

Ref. No. :

Date : 15 / 10 / 2020

To,
M/s. A. SHRIDHAR INFRACON LLP
Ahmedabad.



ENCUMBRANCE CERTIFICATE



Re.: Non Agricultural land bearing Final Plot No. 83 (Original Plot No.54 – Old Final Plot No.54) (allotted in lieu of New Survey No. 186/1/1 and 186/1/2 respectively admeasuring 1990 sq. mtrs. and 843 sq. mtrs. totally aggregating to land admeasuring 2833 sq. mtrs. of Jodhpur Village) (Old Survey No. 281/1 of Vejalpur Village) admeasuring about 2751 sq. mtrs. of Town Planning Scheme No. 05 (Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as “A.SHRIDHAR ATHENS” in/upon the aforesaid land belonging to M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”)

I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper “Gujarat Samachar” dtd.15.07.2018, “Divya Bhaskar” dtd.16.07.2016 & “Sandesh” dtd.17.07.2016 and thereafter again publishing Public Notices in Gujarat Samachar, Divya Bhaskar as well as Sandesh all dtd.19.02.2019, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1989 to 2019 (Running-2020). And while taking the searches I have found entry related to Memorandum of Deposit for Creation of Charge for Term Limit / Overall Limit executed by A. SHRIDHAR INFRACON LLP in favour of State Bank of India vide Sr. No.7722, dtd.15.09.2020 as the said Owner-Developer has obtained project facility in the form of Term Loan to the take of Rs.25.25 Cr. (Entire Term Loan is obtained for Rs.32.75 Cr. Out of which balance Term Loan of Rs.7.50 Cr. is obtained as project facility for the other Project of A.Shridhar Infracon LLP namely “ANANTARA”) against the mortgage of the project land with State Bank of India as referred above and except it I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Except the aforesaid Loan of State Bank of India, the said property is free from all kind of litigations, charges, encumbrances and dues.

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As **M/s. A. SHRIDHAR INFRACON LLP** have agreed to sale / sold certain Commercial Units of the aforesaid project to several parties, they might have taken loans / financial facilities to purchaser their concerned Unit. Therefore this Certificate is issued subject to the said loans / financial facilities.

DATED THIS 15TH DAY OF OCTOBER, 2020



Maulik D. Modi

Advocate

(Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

Ref. No. :

Date : 19 / 10 / 2019

To,
M/s. A. SHRIDHAR INFRACON LLP
Ahmedabad.



TITLE CERTIFICATE

Re:- Non Agricultural land bearing Final Plot No. 83 (Original Plot No.54 – Old Final Plot No.54) (allotted in lieu of New Survey No. 186/1/1 and 186/1/2 respectively admeasuring 1990 sq. mtrs. and 843 sq. mtrs. totally aggregating to land admeasuring 2833 sq. mtrs. of Jodhpur Village) (Old Survey No. 281/1 of Vejalpur Village) admeasuring about 2751 sq. mtrs. of Town Planning Scheme No. 05 (Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as “A.SHRIDHAR ATHENS” in/upon the aforesaid land belonging to M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”).

THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm to the Non Agricultural land bearing Final Plot No. 83 (Original Plot No.54 – Old Final Plot No.54) (allotted in lieu of New Survey No. 186/1/1 and 186/1/2 respectively admeasuring 1990 sq. mtrs. and 843 sq. mtrs. totally aggregating to land admeasuring 2833 sq. mtrs. of Jodhpur Village) (Old Survey No. 281/1 of Vejalpur Village) admeasuring about 2751 sq. mtrs. of Town Planning Scheme No. 05 (Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as “A.SHRIDHAR ATHENS” in/upon the aforesaid land and have caused .to be taken searches of available revenue and registration record for last about 30 years and in pursuance of the facts narrated in title report issued alongwith this title certificate and from publishing public notice in daily news paper “Gujarat Samachar” dtd.15.07.2018, “Divya Bhaskar” dtd.16.07.2016 & “Sandesh” dtd.17.07.2016 and thereafter again publishing Public Notices in Gujarat Samachar, Divya Bhaskar as well as Sandesh all dtd.19.02.2019 and from the declaration of the present property holder filed before us, we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

(P.T.O.)

