

Dt. 24/07/2017



ENCUMBRANCE CERTIFICATE

Re. : Freehold Non-Agricultural Residential Use Land bearing (A) Hec.

Are. Sq. Mtrs. 0-98-14 and Akar of Rs.7.25ps. of Block / Survey No. 176 of Account No. 934 and (2) Hec. Are. Sq. Mtrs. 1-71-99 and Akar of Rs.9.69ps. of Block / Survey No. 177 of Account No. 935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom allotted joint Final Plot No. 19 of the non agriculture land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. on implementation of T.P. Scheme No. 112 (Odhav) of Mouje village Odhav SIM of Taluka Vatva in the District Sub District Ahmedabad Zone-7 (Odhav) more particularly described in the schedule hereunder written..

THIS IS TO CERTIFY THAT M/s. SURYAM INFRASTRUCTURE, a Partnership Firm of Ahmedabad having its office at : H-401, Fourth floor, Suryam Square, Near Karnavati Mega Mall, Swaminarayan Park Char Rasta, Vastral, Ahmedabad – 382418 (hereinafter called the "Promoter") is owned and possessed the Freehold Non-Agricultural Residential Use Land bear-



ing (A) Hec. Are. Sq. Mtrs. 0-98-14 and Akar of Rs.7.25ps. of Block / Survey No. 176 of Account No. 934 and (2) Hec. Are. Sq. Mtrs. 1-71-99 and Akar of Rs.9.69ps. of Block / Survey No. 177 of Account No. 935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom allotted joint Final Plot No. 19 of the non agriculture land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. on implementation of T.P. Scheme No. 112 (Odhav) of Mouje village Odhav SIM of Taluka Vatva In the District Sub District Ahmedabad Zone-7 (Odhav) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND" and I had given Title Certificate with Search Report on Title of the said land on 24/7/2017.

Further said Promoter started to construct residential project namely "SURYAM ELEGANCE" on the said Project land and same will be register u/s 3 of the Real Estate (Regulation and Development) Act, 2016.

 As per registered Mortgage Deed executed on 24/03/2014 in favour of ICICI Bank registered vide serial No. 3677/2014 on 24/03/2014 in the office of Sub-Registrar Ahmedabad 7 (Odhav) and also in the office of the Sub Registrar, Ahmedabad-12 (Nikol), said Promoter has inter alia mortgaged the said Project Land on which Project "SURYAM ELEGANCE" is being constructed together with all construction thereon both present and future, along with undivided and underlying proportionate share of





land and all rights appurtenant thereto together with all present and future TDR/FSI and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of ICICI Bank .

That after taking necessary searches of the Revenue Records maintained by the Talati, Mouje Odhav, Ahmedabad, and District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-7 (Odhav) and relying on Usual Declaration made on oath by authorized partner of M/s. Suryam Elegance on 24/07/2017 before Bharat K. Patel, Notary Public of Ahmedabad, I have found that there is no other charge or encumbrance of whatsoever nature on the said Project Land.

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non-Agricultural Residential Use Land bearing (A) Hec. Are. Sq. Mtrs. 0-98-14 and Akar of Rs.7.25ps. of Block / Survey No. 176 of Account No. 934 and (2) Hec. Are. Sq. Mtrs. 1-71-99 and Akar of Rs.9.69ps. of Block / Survey No. 177 of Account No. 935 aggregating in all Hec. Are. SQ. Mtrs. 2-70-13 to whom allotted joint Final Plot No. 19 of the non agriculture land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. on implementation





of T.P. Scheme No. 112 (Odhav) of Mouje village Odhav SIM of
Taluka Vatva in the District Sub District Ahmedabad Zone-7
(Odhav) and same is bounded as follows ;

On or towards the North : Relevant Survey/Block No. 170, 172
and Relevant Survey/Block No. 175
situated.

On or towards the South : Relevant Survey/Block No. 208 and
Relevant Survey/Block No. 209 situ-
ated.

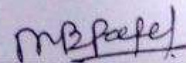
 On or towards the East : Relevant Survey/Block No. 175 and
Relevant Survey/Block No. 210 situ-
ated.

On or towards the West : Relevant Survey/Block No. 159 and
Relevant Survey/Block No. 178 situ-
ated.

Dated this 24th day of July, 2017 at Ahmedabad.

