

Chandresh Patel

Advocate & Attorney

Date: 21/1/2019

Vandna Tractors Pvt. Ltd.,
Gondal Road,
Rajkot.

Ref.: Title Report

1. Description of the Property with boundaries:-

Immovable Open Residential Plot No. 9 of F.P. No.963 of T.P. Scheme No.4 Land Admeasuring 3845-00 Sq. Mts. Non Agricultural and Construction use Land of Revenue Survey No.384 within the village limits of Rajkot, Taluka & Dist. Rajkot with Building Structure Two High rise Residential Building Tower No. A& B and One High Rise Commercial Building going to construct over it in which total Flats 84 & 18 Commercial Unit to be constructed as per R.M.C. Approved Building Plan & Building Development Permission No.479 Dt.21/12/2018 and Buildings Scheme to be known as "Vandna Heritage" situated at within the Sub District and District Rajkot. which is Bounded as Follows:

City Survey Ward No.7/3 City Survey No. 5422

Boundaries: -

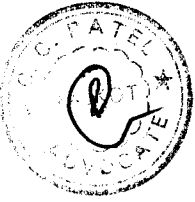
On or towards North by :- Plot No.8.
On or towards South by :- Other's Property on Revenue Survey No. 385&383.
On or towards East by :- Public Road.
On or towards West by :- Public Road.

As per Instructions, We have investigated the titles of the above referred land and have caused to be taken searches (computerized, up to date of search i.e.6/10/2018) of available revenue and registration record for last 13 years and believing the same to be true, correct and trustworthy and also believing the same to be true, correct and trustworthy and also believing documents/ revenue record/ copies/papers etc lying in his/its file to be true and genuine, we hereby give our report on title as under:-

2. Documents studies/ scrutinized:

- 1 Copy of Regd. Sale Deed of Agriculture land No.628 dated 10/6/1954 executed by Mir Gani Allarakha & Others. in favor of Premjbhai Gopabhai Patel & Oth..
- 2 Copy of Regd. Release Deed of Agriculture land No.664 dated 2/6/1955 executed by Savjibhai Lalabhai in favor of Premjbhai Gopabhai Patel.
- 3 Copy of Regd. Sale Deed of Agriculture land No.1046 dated 27/9/1955 executed by Premjbhai Gopabhai Patel in favor of Mahant Bhagwandasji Haridasji.