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- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/SWZ/100519/CGDCRV/A2297/R0/M1 dtd.09.10.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Rights of M/s. Aastha Developers, a Partnership Firm pursuant to the Agreement for Development.

DATED THIS 19th DAY OF OCTOBER, 2019



Maulik D. Modi

Advocate

Enrollment No. G/997/2002

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.
3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place /water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

Ref. No. :

Date : 19 / 10 / 2019

To,
M/s. A. SHRIDHAR INFRACON LLP
Ahmedabad.



TITLE REPORT

Re.:- Non Agricultural land bearing Final Plot No. 83 (Original Plot No.54 – Old Final Plot No.54) (allotted in lieu of New Survey No. 186/1/1 and 186/1/2 respectively admeasuring 1990 sq. mtrs. and 843 sq. mtrs. totally aggregating to land admeasuring 2833 sq. mtrs. of Jodhpur Village) (Old Survey No. 281/1 of Vejalpur Village) admeasuring about 2751 sq. mtrs. of Town Planning Scheme No. 05 (Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi) alongwith the projection of proposed scheme of Commercial Units named as “A.SHRIDHAR ATHENS” in/upon the aforesaid land belonging to M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.
(Hereinafter referred to as the said “Property”).

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm, is clear and marketable and free from all reasonable doubts subject to the following :-

The Said “Matheran Villa Owners Association” is an Association registered under the Non Trading Corporation Act, 1959 vide Sr. No.NTCG-712 dtd.23.02.1982. hereinafter referred to as ‘THE SAID ASSOCIATION’.

Land bearing Old Survey No.281/1 was held by Dhulabhai Chhaganbhai as owner-occupier as per Revenue Records.

Thereafter by an order of concerned authority, name of Bavaji Hajurji was entered in the record of rights as an Ordinary Tenant.

(Reference : Revenue Entry No.587).

Thereafter the said land owner Bavaji Hajurji died on dtd.02.08.1978 and He executed a WILL during his lifetime and under said “WILL” dtd.04.05.1978 he bequeathed the said land to



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Devusing Ramsing, Manusing Ramsing, Ranjitsing Ramsing, Dalpatsing Ramsing, Bhavansing Ramsing, Rameshbhai Ramsing and Motiben Wd/o. Bavaji Hajurji.

(Reference : Revenue Entry No.3618, dated 16.10.1978 the said entry was rejected due to technical reason.).

Thereafter as the said land was situated within the diameter of 2 kilometers of the Municipal Corporation Limit, by an order of a competent authority the entry pertaining to "Fragmented Piece" alias "TUKDO" was removed from the revenue record of the said property.

(Reference : Revenue Entry No.4009, dated 30.04.1980).

As the said land owner Bavaji Hajurji died on dtd.02.08.1978 leaving behind him, his heirs namely : Ramsangji Bavaji and Motiben Wd/o. Bavaji Hajurji.

(Reference : Revenue Entry No.4336, dated 25.02.1981).

As the said land was an ancestral land of Ramsangji Bavaji, members of his Hindu Undivided Family namely : Devusing Ramsing, Manusing Ramsing, Ranjitsing Ramsing, Dalpatsing Ramsing, Bhavansing Ramsing, Jivatben W/o. Ramsangji Bavaji and Rameshbhai Ramsing were entered in the Revenue Record being Co-Parcenors.

(Reference : Revenue Entry No.4339 dated 25.02.1981).

Thereafter above referred owner-occupiers applied to convert the portion of land bearing Survey No.281/1 admeasuring about : 1990 sq. mtrs. from Agricultural Land into Non Agricultural Land and District Development Officer, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: Ba.Kha.Pa. /S.R.-78/81-82 dtd.28.11.1981.

The plans for scheme of Row-Houses were submitted by the land owners as per the instruction of Matheran Villa Owners Association with Ahmedabad Urban Development Authority (AUDA) and the said authority sanctioned plans for construction on the said land vide its order no. : P.R.M./1095/8444, dtd.20.10.1981.