FOR, BHARAT K. PATEL ASSOCIATES





ADVOCATE



TITLE CLEARANCE CERTIFICATE

MOUJE :- **ODHAV**
TALUKA :- **VATVA**
DISTRICT :- **AHMEDABAD**
BLOCK/SURVEY NO:- **176, 177**
T.P.SCHEME NO :- **112 (ODHAV)**
F.P. NO :- **19**
Hec. Are. Sq. Mtrs. :- **1-62-08**

(Non agricultural land)

SURYAM INFRASTRUCTURE



BHARAT K. PATEL ASSOCIATES

-: Office :-

**7,8,9 First Floor, " Jay Hari Avenue", Jogmaya Estate, Opp. H.P. Petrol Pump,
N.H.-8, C.T.M., Amraiwadi, Ahmedabad-26.**

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Date : 24/7/2017

To,

SURYAM INFRASTRUCTURE,

A PARTNERSHIP FIRM.

Vastrap, Ahmedabad.



TITLE CLEARANCE CERTIFICATE

SUBJECT: Title Clearance Certificate in respect of the non agriculture land for residential purpose of (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq. Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are.Sq.Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7(Odhav) belonging to and in sole and absolute ownership, occupation and possession of **SURYAM**

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INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land.

Respected Sir,

As per the Instruction given by Surya Infrastructure, a partnership firm of Ahmedabad, the owner, occupier of the said lands, I have inspected and Investigated the title to the above referred Immoveable property by taking search in the office of the Sub Registrar, Ahmedabad – 7 (Odhav) and other offices and have gone through the relevant documents produced before me. my inspection, investigation and search revealed as under.

1. COPY OF VILLAGE FORM NO.7 X12 (Of Block/Survey No. 176-177)

The said Immoveable property of the non agriculture land for residential purpose of (1) Hec.Are.Sq.Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are.Sq.Mtrs. 2-70-13 to whom on establishment of T.P. Scheme





No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec.Are.Sq.Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No.19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7 (Odhav) belonging to and in sole and absolute ownership occupation and possession of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land.

2. SEARCH REPORT.

That search at the office of the Sub-Registrar, Ahmedabad-1(City) (Receipt No.2017002016655) date 11/7/2017 for the period from the year 1980 to 1993 and the Sub-Registrar, Ahmedabad-7(Odhav) (Receipt No.2017007018855) date 11/7/2017 for the period from the year 1994 to 2017 and the Sub-Registrar, Ahmedabad-12(Nikol) (Receipt No. 2017312024625) date 21/7/2017 for the period from the year 2011 to 2017 and other offices was taken out but any document is not being executed against the Title Certificate and the competent Authority has also Issued Search Report to that respect.

3. I have verified the following documents.

1. Copy of Village form No. 7 x 12 for all the above said survey numbers.
2. Copy of Village Form No. 6 (Register of Rights).



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3. Search report issued by the Sub Registrar, Ahmedabad-1(City), Ahmedabad-7 (Odhav) & Ahmedabad-12(Nikol).
4. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder is clear, marketable and free from any encumbrances beyond reasonable doubt and the N.A. permission and the Development permissions (Raja Chitthi) are also issued as mentioned in the Title Search Report (Refer Para No. 4) for the said land subject to the mortgage with ICICI Bank as stated herein after. For the said land Suryam Infrastructure and Suryam properties have mortgage the said property under mortgage with ICICI Bank and said mortgage deed registered in the office of the sub registrar-12(Nikol) as per search report date 21/7/2017 issued by sub registrar ahmedabad-12(Nikol) vide sr. no. 3677, date 24/3/2014.
5. That Suryam Infrastructure a partnership firm has leased the said property in favour of Torrent Power Limited vide leased deed Sr. No. 7411, date 24/9/2015 as per search report date 11/7/2017 issued by sub registrar ahmedabad-7(Odhav).

All the papers so produced are returned herewith.



SCHEDULE OF ABOVE REFERRED IMMOVEABLE PROPERTY

The said immoveable property of the non agriculture land for residential purpose of (1) Hec.Are.Sq.Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are.Sq.Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec.Are.Sq.Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No.19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad- 7 (Odhav) belonging to and in sole and absolute ownership occupation and possession of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has establised scheme name "SURYAM ELEGANCE" on the said land.

Dated this 24th day of July, 2017 at Ahmedabad.

