



Date: 15/05/2018

Title Search Report

TSR No.: 02/2018

To,
Whome so ever it may concern.

Sub : Investigation of the title in respect of the Property of Grishma Infrastructure Pvt. Ltd.

Part – 1 Description of the Property:

Property: - 31 Shops and 256 Offices of building "The Destiny" to be constructed on lands of Plot No.:41+42/paiki+40/paiki+51 to 51 totally admeasuring 3570.66 Sq. Mts. alongwith right of utilization of common plot admeasuring 83.59 Sq. Mts. F.P. No.:23/1 of T.P. No.:21 of Mavdi Revenue Survey No.:95 paiki, Tal.: & Dist.:Rajkot.

Boundary: - (For Flat bearing No. 401)

North: - 9.0 Mts. T.P. Road, it admeasures 63.14 Mts. with curvature.
South: - 15.0 Mts. road, it admeasures 82.27 Sq. Mts. with curvature.
East: - Common plot and 45.0 Mts. road, it admeasures 53.50 Mts., with curvature.
West: - Others property, it admeasures 50.33 Mts

Part – 2 List of Documents verified by me:

1. True copy of Jungal book issued by competent authority.
2. True copy of receipt of revenue tax paid.
3. Certified copy of Village Form No.:6, 7&12 and 8-A issued by competent authority.

Original of Power of attorney dtd.:06.01.1997 executed by legal heirs of deceased Dungarbhai Manjibhai, deceased Ramjibhai Dungarbhai, deceased Hansrajibhai Dungarbhai and deceased shamjibhai Dungarbhai i.e. Shri Kunvarben Dungarbhai & Others (total-22) in favour of Shri Kanjibhai Bhagwanjibhai Patel.



5. True copy of ULC Order No.:ULC-3492-1742-4160-V-3 dtd.:12.09.1997 issued by ULC Authority.
6. True copy of permission for sub-plotting is obtained at vide No.:RUDA/Tech/Dev/Mavdi/618/97 dtd.:13.07.1998 alongwith sub-plotting plan issued by competent authority.
7. True copy of N.A. Order obtained at vide No.:NA-La-Re-Kok-65 Case No.:65/98-99 dtd.:29.01.1999 issued by competent authority.
8. True copy of registered sale deed No.:1873 dtd.:12.10.1998 in favour of Shri Jagdishbhai Vrujlal Patel which is registered at No.:2021 dtd.:13.05.1999.
9. Original registered sale deed No.:1874 dtd.:12.10.1998 in favour of Shri Bhavnaben Kishorbhai Pambhar which is registered at No.:2022 dtd.:13.05.1999.
10. Original registered sale deed No.:1875 dtd.:12.10.1998 in favour of Shri Samaptiben Kanjibhai Patel which is registered at No.:2023 dtd.:13.05.1999.
11. Original registered sale deed No.:1880 dtd.:12.10.1998 in favour of Shri Keshubhai Gagjibhai Patel which is registered at No.:2024 dtd.:13.05.1999.
12. Original registered sale deed No.:1877 dtd.:12.10.1998 in favour of Shri Vallabhbhai Nagjibhai Patel which is registered at No.:2025 dtd.:13.05.1999.
13. Original registered sale deed No.:1878 dtd.:12.10.1998 in favour of Shri Ashwinbhai Babubhai Patel which is registered at No.:2026 dtd.:13.05.1999.
14. Original registered sale deed No.:1879 dtd.:12.10.1998 in favour of Shri Babulal Bhagwanjibhai Patel which is registered at No.:2027 dtd.:13.05.1999.
15. Original registered sale deed No.:1881 dtd.:12.10.1998 in favour of Shri Kiranben Kanakbhai Patel which is registered at No.:2029 dtd.:13.05.1999.
16. Original registered sale deed No.:1882 dtd.:12.10.1998 in favour of Shri Parshottambhai Nagjibhai Patel which is registered at No.:2030 dtd.:13.05.1999.
17. Original registered sale deed No.:1880 dtd.:12.10.1998 in favour of Shri Ranjitaben Kanjibhai Patel which is registered at No.:2028 dtd.:13.05.1999.
18. Original registered sale deed No.:1883 dtd.:12.10.1998 in favour of Shri Kamleshkumar Govindbhai Patel which is registered at No.:2031 dtd.:13.05.1999.