- 4 Copy of N.A. Order No.Land//1/1166 Dtd.2/2/1956 issued by Collector, Rajkot in favor of Mahant Bhagwandasji Haridasji.
- 5 Copy of N.A. Correction Order No. Land/1/1166 Dtd.4/2/1956 issued by Collector, Rajkot in favor of Mahant Bhagwandasji Haridasji.
- 6 Copy of N.A. Sanad No.26 Dtd.19/3/1956 in respect of N.A. land of Shri Mahant Bhagwandasji Haridasji.
- 7 Copy of Power of Attorney Dtd.11/2/1956 issued by Mahant Bhagwandasji Haridasji in favor of Anupchand Lavjibhai Sheth.
- 8 Copy of Sale Deed No.1081 Dtd.31/5/1956 executed by Anupchand Lavjibhai Sheth as a Power of Attorney Holder of Mahant bhagwandasji Haridasji in favor of Bachulal Govabhai.
- 9 Copy of Sale Deed No.296 Dtd.23/1/1959 executed by Bachulal Govabhai in favor of Kishorbhai Prabhulal Ghiya and Nalinkant Ratilal Ghiya.
- 10 Copy of Will No.1402 Dtd.18/4/1978 executed by Mahant Bhagwandasji Haridasji.
- 11 Copy of Certificate of Administration in Petition No.122/94 of deceased Mahant Bhagwandasji Haridasji issued by Dy. Admininstrator General, Rajkot in favor of Kanjibhai Dosabhai Patel on Dtd.10/11/1994.
- 12 Copy of Ulc Order No.6(1)/1202 Dtd.13/9/83 issued by Add. Collector, Ulc, Rajkot in favor of Kishorbhai Prabhulal Ghiya.
- 13 Copy of Ulc Order No.6(1)/1198 Dtd.26/3/84 issued by Add. Collector, Ulc, Rajkot in favor of Nalinkant Prabhulla Ghiya.
- 14 Copy of Will No.15508 Dtd.20/10/1995 executed by Kanjibhai Dosabhai Patel.
- 15 Copy of Ulc Order No.6(1)/1003/1004/4146/76 Dtd.14/7/98 issued by Add. Collector, Ulc, Rajkot in favor of Bhagvandasji Haridasji.
- 16 Copy of Letters of Administration of the will of deceased Kanjibhai Dosabhai Patel with copy of the will annexed in C.M.A. No.48/2000 issued by 5th Ht. Civil Judge(S.D.) rajkot in favor of Kishorbhai Kanjibhai Patel on Dtd.16/10/2000.
- 17 Copy of Order dtd.13/1/2006 passed by Executive Magistrate, Rajkot in Case No.2 of 2005 under Section 145 of the Criminal Procedure Code.
- 18 Copy of the plaint in Spl. Civil Suit No.130 of 2011 filed in Civil Court, Rajkot together with Copy of the Compromise pursis Ex.38 (Kishorbhai Kanjibhai Patel, Plaintiff V/s. 1 heirs of deceased Kishorlal Prabhulal Ghiya and others defendants) with order dated 31/12/2011 passed by 13th Additional Senior Civil Judge, Rajkot and Copy of Decree passed in the said suit.
- 19 Copy of Probate of the will dated 25/2/2008 issued by 3rd Additional Senior Civil Judge, Rajkot in C.M.A. No.660 of 2011 with copy of the will annexed.
- 20 Copy of Order Dtd.30/6/2012 passed by City Survey Suprintendent-3 and Additional Mamlatdar, Rajkot in Remand Case No.3 of 2012 Dtd.30/6/2012.



- 21 Copy of Memorandum and Articles of Association with Certificate of Incorporation No.04-36228 Dtd.2/7/1999 issued by Registrar of Companies, Gujarat in favor of Vandna Tractors Pvt. Ltd.
- 22 Copy of Board Resolution Dtd.4/8/2012 issued by board of Director's of Vandna Tractors Pvt. Ltd.
- 23 Copy of Sale Deed No.9436 Dtd.19/12/2012 executed by Parasbhai K. Ghiya & Oth. in favor of Vandna Tractors Pvt. Ltd.
- 24 Copy of Affidavit Dtd.21/12/2012 executed by Shri Kishorbhai Kanjibhai Patel.
- 25 Copy of Lay Out Plan.
- 26 Copy of T.P. Sketch with F- Form.
- 27 Copy of City Survey Sketch.
- 28 Copy of Letter Dtd.15/12/2017 written by RUDA to Vandna Tractors Pvt. Ltd., together with Original Part Plan of Second Revised Development Plan 2031 A.D. issued by RUDA.
- 29 Copy of Instrument relating to Deposit of Title Deeds registered with the Sub-Register, Rajkot at Sr. No.9439 Dtd.19/12/2012.
- 30 Copy of Instrument relating to Deposit of Title Deeds registered with the Sub-Register, Rajkot at Sr. No.9668 Dtd.28/12/2012.
- 31 Copy of Building Development Permission No.479 Dt.21/12/2018 and Approved Building Plan issued By Ass.T.P.O.,R.M.C. in favour of M/s. Vandna Tractors Pvt. Ltd.
- 32 Copy of Entry form Village Hak Register No.221,270,2179 from Hak Patrak Register & Village form No.8/A issued by Talati Cum Mantri from Promulgation to Kishorlal Prabhulal Ghiya & Oth..
- 33 Copy of Entry from Property Register.
- 34 Copy of receipts for payment of land revenue and education cess etc. by Vandna Tractors Pvt. Ltd.



3. Tracing of title:

Originally the Agri. land of Rajkot Revenue Survey No.329,384&335 Paiki was belonged to Mir Gani Allarakha and others.