Thereafter the said Motiben Wd/o. Bavaji Hajurji sold and conveyed the land bearing admeasuring about : 995 sq. mtrs. forming part of the said land to Matheran Villa Owners Association by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.4140 dtd.29.4.1982. (Reference : Revenue Entry No.4591, dated 10.05.1982).



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Likewise the said Ramsang Bavaji, Devusing Ramsing, Manusing Ramsing, Ranjitsing Ramsing, Dalpatsing Ramsing, Rameshbhai Ramsing and Jivatben W/o. Ramsangji Bavaji sold and conveyed the land bearing admeasuring about : 995 sq. mtrs. forming part of the said land to Matheran Villa Owners Association by way of executing Sale Deed registered in the office of Sub Registrar vide Sr. No.4134 dtd.29.4.1982.

(Reference : Revenue Entry No.4592, dated 10.05.1982).

Thereafter land admeasuring 1933 sq. mtrs. forming part of Old Survey No.281/1 admeasuring 2833 sq. mtrs. was declared as "Faajal (Seizable)" land by ULC Department under the U.L.C. Act.

(Reference : Revenue Entry No. 5423, dated 01.11.1986).

Thereafter land bearing admeasuring 843 sq. mtrs. instead of 1933 sq. mtrs. of land was declared as "Faajal (Seizable)" by an order of concerned authority vide Order No.ULC Unit-4 Fo.Nondh/99, dtd.12.05.1999.

(Reference : Revenue Entry No.7917 dated 23.05.1999).

The portion admeasuring 1990 sq. mtrs. forming part of land bearing Survey No.281/1 of Vejalpur Village included in Jodhpur Village and allotted Survey No.186/1/1 admeasuring 1990 sq. mtrs. and rest of the land of Govt. of Gujarat admeasuring 843 sq. mtrs. was given Survey No. 186/1/2 of Jodhpur Village.

The said Association constructed Ten (10) Residential Row-Houses in/upon the aforesaid land and allotted them to Ten (10) different members-share holders of the said Association. And thereafter as a result of transfers and related changes in the event of titles of the said Ten (10) Row-Houses (Details of the same has been given in the recitals hereinafter), at Present the said Row-Houses are held by below referred members/share holders of the said Association.

Details of the Members of all the Ten (10) Row-Houses of the said Association is referred hereinafter:-

Row-House No.	Member Name
(1)	Jawaharbhai A. Patel
(2)	Kantaben Ravjibhai Patel
(3)	Bharatbhai C. Shah



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(4)	Kirtibhai S. Shah
(5)	Parasmani Leasing and Estate Pvt. Ltd.
(6)	Kaushikbhai N. Shah
(7)	Minaben U. Shah
(8)	Zarinkumar N. Shah
(9)	Jigneshbhai R. Modi
(10)	Nilesh Savjibhai Patel

Thereafter all the Members of Matheran Villa Owners Association decided for Re-Development of the New Project by demolishing the Old Construction of Row-Houses and appointed M/s. Aastha Developers, a Partnership Firm as the Developer of the proposed Project by way of executing Agreement for Development dtd.06.11.2003 duly Notarized in the Book of Notary Advocate N. K. Sisodiya vide Sr. No.B/247/2003.

Thereafter the Members of Matheran Villa Owners Association shown their desire to Surrender their rights at a considerable price to M/s. Aastha Developers, accordingly the said M/s. Aastha Developers paid up the entire agreed sum to the Members as a result of which they surrendered their rights in favour of M/s. Aastha Developers by way of executing necessary agreements. And thereafter the said M/s. Aastha Developers appointed its nominees as the member of the said Matheran Villa Owners Association.

Details of the Newly entered Members replacing the Old Members. List is referred hereinafter:-

Sr. No.	Member Name
(1)	Samkit N. Desai
(2)	Kamal V. Shah
(3)	Nitin D. Patel
(4)	Anil V. Shah
(5)	Jyotikaben R. Shah
(6)	Kaminiben G. Shah
(7)	Anil C. Shah
(8)	Jayshree K. Shah



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(9)	Ashay G. Shah
(10)	Gitesh C. Shah

Thereafter out of the aforesaid members Gitesh C. Shah died on dtd.30.05.2010, leaving behind his heirs namely : Kaminiben G. Shah and Ashay G. Shah. Thereafter Kaminiben G. Shah and Ashay G. Shah surrendered their membership rights, the said Matheran Villa Owners Association nominated the name of Hasmukh Manharlal Desai as the member. Resolution was passed accordingly.