19. Original registered sale deed No.:1884 dtd.:12.10.1998 in favour of Shri Bhupatbhai Babubhai Patel which is registered at No.:2031 dtd.:13.05.1999.
20. Original registered sale deed No.:1885 dtd.:12.10.1998 in favour of Shri Kishorkumar Nathabhai Pambhar which is registered at No.:2033 dtd.:13.05.1999.
21. Original registered sale deed No.:1886 dtd.:12.10.1998 in favour of Shri Rameshbhai Babubhai Kiyada which is registered at No.:2034 dtd.:13.05.1999.
22. Original registered sale deed No.:1887 dtd.:12.10.1998 in favour of Shri Bhagwanjibhai Manjibhai Patel which is registered at No.:2035 dtd.:13.05.1999.
23. True copy of Form-Chha, Statement of redistribution & valuation on implementation of T.P. Scheme alongwith Sketch issued by competent authority.
24. True copy of partnership deed dtd.:13.01.2010 of M/s. Shreeji Land Developers alongwith Form-G registration Certificate issued by registrar of firms.
25. Original registered Power of attorney No.:3070 dtd.:02.02.2010 executed by Shri Kiranben Kanakbhai Patel, Shri Babulal Bhagwanjibhai Patel, Shri Parshottambhai Nagjibhai Patel, Shri Vallabhbhai Nagjibhai Patel, Shri Ranjitaben Kanjibhai Patel, Shri Samaptiben Kanjibhai Patel, Shri Rameshbhai Babubhai Kiyada, Shri Bhagwanjibhai Manjibhai Patel, Shri Kishorkumar Nathabhai Pambhar, Shri Keshubhai Gagjibhai Patel, Shri Ashwinbhai Babubhai Patel, Shri Jagdishbhai Vrujlal Patel, Shri Bhavnaben Kishorbhai Pambhar, Shri Bhupatbhai Babubhai Patel and Shri Kamleshkumar Govindbhai Patel in favour of Shri Hareshbhai Kanjibhai Patel.
26. Original Heirship Certificate dtd.:02.02.2010 obtained in vide CMA No.:78/2010 by Shri Hareshbhai Kanjibhai Sagparia issued by CJSD, Rajkot.
27. Original registered sale deed No.:7677 dtd.:18.03.2010 in favour of Shri Shreeji Land Developers - a partnership firm.
28. Original registered correction deed No.:5870 dtd.:18.12.2013 in favour of Shri Shreeji Land Developers - a partnership firm.
True copy of resolution dtd.:17.05.2017 passed by board of director of Grishma Infrastructure Pvt. Ltd. authorizing Shri Bharatkumar Bhanjibhai Dadhani to act on behalf of company.



30. True copy of resolution dtd.:23.05.2017 passed by partners M/s. Shreeji Land Developers - a partnership firm authorizing Shri Mashribhai Sagabhai Dhrangu to act on behalf of firm.
31. True copy of registered sale deed No.:2595 dtd.:26.05.2017 in favour of Grishma Infrastructure Pvt. Ltd.
32. True copy of Zoning Certificate No.:1686 dtd.:13.07.2017 alongwith part plan issued by competent authority.
33. True copy of Certificate of Incorporation dtd.:29.07.2009 of Grishma Infrastructure Pvt. Ltd. alongwith memorandum of Association and Articles of Association.
34. True copy of Company Search dtd.:09.11.2017 given by CS Shri Urvi Chauhan.
35. Original permission for construction is obtained at vide No.:336 dtd.:23.06.2017 alongwith approved building plan issued by competent authority.
36. Original affidavit executed by present owner(s).
37. Original search receipts

Part – 3 **History of the Title:**

As per instruction I have examined the title, of the above mentioned property and taken search of available revenue and registrar records for last 30 years and believing the documents original / true copy / Xerox copies etc., submitted to me to be true and genuine I hereby submit my title report as under:

It seems from the documents produced that originally many agricultural lands of village Mavdi belonged to Shri Manjibhai Bhagabhai and on his death and on family partition that took place agricultural lands of village Mavdi vested in name of his legal heirs namely Shri Dungar Manjibhai & Others. It is recited at vide entry No.:34 of promulgation in village form No.:6.

