

કિરણ એન. પટેલ

બી.કોમ, એલએલ.બી. એડવોકેટ
૧૦૭, પહેલા માળે,
સીટી લાઈટ બીઝનેસ સેન્ટર,
સીટીલાઈટ રોડ, પાલનપુર.
ફોન (૨૬.) ૨૫૪૪૩૦

Kiran N. Patel

B. Com., LLB. Advocate
107, 1st Floor,
City Light Business Center
City Light Road, Palanpur.
Ph. (R.) 254430

:: REPORT ON TITLE ::

Re. :- **IN THE MATTER OF Due Diligence of Title with respect to Non Agricultural Land situate at. Sargasan (sim), Taluka – Gandhinagar, in the Registration District and Sub District – Gandhinagar, bearing Final Plot No. 22+23, Sub Plot No. 2, admeasuring about 3106 Sq. mts., Revenue Survey Nos. 440/1/part and 440/2/part, Draft Town Planning Scheme No. 9 (Vasna – Hadmatiya – Sargasan – Uvarsad – Tarapur – Vavol)**

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. Going to Sub Registrar Office Sargasan carried out 30 years search thereof Receipt No. 2019048070989. Our updated Report on Title for private use is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers, writings and records referred to herein below.

DESCRIPTION OF LAND :-

Revenue Village :- Sargasan
Taluka :- Gandhinagar
District :- Gandhinagar
Sub District :- Gandhinagar
Revenue Survey No. :- 440/1/part
440/2/part
Final Plot No. :- 22+23, Sub Plot No. 2
Area :- 3106 Sq. Mts.
T. P. Scheme No. :- 9 ((Vasna-Hadmatiya-Sargasan – Uvarsad – Tarapur – Vavol)

Boundaries of Final Plot No. 22+23, Sub Plot No. 2

North :- Final Plot No. 126 and 127
South :- Road
East :- Final Plot No. 152 P. U. S.
West :- Final Plot No. 22+23, Sub Plot No. 1

DETAILS OF TITLE HOLDER :-

SHUBHAARAMBH PROJECTS PRIVATE LIMITED

CIN : U45201GJ2018PTC104442

Date of Incorporation :-

Registered Office Address :- Abhishek House, 5/1, Shrimali Soc.
Navrangpura Ahmedabad – 380013

DETAILS RELATING TO LAND :-

1. The land under reference is part of Final Plot No. 22, admeasuring about 2449 Sq. Mts. and Final Plot No. 23, admeasuring about 7346 Sq. Mts. Final Plot No. 22 is allotted in lieu of old Survey No. 440/1 part. Original Plot No. 22 of 3768 Sq. Mts. Final Plot No. 23 is allotted in lieu of Survey No. 440/2 part, Original Plot No. 23 of 11302 Sq. Mts.
2. Final Plot No. 22 and 23 are amalgamated and sub-divided into two sub plots as per amalgamation and sub-division plan sanctioned by Gandhinagar Urban Development Authority (GUDA), dated 1st September 2012, bearing No. PRM/Sargasan/05/1/11/2706/12. Amalgamated Final Plot is Final Plot No. 22+23, admeasuring in aggregate 9795 Sq. Mts. Such two sub plots are Plot No. 1 of 6628 Sq. Mts. and Plot No. 2 of 3107 Sq. Mts. (the land of Sub Plot No. 2 under due diligence of title).
3. As per Survey Recor made by DILR Gandhinagar, dated 28th September 2016, bearing No. R.K./Sargasan-440/1, 440/2/Durasti Patrak No. 62/2016 the land of Final Plot Number as per its area are given two separate Revenue Survey Numbers. Apparently (a) Survey No. 440/1/A (440/1/1) of 2449 Sq. Mts. land of Final Plot No. 22 and (b) Survey No. 440/2/A (440/2/1) of 7346 Sq. Mts. land of Final Plot No. 23.0 (Ref. Revenue Entry No. 5894, dated 5th October, 2016).

TRACING OF TITLE

1. Originally land of both the said Survey Numbers were registered in the name of Babubhai Adarbhai Patel. (Ref. Revenue Entry No. 214 of around 1959.) He died on 10th September, 1966 leaving behind his son Parshottam Babubhai Patel and the land was registered in the name of Parsshottam Babubhai Patel. (Ref. Revenue Entry No. 999, dated 1st March 1967).
2. Said Parshottam Babubhai Patel died on 29th November, 1998 and the names of (1) Vimlaben Parshottambhai (2) Savitaben Parshottambhai (3) Kiritbhai Parshottambhai (4) Pravinaben Parshottambhai (5) Harshadbhai Parshottambhai and (6) Illaben Parshottambhai, were entered in the revenue records (Ref. Revenue Entry No. 2172, dated 15th April 1999)
3. Said Vimlaben Parshottambhai and others sold and conveyed both the said lands of Survey No. 440/1 and 440/2 by two separate Deeds of Conveyance,
 - (i) dated 27th June, 2007, registered under Sr. No. 8345 (with respect to Survey No. 440/1) and
 - (ii) dated 25th January, 2007, registered under Sr. No. 1172 (with respect to Survey No. 440/2) to (1) Ravjibhai Popatbhai Vasani (2) Saviteben Ravjibhai Vasani (3) Kirankumar Ravjibhai Vasani (4) Sobhaben Kirankumar Vasani (5) Hareshkumar Ravjibhai Vasani (6) Ritaben Hareshkumar Vasani (7) Babubhai Popatbhai Vasani (8) Manjulaben Popatbhai Vasani (9) Madhubhai Popatbhai Vasani and (10) Kailasben Madhubhai Vasani. (Ref. Revenue Entry No. 3110, dated 1st February 2007 and Revenue Entry No. 3313, dated 30th June 2007).
4. One of the said co-owners Savitaben Ravjibhai Vasani died on 8th March, 2011, She died leaving behind her registered Will, dated 4th January, 2011 registered under Sr. No. 94 in Book No. 3 of Sub Registrar. Under the Will, her share in the said lands is given to her said two sons Kiranbhai Ravjibhai Vasani, and Hareshbhai Ravjibhai Vasani. (Ref. Revenue Entry Nos. 4956, dated 3th October 2012 and 4965, dated 11th October 2012)
5. Thereafter said Ravjibhai Popatbhai Vasani and eight others (except late Savitaben Ravjibhai Vasani) sold and conveyed the said land of Final Plot No. 22 and 23 in separate parts, by two separate Deeds of Conveyance both dated 4th May 2012.