Details of the Existing Members of the said Association is referred hereinafter:-

Row-House No.	Member Name
(1)	Samkit N. Desai
(2)	Kamal V. Shah
(3)	Nitin D. Patel
(4)	Anil V. Shah
(5)	Jyotikaben R. Shah
(6)	Kaminiben G. Shah
(7)	Anil C. Shah
(8)	Jayshree K. Shah
(9)	Ashay G. Shah
(10)	Hasmukh Manharlal Desai

Thereafter orders passed for acquisition of the land under ULC Act were rejected under the Review Order dtd..19.02.1990, inspite of the same the Government continued the procedure of acquisition accordingly the land owners preferred Special Civil Application No.6393/2005, 6395/2005 and 6400/2005 under which the Hon'ble High-Court passed and order dtd.20.06.2005 and directed the concerned authority to act accordingly.

The same direction was given by Hon'ble High-Court under Special Civil Application No.13434/2006 by an order dtd.07.08.2006.

As a result of which the land bearing Survey No.186/1/2 admeasuring 843 sq. mtrs. vested in Ramsangji Bavaji being the Owner-Occupier.

(Reference : Revenue Entry No. 740, dated 09.04.2007).

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Thereafter, the Computerized Mistake of Revenue Record were rectified Mutation Entry No.740 dtd.09.04.2007 by an order of Mamlatdar of City, Ahmedabad vide Order No. City/E-Dhara/Jodhpur/Vashi/07, dated 27.06.2007.

(Reference : Revenue Entry No.786, dated 28.06.2007).

Thereafter, the Computerized Mistake of Revenue Record were rectified Mutation Entry No.740 dtd.09.04.2007 by an order of Mamlatdar of City, Ahmedabad vide Order No. City/E-Dhara/Jodhpur/Vashi/07, dated 27.06.2007.

(Reference : Revenue Entry No.795, dated 21.07.2007 the said entry was rejected due to technical reason.).

Thereafter Hon'ble Gujarat High-Court passed an order under Sp.C./A/No.17184/07 on dtd.07.09.2007.

(Reference : Revenue Entry No.861, dated 07.11.2007).

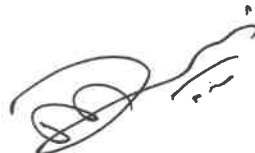
Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Ahmedabad, vide Order No. RTS/Sudharo/Kshyatiyadi/S.R.No.2439, dated 30.09.2008. (Reference : Revenue Entry No.1159, dated 06.10.2008).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Ahmedabad, vide Order No. RTS/Sudharo/Kshyatiyadi/S.R.No.2440, dated 30.09.2008. (Reference : Revenue Entry No.1160, dated 06.10.2008).

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of Mamlatdar of Ahmedabad, vide Order No. RTS/Sudharo/S.R.No.4521/V.2394/09, dated 30.07.2009. (Reference : Revenue Entry No.1511, dated 31.07.2009).

Thereafter City Deputy Collector (West-Region) passed order rejecting RTS Appeal No.368/2011 (Old No.108/08 and Vejalpur Prant Case No.8/11) and RTS Appeal No.371/11 (Old No.171/08, Vejalpur Prant Case No.13/11) and directed to act as per final out whichever may come to the Civil Suit No.678/05 filed by the Original Land Owners against the said Matheran Villa Owners Association. (Reference : Revenue Entry No.2240, dated 06.01.2013).

Remark : The Said Civil Suit No.678/05 was withdrawn by the plaintiffs as a result, of which the suit has been disposed off by the Hon'ble Civil Judge by order dtd.04.04.2017 as per the information provided by the property Holders.



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Thereafter District Collector rejected LB Revision No.31/2012 by order dtd.15.07.2013 and confirmed the order passed by City Deputy Collector dtd.23.12.2011.