FOR, BHARAT K. PATEL ASSOCIATES

ADVOCATE



NOTE :-

Please note that the registration record of the year 1980 to 1991 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1980 to 2017) is not well prepared / maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search, we have issued this title clearance certificate.

Dated this 24th day of July, 2017 at Ahmedabad.

FOR, BHARAT K. PATEL ASSOCIATES

ADVOCATE

NOTE: I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BEFORE ANY COURT OF LAW.





TITLE SEARCH REPORT

MOUJE :- ODHAV

TALUKA :- VATVA

DISTRICT :- AHMEDABAD

BLOCK/SURVEY NO:- 176, 177

T.P.SCHEME NO :- 112 (ODHAV)

F.P. NO :- 19

Hec. Are. Sq. Mtrs. :- 1-62-08

(Non agricultural land)

SURYAM INFRASTRUCTURE



BHARAT K. PATEL ASSOCIATES

-: Office :-

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**Web : www.bkpatelassociates.com
e-mail : bharatkpatelassociate@yahoo.com**

Dated :24/7/2017

To,

**SURYAM INFRASTRUCTURE,
A PARTNERSHIP FIRM.
Vastral, Ahmedabad.**



TITLE SEARCH REPORT

SUBJECT: Title Search Report in respect of the non agriculture land for residential purpose of (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P.Scheme No.112 (Odhav) of both Survey Nos.(5889 Sq.Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec.Are.Sq.Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7(Odhav) belonging to and in sole and absolute ownership, occupation and possession of **SURYAM INFRASTRUCTURE** a partnership firm of Ahmedabad who



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has established scheme name "SURYAM ELEGANCE" on the said land.

1. We, the advocate, Bharat K. Patel Associates, having office at the above mentioned address hereby Issue this Search Report that Suryam Infrastructure a partnership firm of Ahmedabad the owner of the above non agricultural lands has given an application together with necessary evidence demanding the Title Clearance Certificate in respect of the said non agricultural lands stating inter alia that the Immoveable property of the non agriculture land for residential purpose of (1) Hec.Are.Sq.Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No.176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec.Are.Sq.Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112(Odhav) of both Survey Nos.(5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec.Are.Sq.Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7(Odhav) belonging to and in sole and absolute ownership, occupation and possession of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land. Taking them into reading, the facts as under are found.





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2. Whereas the Immoveable property of the non agriculture land for residential purpose of (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7(Odhav) belonging to and in sole and absolute ownership, occupation and possession of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land. The Title Search Report for the same is issued. (Hereinafter referred to as "the said land" in this Title Clearance Certificate).

3. The survey number wise details of entry of Register of Rights (Village Form No. 6) is given below.

(A) For survey No. 176.

- A/1.** An entry was made according to the order No. NDSRI 38, dated 30/01/1954 under order No. NDC 4354 dated 07/10/1953 of Sr. Deputy Collector to give to Bhula Harji permanently as per 5 PAT of the Akar on the



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new agreement. An entry in this regard was made on 19/03/1954 vide Entry No. 1311 in the Village form No. 6 - Register of Right - HAKKPATRAK.

A/2. Thereafter on demise of Bhulabhai Harjibhai Bharwad, the occupier of Survey Nos. 176, 177 and others, on 24/05/1991, the names of his heirs (1) Popatbhai Bhulabhai (2) Ramubhai Bhulabhai (3) Dhaniben Bhulabhai (4) Rajabhai Bhulabhai (5) Kakuben Bhulabhai and out of those, on demise of Ramubhai Bhulabhai before about 10 ten years and on demise of Rajabhai Bhulabhai on 24/12/1988, the names of their legal heirs (a) Mullben Wd/o Ramuben Bhulabhai (b) Navghanbhai Ramubhai (c) Hindubhai Ramubhai and (d) Bijalbhai Rajabhai (e) Madhiben Rajabhai (f) Monghiben Rajabhai (g) Govindbhai Rajabhai, (h) Lachhiben Wd/o Rajabhai Bhulabhai and (j) Manubhai Rajabhai were got entered in the said lands under succession. An entry in this regard was made on 01/06/1991 vide Entry No. 3995 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the competent Authority.

A/3. Thereafter on demise of Popatbhai Bhulabhai Bharwad, the occupier of Survey Nos. 176, 177 and others, on 09/01/1994, the names of his heirs (1) Laxmanbhai Popatbhai (2) Savjibhai Popatbhai (3) Atmaram Popatbhai and (4) Punjiben Wd/o Popatbhai Bhulabhai were got entered in the





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said lands under succession. An entry in this regard was made on 10/06/1994 vide Entry No. 4163 in the Village form No. 6 Register of Right HAKKPATRAK and the said entry is granted by the competent Authority.

