ahmedabad – 11 (Aslali).

AHMEDABAD

DATE- 02/02/2019




D. P. SOLANKI
Advocate

**DHARAMSINH P. SOLANKI
ADVOCATE**

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Date :02/02/2019

ENCUMBRANCE CERTIFICATE

This is to certify that I the undersigned have investigated the title of the immovable property described below which is owned by M/s. South Park Inc a partnership firm. I have obtained necessary title search and I m in opinion that there is no encumbrance of any type including title, rights or finance on the said land of the project **Bhagirath South Park**. The land is having clear, marketable title & is free from all encumbrances / charges.

SCHEDULE OF IMMOVABLE PROPERTY (PROJECT LAND)

REVENUE BLOCK NO	:	342 & 431
MOUJE	:	LAMBHA
TA	:	VATVA
DIST	:	AHMEDABAD
FINAL PLOT NO	:	45
TPS.NO	:	82
SUBPLOT NO	:	45/1
AREA:	:	4215.15 SQ.MTRS.

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