(Reference : Revenue Entry No.2652, dated 07.08.2012).

Thereafter the said land owner Ramsangji Bavaji died on dtd.22.06.1989 on leaving behind him, his heirs namely : Thakor Jivatben Wd/o. Ramsangji Bavaji, Thakor Devusing Ramsangji, Thakor Manusing Ramsangji, Thakor Ranjitsing Ramsangji, Thakor Dalpatsing Ramsangji, Thakor Bavanising Ramsangji, Thakor Ramesh Ramsangji and Thakor Sanjanaben Ramsangji.

(Reference : Revenue Entry No.2749, dated 20.12.2013).

Remark : The said Mutation was formal as the land belonged to Matheran Villa Owners Association which has been transferred exclusively in favour of Association and its member as per details referred herein.

The land bearing Survey No.186/1/1 (Jodhpur) admeasuring 1990 sq. mtrs. and Survey No.186/1/2 (Jodhpur) admeasuring 843 sq. mtrs. (Survey No.281/1 of Village : Vejalpur) admeasuring about : 2833 sq. mtrs. was allotted Final Plot No.83 (Original Plot No.54 – Old Final Plot No.54), admeasuring about 2751 sq. mtrs. in Town Planning Scheme No.05.

As the entire Land of Revenue Survey No.281/1 was purchased by Matheran Villa Owners Association by way of Two (02) Sale Deeds as per the negotiations between Matheran Villa Owners Association and the Land Owners of Revenue Survey No.186/1/2, they agreed to transfer the land to Matheran Villa Owners Association, but as the said land was agriculture land. It was transferred in the names of members of Matheran Villa Owners Association by way of executing Six (06) Separate Sale Deeds Viz.

Sr. No.	Seller Name	Registered Sale Deed No.	Dtd.
1	Devusang Alias Devusing Ramsangji Thakor	5044	03.07.2013
2	Manusing Ramsangji Thakor	5953	04.10.2012
3	Dalpatsing Ramsangji	5710	28.09.2012
4	Bhavanising Alias Bhavansing Ramsangji Thakor	5041	03.07.2013



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5	Ramesh Alias Rameshsing Ramsangji Thakor	1379	28.02.2013
6	Ranjit Ramsangji Thakor	8554	20.11.2014

(Reference : Mutation Entry No.2889 dtd.18.10.2014, the said entry was rejected under RTS case as the land owners raised objection against it and thereafter by an Order passed in RTS Appeal No.177/2015 the entry was directed be certified.). (Reference : Revenue Entry No.3124, dated 20.11.2015).

Thereafter the Registered Sale Deed No.5710 dtd.29.09.2012, No.5953 dtd.04.10.2012, No.1379 dtd.28.02.2013, No.5044 dtd.03.07.2013, No.5041 dtd.03.07.2013 and No.8554 dtd.20.11.2014 was confirmed by Sajnaaben D/o. Ramsangji Bavaji and Jivatben Wd/o. Ramsang Bavaji by way of executing Two Separate Confirmation Deeds registered in the office of Sub Registrar-04 (Paldi) vide Sr. No.8769 dtd.06.11.2015 and Sr. No.6872 dtd.03.09.2015. (Reference : Revenue Entry No.3119, dated 17.11.2015).

Remark : The Order Certifying the Entry No.3119, was challenged by Shalingram Agriculture and Developers Pvt. Ltd. before City Deputy Collector (West Region) by Filling RTS/Appeal No.282/2016 which Appeal was rejected by order dtd.21.11.2016 (Reference : Revenue Entry No.3386, dated 25.11.2016)

As referred above the members of Matheran Villa Owners Association filed RTS Appeal No.177/2015 challenging order passed by Mamlatdar, Vejalpur dtd.18.10.2014 rejecting Mutation Entry No.2889 and the said RTS Appeal was allowed by City Deputy Collector (West-Region) with a direction to proper authority to certify the mutation Entry No.2889.

(Reference : Revenue Entry No.3169, dated 04.02.2016).