A/4. Thereafter, there being an error in computerized 7x12 of the land of Survey No. 176 and others, an entry of the Amendment Order was made to give effect the amendment as per the error register dated 26/09/2008 vide order No. RTS/Amendment/Error-list/S.R.No.1429 of the City Mamlatdar, Ahmedabad as per the record was made. An entry in this regard was made on 03/10/2008 vide Entry No. 5936 in the Village form No. 6 - Register of Right – HAKKPATRAK and the said entry is certified by the Competent Authority.

A/5. Thereafter, on demise of Punjiben Wd/o Popatbhai Bhalabhai, the account holder of the property of Survey No. 176 and others, on 03/05/1999, an entry to delete her name was made as per the application and death certificate produced by Atmaram Popatbhai Bharwad. An entry in this regard was made on 17/08/2010 vide Entry No. 6481 in the Village form No. 6 - Register of Right – HAKKPATRAK and the said entry is granted by the Competent Authority.

A/6. Thereafter, on joining City and Dascroi Taluka of Ahmedabad District,



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two new Taluka of Ahmedabad Taluka Ahmedabad (East) and Ahmedabad (West) are established vide resolution No. PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Rakhil village of City (West) Taluka in Vatva was made. An entry in this regard is made in the Village Form No. 6 – Hakpatrak – Register of Right on 03/05/2012 vide entry No. 7071 and the said entry is made certified by the City Mamlatdar (East) on 05/05/2012.

A/7. Thereafter, the District Collector, Ahmedabad vide his order No. Jamin / New Tenure / Odhav / S.R. 328 / 12, removing the controls of new tenure, passed approval to hold the land of 16208 Sq. Mtrs. of T.P. No. 112 Final Plot No. 19 of Survey Nos. 176, 177 on old tenure for non agriculture purpose for residential purpose subject to the terms and conditions mentioned in the said order. An entry in this regard was made on 01/08/2012 vide Entry No. 7154 in the Village form No. 6 - Register of Right – HAKPATRAK and the said entry is granted by the Competent Authority.

A/8. Thereafter, an entry of non agriculture permission for the land of 16208 Sq. Mtrs. of T.P. No. 112, Final Plot No. 19 of Survey Nos. 176, 177 for residential purpose given under Section – 65 of the Land Revenue Act was made as per the Non agriculture Order No. EST / N.A. / T.B.Khe. /



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Tatkal / S-65 / S.R. 139/2012 dated 20/09/2012 of the Collector, Ahmedabad was made. An entry in this regard was made on 04/10/2012 vide Entry No. 7223 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the Competent Authority.

A/9. Thereafter on demise of Laxmanbhal Popatbhal Bharwad, the occupier of Survey Nos. 176, 177 and others, on 31/08/2012, the names of his heirs (1) Laxmiben Wd/o Laxmanbhal Popatbhal (2) Sanglitaben Laxmanbhal (3) Shitalben Laxmanbhal (4) Munita alias Manishaben Laxmanbhal (5) Ishwarbhal Laxmanbhal and (6) Minor Vipul Laxmanbhal's guardian Laxmiben Laxmanbhal were got entered in the said lands under succession. An entry in this regard was made on 08/10/2012 vide Entry No. 7230 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the competent Authority.

A/10. Thereafter, (1) kakuben Bhulabhai (2) Dhaniben Bhulabhai (3) Muliben Wd/o Ramubhai Bhulabhai (4) Navghanbhai Ramubhai (5) Hindubhai Ramubhai (6) Bijalbhai Rajabhai Bhulabhai (7) Govind Rajabhai Bhulabhai (8) Manubhai Rajabhai Bhulabhai (9) Monghiben Rajabhai Bhulabhai (10) Madhiben Rajabhai Bhulabhai (11) Lachhiben Wd/o Rajabhai Bhulabhai (12) Laxmiben Wd/o Laxmanbhal Popatbhal (13) Sangitaben Laxmanbhai



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(14) Shitanben Laxmanbhai (15) Munita alias Manisha Laxmanbhai (16) Ishwarbhai Laxmanbhai (17) Laxmiben Laxmanbhai as guardian of minor Vipul Laxmanbhai (18) Atmaram Popatbhai and (19) Savjibhai Popatbhai sold and conveyed the said land (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 to Suryam Infrastructure, a partnership firm, for and on its behalf its administrative partner Ashokkumar Kantilal Patel vide registered sale deed No. 7036, dated 09/11/2012. An entry of sale was made as per the copy of registered sale deed and Index-II and application submitted by the purchaser. An entry in this regard was made on 09/11/2012 vide Entry No. 7256 in the Village form No. 6 - Register of Right – HAKKPATRAK and the said entry is granted by the competent Authority.