- (i) One registered under Sr. No. 6012 with respect of land of Final Plot No. 22/part of 780.50 Sq. Mts. and Final Plot No. 23/part of 2325.50 Sq. Mts, in all aggregating to 3106 Sq. Mts. and
- (ii) another registered under Sr. No. 6021 with respect to land of Final Plot No. 22/part of 1668.50 Sq. Mts. and Final Plot No. 23/part of 5020.50 Sq. Mts. in all aggregating to 6689 Sq. Mts. to Bansal Infracon Ltd. (Ref. Revenue Entry Nos. 4967 and 4966 both of 20th October, 2012 respectively.)
- (iii) Thereafter said BANSAL INFRACON PRIVATE LIMITED sold to and conveyed the said land of Final Plot No. 22+23, Sub Plot No. 2, admeasuring about 3106 Sq. mts. Registered Sale Deeds No. 5050 on dated 2nd March 2019.
(SHUBHAARAMBH PROJECT PRIVATE LIMITED, Ref. Revenue Entry Nos. 7034 of 3rd October 2019 respectively.)

Note :-

- (a) BANSAL INFRACON LIMITED was originally under previous company law as BANSAL ISPAT PRIVATE LIMITED. It is further changed to BANSAL INFRACON PRIVATE LIMITED. (Reference : Certificate of Incorporation consequent upon conversion to Private Limited Company, dated 18th August 2014.
- (b) In the said Deed of Conveyance Kirankumar Ravjibhai Vasani, Sobhaben Kirankumar Vasani, Madhuben Popatbhai Vasani and Kailashben Madhubhai Vasani were represented through Hareshkumar Ravjibhai Vasani as their Power of Attorney Holder. They all have subsequently made and registered Deed of Confirmation dated 30th May 2012 registered under Sr. No. 7260.

Note :-

- (1) Land of Sub Plot No. 1 is already granted Development Permission for development and construction of project as per Development, Permission of GUDA dated 1st September, 2012, bearing No. PRM/Sargasan/05/01/11/2706/2012, a residential project of flats.
- (2) From the revenue record, more particularly from Revenue Entry No. 1483, dated 19th January 1986 and Revenue Entry No. 1532, dated 13th May 1987, we find that one Jivabhai Bhagwandas had executed

Emuel

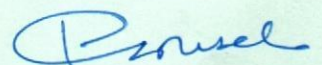
conveyance of the said lands of Survey Numbers in favour of one Amrish Jagmohandas by a Deed of Conveyance on Sale, dated 18th October 1985, registered under Sr. No. 4611/84.

- (3) Jivabhai Bhagwandas had no right whatsoever on the land and the Conveyance executed by him was false, and such Conveyance was also held to be violative of the Bombay Tenancy and Agricultural Lands Act. Inquiry was also held. There was also police complaint and it was established that the registered Sale Deed was false. The proceedings under the Bombay Tenancy and Agricultural Lands Act were closed.
6. Then after various entries were affected in the record of right and for that afore – said property came in the legal and physical possession with the afore – said person and the same were certified by competent authority.
7. I, have verified all entries which are all certified, legal and correct. Therefore in the government record names of the above – stated are running.
8. Therefore, it is certified on the basis of the documents produced by the above – stated person before me, that the above – stated person is absolute, legal owner of the afore – said property, and also in the legal and physical possession of the afore – said property with the afore – said person.
9. As per above discussion, I came to the conclusion that there is no any act, attachment, charges, encumbrances, or changes of the said property, which is situated in the sim of Sargasan (sim), Taluka – Gandhinagar, in the Registration District and Sub District – Gandhinagar.

I here by certify that the title of SHUBHAARAMBH PROJECT PRIVATE LIMITED, Abhishek House, 5/1, Shrimali Soc., Navrangpura Ahmedabad – 380013 over the property shown in the schedule is clear & marketable. The land is free from any charges or encumbrances what so ever.

I have issued this Title clearance certificate after verifying relevant records.

At. Palanpur
Dt. 11-12-2019


(K. N. Patel)
Advocate