Thereafter the Agreement for Development dtd.06.11.2003 was submitted with Deputy Collector, Stamp Valuation Department for remittance of requisite Stamp Duty. Accordingly the Deputy Collector passed an order to pay requisite Stamp Duty which was paid by M/s. Aastha Developers. Accordingly the said Development Agreement was handed over back to us after putting necessary endorsement on it dtd.02.09.2016.

Thereafter, the Computerized Mistake of Revenue Record were rectified by an order of City Mamlatdar Vejalpur Ahmedabad, vide Order No. City/Vejalpur/RTS/REV/Su.Hu./S.R.No.06/17, dated 31.03.2017. (Reference : Revenue Entry No.3497, dated 31.03.2017).

Thereafter above referred owner-occupiers applied to convert the said land from Residential use Non Agricultural Land into Commercial use Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land into Commercial use Non Agricultural Land by his

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/ her order No.: CB/Land-2/Binkheti/Jodhpur/Survey No./Block No.186/1/1, 186/1/2/ Sr.-1270/16, dtd.20.02.2018. (Reference : Revenue Entry No.3742, dated 02.04.2018).

Remark : Aforesaid Order challenged by Shalingram Agriculture and Developers Pvt. Ltd. before Special Secretary Revenue Department by Filling Revision No.M.V.V./B.Kh.P./AMD/18/2018 which revision was rejected by order dtd.19.06.2018 (Reference : Revenue Entry No.3811, dated 25.07.2018)

Thereafter the said Matheran Villa Owners Association and its Members namely : (1) Samkit N. Desai (2) Kamal V. Shah (3) Nitin D. Patel (4) Anil V. Shah (5) Jyotikaben R. Shah (6) Kaminiben G. Shah (7) Anil C. Shah (8) Jayshree K. Shah (9) Aashay G. Shah and (10) Hasmukh Manharlal Desai being the absolute Owner-Occupier of land alongwith the right of M/s. Aastha Developers, a Partnership Firm pursuant to the Agreement for Development sold and conveyed the said land to **M/s. A. SHRIDHAR INFRACON LLP.**, a Partnership Firm by way of executing Sale Deed registered in the office of Sub Registrar Ahmedabad – 04 (Paldi) vide Sr. No.6832, dtd.24.05.2019.

(Reference : Revenue Entry No.4095, dated 03.06.2019).

Thereafter the **M/s. A. SHRIDHAR INFRACON LLP**, a Limited Liability Partnership Firm, decided to construct a scheme of Commercial Units in the aforesaid land. Accordingly prepared and submitted the plans of construction in the office of Ahmedabad Municipal Corporation. And the said plans have been sanctioned by Ahmedabad Municipal Corporation vide its Case No. BHNTI/SWZ/100519/CGDCRV/A2297/R0/M1 dtd.09.10.2019. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concern.

(Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

Accordingly the **M/s. A. SHRIDHAR INFRACON LLP**, a Limited Liability Partnership Firm have projected scheme of Commercial Units in the name of “**A.SHRIDHAR ATHENS**” in pursuance of the aforesaid plans and it the building is under-construction.

And since then Non Agricultural land bearing Final Plot No. 83 (Original Plot No.54 – Old Final Plot No.54) (allotted in lieu of New Survey No. 186/1/1 and 186/1/2 respectively admeasuring 1990 sq. mtrs. and 843 sq. mtrs. totally aggregating to land admeasuring 2833 sq. mtrs. of Jodhpur Village) (Old Survey No. 281/1 of Vejalpur Village) admeasuring about 2751 sq. mtrs. of Town Planning Scheme No. 05 (Vejalpur), situated, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-04 (Paldi)



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alongwith the projection of proposed scheme of Commercial Units named as “A.SHRIDHAR ATHENS” in/upon the aforesaid land belonging to M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm being the absolute Owner-Occupier.

That the said M/s. A. SHRIDHAR INFRACON LLP, a Limited Liability Partnership Firm gave a part of the land admeasuring : 25.96 Sq. Mtrs. on Lease to Torrent Power Ltd. for Sub Station duly Registered in the office of Sub Registrar of Ahmedabad Vide Sr. No. 7558, dtd.11.06.2019.