Thereafter on death of Dungar Manjibhai, agricultural lands of village Mavdi Revenue Survey No.:95 admeasuring Acres 7.23 Gunthas alongwith other lands vested in name of his legal heirs namely Shri Pancha Dungar & Others (total -4). It is recited at vide entry No.:21 dtd.:05.12.1985 in village form No.:6.

Thereafter on family partition that took place, agricultural lands of village Mavdi Revenue Survey No.:95 paiki admeasuring Acres 3.07 Gunthas alongwith other lands fell in share of Shri Arjanbhai Ramjibhai. It is recited at vide entry No.:63 dtd.:10.07.1986 in village form No.:6.



Thereafter a Power of attorney dtd.:06.01.1997 executed by legal heirs of deceased Dungarbhai Manjibhai, deceased Ramjibhai Dungarbhai, deceased Hansrajibhai Dungarbhai and deceased Shamjibhai Dungarbhai i.e. Shri Kunvarben Dungarbhai & Others (total-22)

Thereafter on application being made names of other legal heirs were inserted for the share of above whole agricultural lands of village Mavdi Revenue Survey No.:95 paiki admeasuring Acres 7.23 Gunthas and treated as holding of Shri Kunvarben Dungarbhai & Others (total-22) and an ULC Order No.:ULC-3492-1742-4160-V-3 dtd.:12.09.1997 issued by ULC Authority. It is recited at vide entry No.:1059 dtd.:10.07.1998 in village form No.:6.

Thereafter permission for sub-plotting is obtained at vide No.:RUDA/Tech/Dev/Mavdi/618/97 dtd.:13.07.1998 alongwith sub-plotting plan issued by competent authority.

Thereafter said agricultural lands of village Mavdi Revenue Survey No.:95 paiki admeasuring Acres 7.23 Gunthas converted to N.A. use by vide N.A. Order obtained at vide No.:NA-La-Re-Kok-65 Case No.:65/98-99 dtd.:29.01.1999 issued by competent authority. It is recited at vide entry No.:1086 dtd.:15.02.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:1-2-3 totally admeasuring 1222.67 Sq. Mts. is purchased by Shri Kiranben Kanakbhai Patel by registered sale deed No.:1881 dtd.:12.10.1998 which is registered at No.:2029 dtd.:13.05.1999. It is recited at vide entry No.:5835 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:4-5-6-7 totally admeasuring 1368.60 Sq. Mts. is purchased by Shri Babulal Bhagwanjibhai Patel by registered sale deed No.:1879 dtd.:12.10.1998 which is registered at No.:2027 dtd.:13.05.1999. It is recited at vide entry No.:5836 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:8-9-10 & 12 totally admeasuring 1475.14 Sq. Mts. is purchased by Shri Parshottambhai Nagjibhai Patel by registered sale deed No.:1882 dtd.:12.10.1998 which is registered at No.:2030 dtd.:13.05.1999. It is recited at vide entry No.:5837 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:13-14-15-16 totally admeasuring 1350.0 Sq. Mts. is purchased by Shri Vallabhbhai Nagjibhai Patel by registered sale deed No.:1877 dtd.:12.10.1998 which is registered at No.:2025 dtd.:13.05.1999. It is recited at vide entry No.:5838 dtd.:18.05.1999 in village form No.:6.



