

H DESAI & CO

ADVOCATES & SOLICITORS

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Ref. No. Bjm/71/2018 /164 of 2019 Date: 16th July, 2019.

AASHRAY CONSTRUCTIONS,
Aashray Arise, Behind Kaveri Sangam,
Off Shilaj Cross Road, SP Ring Road,
Shilaj, Ahmedabad 380059.

Re: IN THE MATTER OF Due Diligence of Title with respect to lands situate at Shilaj (sim), Taluka Ghatlodia, in the Registration District Ahmedabad and Sub District Ahmedabad – 3 (Memnagar), bearing



- (i) Block No. 870, (old Survey No. 566/1 and old Block No. 872), admeasuring about 3897 Sq.mts.,
- (ii) Block No. 871, (old Survey No. 567/1 and old Block No. 894), admeasuring about 2832 Sq.mts., and
- (iii) Block No. 913, (old Survey No. 592/3 and old Block No. 892), admeasuring about 657 Sq.mts.,

in Draft Town Planning Scheme No. 405 (Shilaj-Ambli)

- (a) Block Nos. 871 and 913 are given Original Plot No. 140 of 3489 Sq.mts., Final Plot No. 140 of 2093 Sq.mts., and
- (b) Block No. 870 is given Original Plot No. 139 of 3897 Sq.mts., Final Plot No. 139 of 2338 Sq.mts.

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Dear Sirs,

You have purchased the property above referred to from the previous owners thereof, (a) Shaili Ashishbhai Amin, (b) Dhaval Navneetlal Patel (HUF), (c) Brijesh Navneetlal Patel (HUF) ("Previous Owners"), by a Deed of Conveyance on Sale, dated 13th February, 2019, registered with the office of the said Sub Registrar, under Sr. No. 1843,

supported by Title Declaration made by the Previous Owners also dated 13th February, 2019, attested by Public Notary,

also supported by Possession Letter by said Previous Owners, also dated 13th February, 2019, attested by Public Notary,

also supported by Special Power of Attorney to support and supplement the completion of sale, also dated 13th February, 2019, registered under Sr. No. 1847,

also supported by Confirmation by family members of Previous Owners, also dated 13th February, 2019, attested by Public Notary,

alongwith handing over of title deeds as per Recording of handing over of title deeds / documents by Previous Owners, also dated 13th February, 2019, attested by Public Notary.

We have carried out due diligence of title of the said Previous Owners and have given our Report on Title, dated 17th September, 2018. We may state and certify that upon purchase as aforesaid you have acquired clear and marketable title to the said property.

Yours truly,

H. Desai & Co.

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B. J. MEHTA
H. H. DESAI

S. A. JOSHI

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Ref. No. Bjm/45/2014

of 2017

Date: 20-01-2017.

REPORT ON TITLE

Re: IN THE MATTER OF Due Diligence on Title with respect to the non-agricultural land situate at Shilaj (sim), Taluka Ghatlodia (Old Taluka : Ahmedabad City West), in the Registration District Ahmedabad and Sub District Ahmedabad - 9 (Bopal), bearing Block No. 678, admeasuring about 9487 Sq.mts., included in Draft Town Planning Scheme No. 405 (Shilaj-Ambli), given Final Plot No. 71, admeasuring about 5692 Sq.mts.

We have undertaken the work of Due Diligence of Title with respect to the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1975, prior to more than thirty-five years from now. Our up-dated Report on Title is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.



A. Title Holder : AASHRAY CONSTRUCTIONS
a Partnership Firm

PAN : ABAFA5261C

Address : Ambica Timber Mart,
Opp. Grand Bhagwati Hotel,
S. G. Highway, Ahmedabad - 380 054.

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B. DESCRIPTION OF PROPERTY:

1. The land above referred to corresponds to old Revenue Survey No. 419 and old Block No. 773. (Ref. Revenue Entry No. 5220, dated 30th December, 1976 and Revenue Entry No. 6101, dated 15th April, 1987).
2. The said land is included in Town Planning Scheme No. 405 (Shilaj-Ambli) and is given Original Plot No. 678, Final Plot No. 71, admeasuring about 5692 Sq.mts.
3. The said land of Final Plot No. 71 is bounded as follows:-

North : T. P. Scheme Road

South : Final Plot Nos. 77 and 78

East : Final Plot Nos. 75 and 79

West : Final Plot No. 346

(Boundaries are as per sanctioned plan, para D-4 below)

C. DEVOLUTION OF TITLE:

1. The said land prior to 1968 was entered and registered in the name of Revabhai Kishorebhai. However, his brother Manilal Kishorebhai had half share therein, and his name was entered in the revenue records. (Ref. Revenue entry No. 4844, dated 10th July, 1968).

REVABHAI KISHOREBHAI

2. He died on 24th July, 1988 and the names of
Sitaben (wife),
Bhikhabhai,
Prabhubhai,
Suryaben, .. all of late Revabhai Kishorebhai
Shardaben (widow),
Dharmisthaben,
Anitaben,
Lalabhai, then minor,
Kalpeshbhai, then minor .. all of late PopatbhaiRevabhai



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were entered in the revenue records. (Ref. Revenue Entry No. 6175, dated 12th October, 1988).