I have taken search relating to the said property. I have taken search for the period from 1987 to 2019 relating to the said property. I have searched the concerned Sub-Registrar Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers “Gujarat Samachar” dtd.15.07.2018, “Divya Bhaskar” dtd.16.07.2016 & “Sandesh” dtd.17.07.2016 and thereafter again publishing Public Notices in Gujarat Samachar, Divya Bhaskar as well as Sandesh all dtd.19.02.2019 regarding the said property in the name of previous land owners and in pursuance the said public notices, I have received below referred objections, except which I have not received any objection from anybody for the said property.

Devolution :

- (1) That the said Matheran Villa Owners Association and M/s. Astha Developer entered in to an M.O.U. with M/s. Sevani Construction a Proprietary firm through its Sole Proprietor : Mrs. Bhartiben Prahladbhai Sevani duly notarized in the Book of Advocate Notry Jigisha P. Shah vide Sr. No.4236/2008 and due to a dispute between the parties later on the said M/s. Sevani Construction file a Spe. Civil Suit No.427/2016 and also registered objection through Advocate Suresh T. Zumkhawala dtd.18.07.2016 against the Public Notice published by us, which was responded by us by way of Notice Cum Reply dtd.25.07.2016 and our Notice cum Reply was responded by M/s. Sevani Construction through Advocate Suresh T. Zumkhawala dtd.09.08.2016. Thereafter several times the parties met for settlement and ultimately the dispute was resolved amicably out of Court and as a result of which M/s. Sevani Construction unconditionally withdrawn the said Civil Suit by way of filing withdrawal pursis on dtd.02.03.2019 which was recorded by Hon'ble Civil Judge and disposed of the Suit by his / her order dtd.02.03.2019. Simultaneously the said M/s. Sevani Construction through its Sole Proprietor : Mrs. Bhartiben Prahladbhai Sevani





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cancelled the aforesaid M.O.U. by way of executing Cancellation Deed duly notarized in the Book of Advocate Notary Jigisha P. Shah on dtd.02.03.2019 vide Sr. No.857/2019.

- (2) That the said Dalpatsing Ramsangji, Manusing Ramsangji, Bhavanising alias Bavansing Ramsangji, Ramesh alias Rameshsing Ramsangji, Devusang alias Devusing Ramsangji raised objection against Public Notice through their representative Ranjitsing Ramsingji through Advocate Manoj B. Shrimali on dtd.20.07.2016 wherein they raised claim on construction of shops standing in a corner portion of the said property admeasuring 204 sq. yrds. called "Matheran Villa Shopping Center" and also claimed right of ingress-agress to the Temple for worship situated in the land also referred ongoing Reg. Civil Suit No.660/2006 which objection was later on withdrawn by the said Ranjitsing Ramsingji by way of letter duly signed by him where in he accepted that the Temple from the middle of the said land has been shifted in corner except that the possession of the construction of Shops standing in the corner portion of the said land was with them since long. That even after the said Ranjitsing Ramsingji withdrawn his objection being the representative of all the previous land owners, one of them namely Devusing Ramsangji raised objection dtd.20.02.2019 through Advocate Umesh I. Shah against the recent Public Notice published by us in Three News Paper dtd.19.02.2019. The said objection was given with claims of possession of the shops standing on the corner portion of 204 sq. yrds. of the said land as well claimed right of ingress- agress to the temple for worship and also claimed right in the Common Plot situated in the said land but looking to the first objection given by Ranjitsing Ramsingji and withdrawal there to as well from the sense obtained from the property holders through declaration filed by them it is very clear that the aforesaid Original land owners only have possession right of corner portion of land admeasuring 204 sq. yrds. forming part of the said land alongwith the construction of standing thereon and they is no common plot physically appears / situated on the said land therefore objection once filed and withdrawn by another representative can't be filed another time on same subject matter as per the principal of "Estopal". Therefore we don't find any reason not issue Title Clearance Certificate and Title Report in the same concern.
- (3) As referred herein above the land owners transferred the part of the said property in the first phase to Matheran Villa Owners Association and after the release of the balance land