(B) For survey No. 177.

B/1. An entry was made according to the order No. NDSRI 38, dated 30/01/1954 under order No. NDC 4354 dated 07/10/1953 of Sr. Deputy Collector to give to Bhula Harji permanently as per 5 PAT of the Akar on the



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new agreement. An entry in this regard was made on 19/03/1954 vide Entry No. 1311 in the Village form No. 6 - Register of Right - HAKKPATRAK.

B/2. Thereafter on demise of Bhulabhai Harjibhai Bharwad, the occupier of Survey Nos. 176, 177 and others, on 24/05/1991, the names of his heirs (1) Popatbhai Bhulabhai (2) Ramubhai Bhulabhai (3) Dhaniben Bhulabhai (4) Rajabhai Bhulabhai (5) Kakuben Bhulabhai and out of those, on demise of Ramubhai Bhulabhai before about 10 ten years and on demise of Rajabhai Bhulabhai on 24/12/1988, the names of their legal heirs (a) Muliben Wd/o Ramuben Bhulabhai (b) Navghanbhai Ramubhai (c) Hindubhai Ramubhai and (d) Bijalbhai Rajabhai (e) Madhiben Rajabhai (f) Monghiben Rajabhai (g) Govindbhai Rajabhai, (h) Lachhiben Wd/o Rajabhai Bhulabhai and (j) Manubhai Rajabhai were got entered in the said lands under succession. An entry in this regard was made on 01/06/1991 vide Entry No. 3995 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the competent Authority.

B/3. Thereafter on demise of Popatbhai Bhulabhai Bharwad, the occupier of Survey Nos. 176, 177 and others, on 09/01/1994, the names of his heirs (1) Laxmanbhai Popatbhai (2) Savjibhai Popatbhai (3) Atmaram Popatbhai and (4) Punjiben Wd/o Popatbhai Bhulabhai were got entered in the said



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lands under succession. An entry in this regard was made on 10/06/1994 vide Entry No. 4163 in the Village form No. 6 - Register of Right HAKKPATRAK and the said entry is granted by the competent Authority.

B/4. Thereafter, on demise of Punjiben Wd/o Popatbhai Bhalabhai, the account holder of the property of Survey No. 177 and others, on 03/05/1999, an entry to delete her name was made as per the application and death certificate produced by Atmaram Popatbhai Bharwad. An entry in this regard was made on 17/08/2010 vide Entry No. 6481 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the Competent Authority.

B/5. Thereafter, on joining City and Dascroi Taluka of Ahmedabad District, two new Taluka of Ahmedabad Taluka Ahmedabad (East) and Ahmedabad (West) are established vide resolution No. PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department of the Government. According to it, an entry to enter Rakhial village of City (West) Taluka in Vatva was made. An entry in this regard is made in the Village Form No.6 Hakkpatrak - Register of Right on 03/05/2012 vide entry No. 7071 and the said entry is made certified by the City Mamlatdar (East) on 05/05/2012.

B/6. Thereafter, the District Collector, Ahmedabad vide his order No. Jamin /



New Tenure / Odhav / S.R. 328 / 12, removing the controls of new tenure, passed approval to hold the land of 16208 Sq. Mtrs. of T.P. No. 112 Final Plot No. 19 of Survey Nos. 176, 177 on old tenure for non agriculture purpose for residential purpose subject to the terms and conditions mentioned in the said order. An entry in this regard was made on 01/08/2012 vide Entry No. 7154 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the Competent Authority.

B/7. Thereafter, an entry of non agriculture permission for the land of 16208 Sq. Mtrs. of T.P. No. 112, Final Plot No. 19 of Survey Nos. 176, 177 for residential purpose given under Section - 65 of the Land Revenue Act was made as per the Non agriculture Order No. EST / N.A. / T.B.Khe. / Tatkal / S-65 / S.R. 139/2012 dated 20/09/2012 of the Collector, Ahmedabad was made. An entry in this regard was made on 04/10/2012 vide Entry No. 7223 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the Competent Authority.