3. Suryaben released her share, and on the basis of statements given by her before the revenue authority, her name is deleted from the record of rights. (Ref. Revenue Entry No. 6184, dated 12th October, 1988).
4. Said sitaben and Shardaben died on 23rd March, 1993 and 28th July, 1999, respectively, and their names were deleted from the record of rights. (Ref. Revenue Entry No. 8265, dated 21st June, 2002).
5. Said Anitaben daughter of Popatbhai Revabhai died on 29th March, 1999. Name of her husband is Dilipbhai Bababhai, and the names of Nisha and Savan, her daughter and son, both then minors, were entered in the revenue records. (Ref. Revenue Entry No. 8269, dated 27th June, 2002 and Revenue Entry No. 8309, dated 12th August, 2002). These minors have attained majority and reference of their guardian, their father Dilipbhai Bababhai is deleted. (Ref. Revenue Entry No. 12211, dated 28th May, 2014, pending for certification).
6. Accordingly, the branch of Revabhai Kishorebhai is represented by
Bhikhabhai Revabhai,
Prabhubhai Revabhai,
Dharmisthaben Popatbhai,
Lalabhai Popatbhai,
Kalpeshbhai Popatbhai,
Nisha Dilipbhai, and
Savan Dilipbhai.

MANILAL KISHOREBHAI

7. He died on 19th April, 1995. His wife Jadiben died on 24th July, 2002, and the names of
Chhanabhai Manilal,
Rameshbhai Manilal,
Sureshbhai Manilal,
Subhadraben Manilal, and
Chandrikaben Manilal
were entered in the revenue records. (Ref. Revenue Entry No. 8394, dated 12th December, 2002).
8. Accordingly, the said property as ancestral property belonged to



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Bhikhabhai Revabhai,
Prabhubhai Revabhai,
Dharmisthaben Popatbhai,
Lalabhai Popatbhai,
Kalpeshbhai Popatbhai,
Nisha Dilipbhai,
Savan Dilipbhai.

Chhanabhai Manilal,
Rameshbhai Manilal,
Sureshbhai Manilal,
Subhadraben Manilal, and
Chandrikaben Manilal.

Said Chhanabhai Manilal died on 4th May, 2014 and the names of Sushilaben Chhanabhai, Nitaben Chhanabhai, Vikrambhai Chhanabhai, and Chetanbhai Chhanabhai, were entered in the revenue records. (Ref Revenue Entry No. 12255, dated 24th June, 2014).

9. Thereafter all the said co-owners referred to in para (9) above sold and conveyed the said land in their applicable capacity as Self and as Karta and Manager of their respective HUF to M/S. Aashray Constructions, by a Deed of Conveyance on Sale, dated 13th May, 2015, registered under Sr. No. 3036. We have relied upon the representations and warranties on title contained therein and Title Declaration by sellers, also dated 13th May, 2015, attested by Public Notary. The said sale is also supported by Confirmation made by the family members, also attested by Public Notary. The said sale has been effected as stated in the Title Declaration out of legal necessities and benefit of estate as explained therein.

10. The said land is entered and registered in the name of M/S. Aashray Constructions as per certification of Revenue Entry No. 12537, dated 26th May, 2015.

D. NON AGRICULTURAL USE PERMISSIONS AND DEVELOPMENT PERMISSIONS FOR PROJECT:

1. Said Land is granted permission for Non Agricultural Use by District Collector, Ahmedabad as per his Order, dated 12th December, 2014, bearing Ref. No. CB/Jamin-2/NA/SR.1147/14



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read with revised permission for commercial use, for the part land admeasuring about 937 Sq.mts., as per order of District Collector, Ahmedabad, dated 30th December, 2015, bearing No. NA/U-1-2/Section-65-A/Shilaj/Case No. 115/2015. The said permission is valid and subsisting as on date.

2. Aashray Constructions have promoted residential Project on the land under reference, known or described as "Aashray Arise", which include few commercial units, being shops (the "Project") on the ground floor.
3. The Project is granted Environment Permission by State Level Environment Impact Assessment Authority, Gujarat, dated 30th January, 2016, bearing Ref. No. SEIAA/GUJ/EC/8(1)/139/2016.
4. The plans and specifications of the Project are sanctioned by Ahmedabad Municipal Corporation by three Commencement Letters (Rajachithy) by Ahmedabad Municipal Corporation. All three are dated 20th October, 2016, bearing Nos.
 - i) 7159/060816/A6952/RO/M1 with respect to Block Nos. A, B, and C,
 - ii) 7160/060816/A6954/RO/M1 with respect to Block No. D, and
 - iii) 7161/060816/A6956/RO/M1 with respect to Block No. E.

E. PUBLIC NOTICE AND OTHER MATTERS:

1. As a part of verification of title, we gave prior to completion of sale public notice appeared in the daily newspaper Sandesh of 18th April, 2014, inviting claims, if any, in, upon or to the property above referred to. We have not received any claim in response thereto.
- 2 a) The aforesaid Report is reference of revenue records and sub registry records relevant for the purposes to study the devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records.
- b) As reported by our Search Clerk / Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, or not otherwise available. Search may lack or miss some particulars.



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F. OPINION ON TITLE:

1. Accordingly, we hereby certify that title of M/S. Aashray Constructions to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Usual representations and warranties on title.
 - b) Laws applicable and in force, at the relevant time, to effect legally and properly sale, transfer or other transaction with respect to the said land.

DATED THIS 20TH DAY OF JANUARY, 2017.

H. Desai
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