There After, Mir Gani Allarakha and others sold the above said agriculture land to Premji Gopabhai Patel and Savjibhai Kalabhai vide Sale Deed No.628 Dtd. Dtd.10/6/1954.

After that, Partition was made between them so, Savjibhai Kalabhai was released his right's in favor of Premjibhai Gopabhai Patel vide Release Deed No.664 Dtd.2/6/1955.

There after, Premjibhai Gopabhai Sold Revenue Survey No. 329 Paiki and 384 havign total Land admesuring A.10-28G.to Mahant Bhagwandas Haridsji vide Sale Deed No.1046 Dtd.27/9/1955.

Thereafter Mahanat Bhagwandas Haridasji had applied to Collector, Rajkot had applied to the Collector , Rajkot to grant the permission to convert the said agricultural land into NA by Order No. Land/1/1166 Dtd.2/2/1956 and also Correction Order Dtd.4/2/1956 which in turn was granted. The lay out plan was approved. The Sanad in form "M" was also issued.

After that, Mahant Bhagwandas Haridasji issued a Power of Attorney to Anupchand Lavjibhai Sheth to do all acts on behalf of him on Dtd.11/2/956.

After that, Anupchand Lavjibhai Sheth on Strenghtna of the Power of Attorney sold Revenue Survey No. 384 Paiki Plot No. 9 to Bachulal Govabhai vide Sale Deed No.1081 Dtd.31/5/1956.

After that, Bachulal Govabhai again sold that Plot to Kishorlal Prabhulal Ghiya and Nalinkant Ratilal Ghiya vide Sale Deed No.296 Dtd.23/1/1959.

It appears that on Implementation of T.P. Scheme No. 4 land of Plot No. 9 was given Final Plot No. 963 and land admeasuring 3845-00 Sq. Mts.

It also appears that Kishorbhai Prabhulal Ghiys had executed a Will Dtd.25/2/2008 for his all immovable Properties including share in Plot No. 9, he was did on 8/10/2010 so his legal heir namely Paras Kishorlal Ghiya had obtained Probate of the will from Civil Court Rajkot vide No.660/2011 Dtd.20/10/2011.

It also appears that, Mahant Bhagwwandas Haridas also executed a Regd. will for his immovable Properties vide No.1402 Dtd.18/4/78.

There After, Mahant Bhagwandas Haridas was died so beneficiary of the will Kanjibhai Dosabhai Patel got Letters of Administration of the will from Administration General, Rajkot.

It also appears that, Kanjibhai Dosabhai Patel also executed a Regd. Will for his immovable Properties and his right's of Mahant Bhagwandas Haridasji's Properties vide No 15508 Dtd.20/10/1995.



After Death of Kanjibhai Dosabhai legal heirs and beneficiary of the will apprached Civil Cour, rajkot to obtained a Letters of Administration with will vide C.M.A. No. 48/2000 which was approved by the court and issued a Certificate on Dtd.16/10/2000.

In view of two different wills s aforesaid- one of Kishorlal P. Ghiya in favor of ParasKishorlal Ghiya ad another will of Mahant Bjugwandasji Haridasji in favor of Kanjibhai Dosabhai Patel in respect of the land of Survey No. 384 paiki, there arose a dispute as to the ownership and possession of the said land.

Therefore, Shri Kishorbhai Kanjibhai Patel had filed R.C.S. No. 69 of 2006 (Subsequently converted into Sp. Civil Suit No.130 of 2011) in the Civil Court, Rajkot against Kishorlal Prabhulal Ghiya and other seeking declaration and permanent injuncion that he (Kishorbhai Kanjibhai Ghiya) is the owner and occupier of the land of Plot no 9 of survey No.329& 384 of Rajkot.

there after, pendency of said suit, a compromise was arrived at between the parties to the suit, whereby it was agreed that the disputed land admeasuring 4607-00 Sq.Yds. of Plot No.9 of Survey No.329 and 384 of Rajkot they sold out and the amount of consideration received on sale, be apportioned and divided into the ratio of 35: 65 (35@ to be received by Kishorbhai Kanjibhai Patel and 65@ to be received by heirs of deceased Kishorlal P. Ghiya) Accordingly, by a decree dated 31/2/2011 passes by 13th Additional Senior Civil Judge, Rajkot, the suit No.130 of 2011 was disposed off.