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form ULC Department to the Members of the Matheran Villa Owners Association as per the compliance of what was agreed between them. Knowing the said fact one M/s. Shalingram Agriculture and Developers Private Limited entered in to Agreement to Sale with Sajanaben D/o. Ramsingji Bawaji for her so called undivided share in the land bearing Revenue Survey No.186/1/2 duly registered in the Office of Sub Registrar of Ahmedabad-13 (City Kheti) vide Sr. No.344 dtd.24.02.2014. After Realizing the said fact that the said land was already transferred to the said Matheran Villa Owners Association and its members as per the compliance of what was agreed by the Late Ramsangji Bawaji and his heirs, She confirmed all the Reg. Sale Deed time by time executed by her father, grand mothers and her brothers as well she confirmed the ownership and undisputed possession of the Matheran Villa Owners Association and its members. Looking to the aforesaid the said Sajanaben D/o. Ramsingji Bawaji was not having any right title in / upon the said property.

And the said M/s. Shalingram Agriculture and Developers Private Limited after having knowledge of the aforesaid Regd. Confirmation Deed, filed a Baseless Civil Suit Vide Special Civil Suit No.240/2018 only against Sajanaben D/o. Ramsingji Bawaji wherein they intentionally did not Join Matheran Villa Owners Association, its members as well as M/s. Astha Developers as parties to the said Civil Suit. And upon our Publication of Public Notices for Title Clearance of the said property dtd.19.02.2019, the said M/s. Shalingram Agriculture and Developers Private Limited filed objection through Advocate P. H. Dave dtd.02.03.2019 in forming us regarding the aforesaid Civil Suit. Thereafter the dispute of the said M/s. Shalingram Agriculture and Developers Pvt. Ltd. was settled by the previous property holders namely : Samkit N. Desai and Others. Therefore the said M/s. Shalingram Agriculture and Developers Pvt. Ltd. Cancelled the Agreement to Sale by way of executing Cancellation Deed duly registered in the office of Sub Registrar of Ahmedabad-13 (City Taluka) vide Sr. No.1224/2019 dtd.12.06.2019 and a Rectification Deed was executed to rectify mistake left in the Agreement to Sale, duly registered in the office of Sub Registrar of Ahmedabad-13 (City Taluka) vide Sr. No.1459/2019 dtd.09.07.2019. And the Special Civil Suit No.240/2018 has also been unconditionally withdrawn by the said M/s. Shalingram Agriculture and Developers Pvt. Ltd. by filling withdrawal pursis dtd.13.06.2019 and the Suit has been disposal off by order of Hon'ble Civil Judge dtd.15.06.2019. Therefore the objection does not remain in existence.



Ref. No. :

Date : 19 / 10 / 2019



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- (4) The Original land owners earlier filed Two Separate Civil Suits on same subject matters against Matheran Villa Owners Association vide Reg. Civil Suit No.678/2005 and Reg. Civil Suit No.660/2006 and urgent relief in the form of stay applications under both the suits were rejected by the Hon'ble Courts and thereafter both the Civil Suits are disposed off respectively on dtd.04.04.2007 and dtd.21.11.2016 as per the information provided by the Property Holders.

As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of **M/s. A. SHRIDHAR INFRACON LLP**, a Limited Liability Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Case No. BHNTI/SWZ/100519/CGDCRV/A2297/R0/M1 dtd.09.10.2019.
- (3) Get the project registered with Real Estate Regulatory Authority.
- (4) Rights of M/s. Aastha Developers, a Partnership Firm pursuant to the Agreement for Development.

DATED THIS 19th DAY OF OCTOBER, 2019



Maulik D. Modi

Advocate

Enrollment No. G/997/2002)

Note of caution and disclaimer :

1. This is to inform that Search of registration record of immediate past about 2-3 months is not available.
2. The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

(P.T.O.)

Ref. No. :

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3. Please ascertain that the Govt. authorities have not put any restrictions in making construction on the said land because of any historical monument / religious place / water body, etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas. Also verify that there is no acquisition / reservation in said Land and there are no pending litigations or injunction / status quo granted therein respect of said land.
4. We are informed that at present no litigation / suits are filed / pending before any judicial / Quasi Judicial authorities.

