

Office No. 11, 3rd Floor, Above Mehasana Urban Co-op. Bank Ltd., Girmar Khushboo Plaza,
Plot No. 209, Near Vishal Mega Mart., GIDC, Vapi-396 195, Dist. Valsad.
Mob.: 98241 80056 • Email : vaibhavnandya@gmail.com

ANNEXURE-9

CERTIFICATE OF ENCUMBRANCE ON PROPERTY

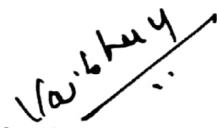
TO WHOMSOEVER IT MAY CONCERN

Mokksh Realty Group a partnership firm consisting of its partners (1) JAYENDRASINH PARBATSINH PARMAR, (2) RAKESH BABULAL SHAH, (3) MANTHAN MAHESH SHAH are the owner of the following immovable property being all that piece and parcel of Commercial Plot No. C-7/67 admeasuring 1110 sq meters consisting of Survey No. 578/P in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad with construction of building known as THE GRAND EDGE

On the request of Mokksh Realty Group a partnership firm through its partners (1) JAYENDRASINH PARBATSINH PARMAR, (2) RAKESH BABULAL SHAH, (3) MANTHAN MAHESH SHAH I have carried out the search in the Office of the Sub Registrar Office Pardi and Vapi for last 30 years (i.e from 1988 to 2018) and found that there is no encumbrance on the said immovable property

Date :- 17/03/2018

Place :- Vapi


Vaibhav N. Pandya

Advocate

Vaibhav N. Pandya
(ADVOCATE)
Office No. 11, Third Floor,
Above Mehasana Urban Co-op. Bank Ltd.,
Girmar Khushboo Plaza, Plot No. 209,
Nr. Vishal Mega Mart, GIDC, Vapi-396 195.

Jayendra
Bhai



Sai Krupa

	MORTGAGE DEED
	AGREEMENT FOR SALE
	SALE - DEED
	TITLE SEARCH REPORT

DOCUMENT NO.
.....

DOCUMENT DATE
.....

PROPERTY SCHEDULE

Plot no. C-7/67.

Vapi

SELLER'S NAME & ADDRESS

.....

.....

.....

PURCHASER'S NAME & ADDRESS

.....

.....

.....

LEGAL ADVISOR



Vaibhav N. Pandya
B. Com., LL.B., ADVOCATE

Office No. 11, 3rd Floor, Girnar Khushboo Plaza, Plot No. 209, Near Vishal Megamart, GIDC,
Vapi - 396 195. Dist. : Valsad. • Mob. : 98241 80056 • Email : vaibhavnandya@gmail.com

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Date :- 17/03/2018

TITLE CLEARANCE CERTIFICATE

I have been requested by Jayendrasinh Parbatsinh Parmar Partner of Mokksh Realty Group a partnership firm to investigate the title and offer my title clearance certificate in respect to all that piece and parcel of Commercial Plot No. C-7/67 admeasuring 1110 sq meters consisting of Survey No. 578/P in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad

On the basis of the documents produced before me I found that the property being all that piece and parcel of Commercial Plot No. C-7/67 admeasuring 1110 sq meters consisting of Survey No. 578/P in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad originally is of the ownership for GIDC

Originally GUJARAT INDUSTRIAL DEVELOPMENT CORPORATION (hereinafter referred to as G.I.D.C.) Vapi allotted the **Commercial Plot No. C-7/67** to Rachana Agencies vide allotment Letter bearing no 10710 dated 10/07/1990 The vacant and the peaceful possession of the above said **Commercial Plot No. C-7/67** was handed over to Rachana Agencies by the G.I.D.C. vide possession receipt bearing no 2370 dated 13/08/1990 and accordingly Gujarat Industrial Development Corporation (hereinafter referred "THE LESSOR") of the one part and Rachana Agencies (therein called "LESSEE") of the other part and the G.I.D.C. demised unto Rachana Agencies hereinafter called the Original Allotee for a period of 99 years for a piece of land known as **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad for industrial purpose

WHEREAS thereafter Rachana Agencies has applied to the GIDC for transferring the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad in favour of M/s Silvassa Agencies & Services Pvt Ltd and the GIDC was

pleased to grant the transfer permission vide its order bearing no 15627 dated 04/10/1995 and accordingly GIDC has transferred the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in favour of M/s Silvassa Agencies & Services Pvt Ltd has and issued Final Office order bearing no 19721 dated 24/11/1995 in favour of M/s Silvassa Agencies & Services Pvt Ltd

WHEREAS thereafter M/s Silvassa Agencies & Services Pvt Ltd has applied to the GIDC for transferring the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad in favour of M/s Moksh Enterprise and the GIDC was pleased to grant the transfer permission vide its order bearing no 3692 dated 07/10/2015 and accordingly GIDC has transferred the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in favour of M/s Moksh Enterprise has and issued Final Office order bearing no 5208 dated 18/12/2015 in favour of M/s Moksh Enterprise