Thereafter out of said N.A. lands, lands of Plot No.:17-19-20-21 totally admeasuring 1452.63 Sq. Mts. is purchased by Shri Ranjitaben Kanjibhai Patel by registered sale deed No.:1880 dtd.:12.10.1998 which is registered at No.:2028 dtd.:13.05.1999. It is recited at vide entry No.:5839 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:22-23-24-25 totally admeasuring 1460.92 Sq. Mts. is purchased by Shri Samaptiben Kanjibhai Patel by registered sale deed No.:1875 dtd.:12.10.1998 which is registered at No.:2023 dtd.:13.05.1999. It is recited at vide entry No.:5840 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:18-26-27-28 totally admeasuring 1479.38 Sq. Mts. is purchased by Shri Rameshbhai Babubhai Kiyada by registered sale deed No.:1886 dtd.:12.10.1998 which is registered at No.:2034 dtd.:13.05.1999. It is recited at vide entry No.:5841 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:29-30-47 totally admeasuring 1438.87 Sq. Mts. is purchased by Shri Bhagwanjibhai Manjibhai Patel by registered sale deed No.:1887 dtd.:12.10.1998 which is registered at No.:2035 dtd.:13.05.1999. It is recited at vide entry No.:5842 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:11-31-32 totally admeasuring 1479.93 Sq. Mts. is purchased by Shri Kishorkumar Nathabhai Pambhar by registered sale deed No.:1885 dtd.:12.10.1998 which is registered at No.:2033 dtd.:13.05.1999. It is recited at vide entry No.:5843 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:33-34-35 & 49 totally admeasuring 1443.75 Sq. Mts. is purchased by Shri Keshubhai Gagjibhai Patel by registered sale deed No.:1880 dtd.:12.10.1998 which is registered at No.:2024 dtd.:13.05.1999. It is recited at vide entry No.:5844 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:36, 37, 38 & 39 totally admeasuring 1492.76 Sq. Mts. is purchased by Shri Ashwinbhai Babubhai Patel by registered sale deed No.:1878 dtd.:12.10.1998 which is registered at No.:2026 dtd.:13.05.1999. It is recited at vide entry No.:5845 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:42-43-44-45 totally admeasuring 1350.0 Sq. Mts. is purchased by Shri Jagdishbhai Vrujlal Patel by registered sale deed No.:1873

dtd.:12.10.1998 which is registered at No.:2021 dtd.:13.05.1999. It is recited at vide entry No.:5846 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:40-46-50 totally admeasuring 1213.87 Sq. Mts. is purchased by Shri Bhavnaben Kishorbhai Pambhar by registered sale deed No.:1874 dtd.:12.10.1998 which is registered at No.:2022 dtd.:13.05.1999. It is recited at vide entry No.:5847 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:41-48-54 totally admeasuring 1434.39 Sq. Mts. is purchased by Shri Bhupatbhai Babubhai Patel by registered sale deed No.:1884 dtd.:12.10.1998 which is registered at No.:2031 dtd.:13.05.1999. It is recited at vide entry No.:5848 dtd.:18.05.1999 in village form No.:6.

Thereafter out of said N.A. lands, lands of Plot No.:51-52-53 totally admeasuring 1456.62 Sq. Mts. is purchased by Shri Kamleshkumar Govindbhai Patel by registered sale deed No.:1883 dtd.:12.10.1998 which is registered at No.:2031 dtd.:13.05.1999. It is recited at vide entry No.:5849 dtd.:18.05.1999 in village form No.:6.

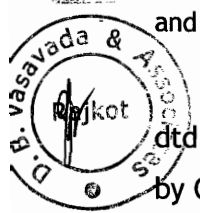
A Form-Chha, Statement of redistribution & valuation on implementation of T.P. Scheme alongwith Sketch issued by competent authority.

A partnership firm enacted in name & style of M/s. Shreeji Land Developers by vide partnership deed dtd.:13.01.2010 of alongwith Form-G registration Certificate issued by registrar of firms.

Thereafter a registered Power of attorney No.:3070 dtd.:02.02.2010 executed by Shri Kiranben Kanakbhai Patel, Shri Babulal Bhagwanjibhai Patel, Shri Parshottambhai Nagjibhai Patel, Shri Vallabhbhai Nagjibhai Patel, Shri Ranjitaben Kanjibhai Patel, Shri Samaptiben Kanjibhai Patel, Shri Rameshbhai Babubhai Kiyada, Shri Bhagwanjibhai Manjibhai Patel, Shri Kishorkumar Nathabhai Pambhar, Shri Keshubhai Gagjibhai Patel, Shri Ashwinbhai Babubhai Patel, Shri Jagdishbhai Vrujlal Patel, Shri Bhavnaben Kishorbhai Pambhar, Shri Bhupatbhai Babubhai Patel and Shri Kamleshkumar Govindbhai Patel in favour of Shri Hareshbhai Kanjibhai Patel.