It also appears that Sukhevsinh D. Gohil and other constituted a Company namely M/s. Vandna Tractors Pvt. Ltd. which is incorporated under The Companies Act.

After that, M/s. Vandna Tractors Pvt. Ltd. Purchased Open land admeasuring 4607-00 Sq. Mts. of Plot No. 9 of Revenue Survey No. 384(F.P. No.963 of T.P. Scheme No. 4 of Rajkot) jointly

from Shri Paras Kishorlal Ghiya, Nalinkant Ghiya and kishorbhai Kanjibhia Patel vide Sale Deed No.9436 Dtd.19/12/2012, Name of the Company was also entered in Prperty REgister Accordingly.

It appears that M/s. Vandna Tractors Pvt. Ltd. had submitted the plan for the construction of Two High Rise residential buildings and One High Rise Commercial Building on the said land was submitted before RMC, which was approved and the permission was granted.

The amount of the revenue dues and property dues has been paid as disclosed form the receipts towards the payment on the file.

It appears that M/s.Vandna Tractors Pvt. Ltd. had taken a Loan from The Co. Op. Bank of Rajkot Ltd. And also executed a Mortgage Deed having No.9439 Dtd.19/12/2012 and No.96678 Dtd.28/12/2012.

4. Whether title is clear and property is free from any encumbrance?

I have carried out search and also taken Encumbrance Certificate from the office of Sub-registrar, Rajkot-1 for the period of last 15 years and the best of my knowledge and information derived from the same I have not found above said mortgage or charge registered thereof. The said property under this report is free from except that mortgage and all encumbrances.

5. Final Certificate/ Opinion :

I view or what is stated above, we are of the opinion that the titles of above referred property are clear, marketable and free from reasonable doubt with the Charge of The Co. Op. Bank of Rajkot Ltd..



Yours faithfully,

A handwritten signature in black ink, appearing to read "C. C. Patel", written over a horizontal dashed line.

Chandresh C. Patel
Advocate
G/1478/2003

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.329-384 પ્લોટ નં.9 ટી.પી.4 એફ.પી.963
સી.સ.વો.નં.7/3 સી.નં.5422
Search in : RAJKOT-1/RAJKOT-1

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૨૮૪૦૬ અરજી નંબર: ૨૦૨૧૬ અરજી વર્ષ: ૨૦૧૮

તા: ૬ માહે: ઓક્ટોબર સને: ૨૦૧૮

રજુ કરનારનું નામ સી.સી.પટેલ(એડ)શોધ+ઇસી

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year: ૨૦૦૫ ૧૮૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઇન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૮૦

અંકે રૂપીયા એકસો એસી પુરા.

દસ્તાવેજ

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(એમ.જે.રાજયગુરુ)

સબ રજીસ્ટ્રાર

રાજકોટ - 1

IGR-NIC

-4972928216581273104

૬/૧૦/૨૦૧૮

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2005
2018

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in સી.સી.પટેલ(એડ)શોધ+ઇસી

અરજી નંબર : ૨૦૨૧૬

ગામ નું નામ : RAJKOT-1

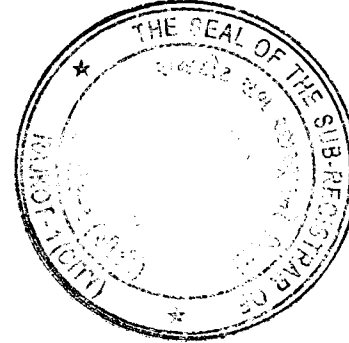
મિલકતનું વર્ણન રે.સ.નં.329-384 પ્લોટ નં.9 ટી.પી.4 એફ.પી.963 સી.સ.વો.નં.7/3 સી.નં.5422

દસ્તાવેજની આ શોધ એસ.આર.ઓ - RAJKOT-1 મા -13 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા _____ સુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
૩૧.	2	NO DATA AVAILABLE				



તારીખ :

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - RAJKOT-1