B/8. Thereafter on demise of Laxmanbhai Popatbhai Bharwad, the occupier of Survey Nos. 176, 177 and others, on 31/08/2012, the names of his heirs (1) Laxmiben Wd/o Laxmanbhai Popatbhai (2) Sangitaben Laxmanbhai (3) Shitalben Laxmanbhai (4) Munita alias Manishaben Laxmanbhai (5) Ishwarbhai Laxmanbhai and (6) Minor Vipul Laxmanbhai's guardian





Laxmiben Laxmanbhai were got entered in the said lands under succession. An entry in this regard was made on 08/10/2012 vide Entry No. 7230 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the competent Authority.

B/9. Thereafter, (1) kakuben Bhulabhai (2) Dhaniben Bhulabhai (3) Muliben Wd/o Ramubhai Bhulabhai (4) Navghanbhai Ramubhai (5) Hindubhai Ramubhai (6) Bijalbhai Rajabhai Bhulabhai (7) Govind Rajabhai Bhulabhai (8) Manubhai Rajabhai Bhulabhai (9) Monghiben Rajabhai Bhulabhai (10) Madhiben Rajabhai Bhulabhai (11) Lachhiben Wd/o Rajabhai Bhulabhai (12) Laxmiben Wd/o Laxmanbhai Popatbhai (13) Sangitaben Laxmanbhai (14) Shitanben Laxmanbhai (15) Munita alias Manisha Laxmanbhai (16) Ishwarbhai Laxmanbhai (17) Laxmiben Laxmanbhai as guardlan of minor Vipul Laxmanbhai (18) Atmaram Popatbhai and (19) Savjibhai Popatbhai sold and conveyed the said land (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 to Suryam Infrastructure, a partnership firm, for and on its behalf its administrative partner Ashokkumar Kantilal Patel vide registered sale deed



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No. 7036, dated 09/11/2012. An entry of sale was made as per the copy of registered sale deed and Index-II and application submitted by the purchaser. An entry in this regard was made on 09/11/2012 vide Entry No. 7256 in the Village form No. 6 - Register of Right - HAKKPATRAK and the said entry is granted by the competent Authority.

4. Thereafter, Ahmedabad Municipal Corporation has also granted Development permission vide different Commencement Letters (Raja Chitthi) for the blocks mentioned below. And there after changes being necessary in the approved plan of block no. A to V and Rajachitthi revised plan were prepared and same are granted by Ahmedabad Municipal Corporation as under date 30/5/2014 and for the rest property earlier plan were approved by Ahmedabad Municipal Corporation on 30/10/2013.

Sr.No.	Case No.	Rajachitthi No.	Block
1	BLNTS/EZ/230813/GDR/A0283/R1/M1	01378/230813/A0283/R1/M1	A+B
2	BLNTS/EZ/230813/GDR/A0284/R1/M1	01379/230813/A0284/R1/M1	C+D
3	BLNTS/EZ/230813/GDR/A0285/R1/M1	01380/230813/A0285/R1/M1	E+F
4	BLNTS/EZ/230813/GDR/A0286/R1/M1	01381/230813/A0286/R1/M1	G+H
5	BLNTS/EZ/230813/GDR/A0287/R1/M1	01382/230813/A0287/R1/M1	I+J
6	BLNTS/EZ/230813/GDR/A0288/R1/M1	01383/230813/A0288/R1/M1	K+L
7	BLNTS/EZ/230813/GDR/A0289/R1/M1	01384/230813/A0289/R1/M1	M+N
8	BLNTS/EZ/230813/GDR/A0290/R1/M1	01385/230813/A0290/R1/M1	O+P
9	BLNTS/EZ/230813/GDR/A0291/R1/M1	01386/230813/A0291/R1/M1	Q+R



..14..