Thereafter on death of Bhagwanjibhai Manjibhai Patel a Heirship Certificate dtd.:02.02.2010 obtained in vide CMA No.:78/2010 by Shri Hareshbhai Kanjibhai Sagparia issued by CJSD, Rajkot for his share in above said N.A. land.

Thereafter Shri Hareshbhai Kanjibhai Sagparia sold out lands of Plot No.:39 to 40, 42 to 45 and 48 to 54 totally admeasuring 5766.0 Sq. Mts. to M/s. Shreeji Land Developers - a partnership



firm by registered sale deed No.:7677 dtd.:18.03.2010. It is recited at vide entry No.:16540 dtd.:22.03.2010 in village form No.:6.

Since there is some typical error a registered correction deed No.:5870 dtd.:18.12.2013 in favour of Shri Shreeji Land Developers - a partnership firm.

A resolution dtd.:17.05.2017 passed by board of director of Grishma Infrastructure Pvt. Ltd. authorizing Shri Bharatkumar Bhanjibhai Dadhani to act on behalf of company.

And a resolution dtd.:23.05.2017 passed by partners M/s. Shreeji Land Developers - a partnership firm authorizing Shri Mashribhai Sagabhai Dhrangu to act on behalf of firm.

Thereafter a company incorporated in name & style of Grishma Infrastructure Pvt. Ltd. by vide Certificate of Incorporation dtd.:29.07.2009 issued by registrar of companies.

Thereafter out of said lands, lands of Plot No.:41+42/paiki+40/paiki+51 to 51 totally admeasuring 3570.66 Sq. Mts. alongwith right of utilization of common plot admeasuring 83.59 Sq. Mts. F.P. No.:23/1 of T.P. No.:21 of Mavdi Revenue Survey No.:95 paiki is purchased by Grishma Infrastructure Pvt. Ltd by registered sale deed No.:2595 dtd.:26.05.2017. It is recited at vide entry No.:142 in village form No.:2.

Thereafter permission for construction is obtained at vide No.:336 dtd.:23.06.2017 alongwith approved building plan issued by competent authority and 31 Shops and 256 Offices of building The Destiny to be constructed.

A Company Search dtd.:09.11.2017 given by CS Shri Urvi Chauhan showing charge of The Co-operative Bank of Rajkot Ltd.

Bank is require to collect following documents directly from Individual applicant for creation of mortgage, in addition to it copies of rest of the documents are required to be obtained for records purpose.

1. True copy of registered deed of declaration executed u/s 17 of The Gujarat Ownership Flat Act 1973.
2. True copy of RERA Certificate issued by competent authority.
3. True copy of Completion certificate issued by Competent Authority.
4. Original No Due Certificate for the unit in transit.
5. Original registered sale agreement executed in favour of proposed purchaser along with original registration receipt (our applicant).



Original registered sale deed executed in favour of proposed purchaser along with original registration receipt(our applicant)

Part – 4 Certificate:

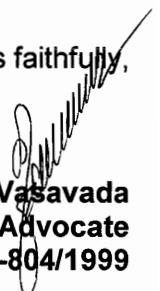
I have also carried out search of relevant sub-registrar for the period of last 14 years from 2004 to 2017 in the office of Sub-Registrar of Rajkot vide search receipt No. 2018022012306 & 2018023013856 on Dtd.: 27.04.2018 for the property mentioned in the Part-2.

On Investigation and verification, I hereby certify that I have not found any mortgage in respect of the said property and the title of the property is clear and marketable and free from encumbrances and flow less title I certify the same.

Place : Rajkot



Yours faithfully,


D. B. Vasavada
Advocate
G-804/1999