WHEREAS thereafter M/s Moksh Enterprise has applied to the GIDC for transferring the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad in favour of M/s Mokka Realty Group a partnership firm and the GIDC was pleased to grant the transfer permission vide its order bearing no 6830 dated 19/01/2016 and accordingly GIDC has transferred the said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters in favour of M/s Mokka Realty Group a partnership firm has and issued Final Office order bearing no 7386 dated 03/02/2016 in favour of M/s Mokka Realty Group a partnership firm

Thereafter the said M/s Mokka Realty Group a partnership firm has availed revised construction permission from GIDC vide permission letter no GIDC/ENG/XEN/VPI/DB/PB/VPI/1930/1986 dated 01/10/2016

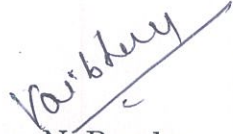
WHEREAS thereafter GIDC has executed a registered lease deed dated 21/10/2016 in favour of M/S. MOKKSH REALTY GROUP a partnership firm having its registered Office at Commercial Plot No. C-7/67, N.H. No.08, Near Galaxy Compound, G.I.D.C, Vapi, Tal Vapi Dist Valsad represented through its Partners (1)

JAYENDRASINH PARBATSINH PARMAR, (2) RAKESH BABULAL SHAH, (3) MANTHAN MAHESH SHAH in respect to the above said **Commercial Plot No. C-7/67** admeasuring 1110 sq meters consisting of Survey No. 578/P in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad and the said lease deed is duly registered in the Office of the Sub Registrar Vapi at registration serial no. 9281 in original and 9282 in duplicate. Thus M/S. MOKKSH REALTY GROUP a partnership firm got the lease hold rights over the property under investigation



WHEREAS thereafter M/s Mokka Sh Realty Group a partnership firm have developed all that piece and parcel of **Commercial Plot No. C-7/67** admeasuring 1110 sq meters consisting of Survey No. 578/P in the Vapi Notified Industrial Area, situated lying and being within the village limits of Vapi, Tal Vapi Dist Valsad and have constructed a new building of ground floor + four floor and have named the premises as **"THE GRAND EDGE"** in accordance with the building plans approved and sanctioned by the Executive Engineer of the G.I.D.C.

I have carried out the search in the Office of the Sub Registrar Pardi & Vapi from 1988 to 2018 i.e period of 30 years and the receipt of search taken by me from Sub Registrar Pardi bearing no 2018106003736 dated 17/03/2018 & the receipt of search taken by me from Sub Registrar Vapi bearing no 2018400004972 dated 17/03/2018 had been appended herewith this report. It transpires from the record that there is no charge of any bank or any financial institution over the said property and the title of the property under investigation is clear and marketable


Vaibhav N. Pandya



Advocate

VAIBHAV N. PANDYA
(ADVOCATE)

Office No.11, Third Floor,
Above Mehsana Urban Co-op. Bank Ltd.,
Girnar Khushboo Plaza, Plot No.809,
Nr. Vishal Mega Mart, G.I.D.C., Vapi-396 195.

અરજી પહોંચ

Jayendra
bhai

મેલકતનું વર્ણન Plot no.-C-7/67,S.no.-578/P, GIDC

Search in : વાપી/Vapi

પહોંચ નંબર: ૨૦૧૮૧૦૬૦૦૩૭૩૬

અરજી નંબર: ૩૨૦૩

અરજી વર્ષ: ૨૦૧૮

તા: ૧૭

માહે: માર્ચ

સને: ૨૦૧૮

રજુ કરનારનું નામ Vaibhav N. Pandya (Adv.)

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૮૮ ૨૦૧૪ ૧૪૫

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૧૪૫

અંકે રૂપિયા એકસો પીસ્તાલીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

G. R.

(B R DESHMUKH)

સબ રજીસ્ટ્રાર

પારડી

IGR-NIC

2493307643328091297

૧૭/૩/૨૦૧૮

૧:૦૮:૨૨ pm

અરજી પહોંચ

મેલકતનું વર્ણન Plot No. C-7/67, Sr. No. 578/P,

Search in : VAPI/VAPI

પહોંચ નંબર: ૨૦૧૮૪૦૦૦૦૪૯૭૨ અરજી નંબર: ૨૪૮૮ અરજી વર્ષ: ૨૦૧૮

તા: ૧૭ માહે: માર્ચ સને: ૨૦૧૮

રજી કરનારનું નામ Vaibhav N. Pandya - Advocate

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / કોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી..... Year : ૨૦૧૪ ૨૦૧૮
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૩૫

અંકે રૂપિયા પાંત્રીસ પુરા.

દસ્તાવેજ

નકલ

ના દિવસે તૈયાર થશે અને

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(Sunilbhai A Gavit)
સબ રજીસ્ટ્રાર
વાપી

IGR-NIC

8462417697696598291

૧૭/૩/૨૦૧૮

૪:૫૪:૩૭ pm