- | | | | |
|----|---------------------------------|--------------------------|----------|
| 10 | BLNTS/EZ/230813/GDR/A0292/R1/M1 | 01387/230813/A0292/R1/M1 | S+T |
| 11 | BLNTS/EZ/230813/GDR/A0293/R1/M1 | 01388/230813/A0293/R1/M1 | U |
| 12 | BLNTS/EZ/230813/GDR/A0294/R1/M1 | 01389/230813/A0294/R1/M1 | V |
| 13 | BLNTS/EZ/230813/GDR/A0295/RO/M1 | 00361/230813/A0295/RO/M1 | W |
| | | | (Office) |
| 14 | BLNTS/EZ/230813/GDR/A0296/RO/M1 | 00362/230813/A0296/RO/M1 | X |
| | | | (Office) |
| 15 | BLNTS/EZ/230813/GDR/A0297/RO/M1 | 00363/230813/A0297/RO/M1 | E.S.S. |

As such, the above Development permissions (Commencement Letters (Raja Chitthi) are given by Ahmedabad Municipal Corporation subject to the terms and conditions mentioned in the said Raja Chitthi.

5. As such, the details made available from the Government Record, entries of Village Form No. 7 x 12 and Village Form No. 6 (Register of Rights - HAKKPATRAK) about the Immoveable property of the non agriculture land for residential purpose of (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2)  Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village



..15..

Odhav SIM of Tal. Vatva in the registration District Sub District Ahmedabad-7(Odhav) written in the Search Report and on verification of the Government Record, Village Form No. 7 x 12 the said land is running in the name of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land. We have not received any Government entry of subsequent period, but this search report is given on the basis of entries whichever made available.

6. Under the above circumstances, I do not find any charge, lien, mortgage, encumbrance nor any suit, petition, appeal, revision seems to be pending in any Court or Tribunal in respect thereof. Perusing the above referred document, I am of the opinion that the property which is more particularly described in the Schedule written hereunder is clear, marketable and free from any encumbrances beyond reasonable doubt. Subject to the mortgage with ICICI Bank as stated herein after. For the said land ~~S~~ Suryam Infrastructure and Suryam properties have mortgage the said property under mortgage with ICICI Bank and said mortgage deed registered in the office of the sub registrar-12(Nikol) as per search report date 21/7/2017 issued by sub registrar ahmedabad-12(Nikol) vide sr. no. 3677, date 24/3/2014.
7. That Suryam Infrastructer a partnership firm has leased the said property in favour of Torrent Power Limited vide leased deed Sr. No. 7411, date



24/9/2015 as per search report date 11/7/2017 issued by sub registrar ahmedbad-7(Odhav).

8. As such the Immoveable property of the non agriculture land for residential purpose of (1) Hec. Are. Sq. Mtrs. 0-98-14 of Aakar of Rs.7.25 paise of Survey No. 176 of Account No. 934 and (2) Hec.Are.Sq.Mtrs. 1-71-99 of Aakar of Rs.9.69 paise of Survey No.177 of Account No.935 aggregating in all Hec. Are. Sq. Mtrs. 2-70-13 to whom on establishment of T.P. Scheme No. 112 (Odhav) of both Survey Nos. (5889 Sq. Mtrs. of Survey No. 176 and 10319 Sq. Mtrs. of Survey No. 177) non agricultural land of residential purpose of Hec. Are. Sq. Mtrs. 1-62-08 i.e. 16208 Sq. Mtrs. of Joint Final Plot No. 19 of Mouje Village Odhav SIM of Tal. Vatva ~~is~~ in the registration District Sub District Ahmedabad-7(Odhav) belonging to and in sole and absolute ownership, occupation and possession of SURYAM INFRASTRUCTURE a partnership firm of Ahmedabad who has established scheme name "SURYAM ELEGANCE" on the said land And Title Clearance Certificate in that respect is given separately.

Dated this 24th day of July, 2017 at Ahmedabad.

FOR, BHARAT K. PATEL ASSOCIATES

ADVOCATE



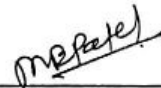
..17..

NOTE :-

Please note that the registration record of the year 1983 to 1991 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (1980 to 2017) is not well prepared/maintained by the State Government agency and hence may be erroneous and according to the report of the computerized search we have issued this title clearance certificate cum report.

Dated this 24th day of July, 2017 at Ahmedabad.

FOR, BHARAT K. PATEL ASSOCIATES



ADVOCATE

NOTE : I AM NOT RESPONSIBLE FOR ANY UNREGISTERED DEED OR DOCUMENTS EXECUTED BY THE LAND OWNERS AND I AM NOT RESPONSIBLE FOR ANY SUIT OR PROCEEDINGS PENDING BEFORE ANY COURT OF LAW.

