

Date : 18th May, 2019

Sir/s,

MR. RAVINDRA GATULAL KANSARA one of the partners of the J.P.R. CORPORATION, a partnership firm constituted under the provisions of the Indian Partnership Act, 1932 having it's registered office at Valsad, Tal. Dist. Valsad has approached me with regard the N. A. land admeasuring about 202.59.15 Sq.Mtrs. of the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad for the search.

I have taken the search for the period from 1990 to 18/05/2019 from the Valsad Sub Registry and Nil Encumbrance Certificate issued by Valsad Sub Registrar is Annexed herewith and I find that, the captioned property is free from any encumbrances.

Hope the matter is clear.

Thanking you,

Sincerely Yours'


Vipul S. Kapadia
Advocate

Date : 18.05.2019

TO WHOMSOEVER IT MAY CONCERN

Title Report with regard to the N. A. land admeasuring about 202.59.15 Sq.Mtrs. of the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad.

Sirs,

MR. RAVINDRA GATULAL KANSARA one of the partners of the **J.P.R. CORPORATION**, a partnership firm constituted under the provisions of the Indian Partnership Act, 1932 having it's registered office at Valsad, Tal. Dist. Valsad has approached me with regard to the title report of the captioned property.

FOLLOWING PAPERS HAVE BEEN PRODUCED BEFORE ME.

1. Certified Copy of the City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad.

2. Certified Copy of the City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad.
3. Xerox True Copy of the registered sale deed dated 23.03.1981, which is duly registered in the Valsad Sub Registry at Serial No. 2406.
4. Xerox Copy of the Construction Permission dated 18.11.2009 passed by Valsad Nagar Palika by virtue of the Resolution No. 43 dated 16.10.2009.
5. Xerox Copy of the Construction Permission dated 20.11.2017 issued by Chief Officer, Valsad Nagar Palika by virtue of the Resolution No. 972.

On scrutiny of the papers produced before me I find that, the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad and construction thereon stood in the name of Mr. Mahendranath Tatiya and after his demise on or about 28/01/1948 the name of Shri Ramanlal Mahendranath Tatiya had been entered into the City Survey Record in the land bearing C.S. No. 1359 & C.S.No. 1360 on 13/10/1948.

After the demise of Shri Ramanlal Mahendranath Tatiya, his legal heirs namely Shri Narendra Sumanlal Tatiya and Shri Surendra Ramanlal Tatiya had been entered into the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of

Valsad Nagarpalika, Tal. & Dist. Valsad and the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad and construction thereon on or above 11/05/1971.

In the year 1981, Shri Ravindra Gatulal Kansara and Shri Bhogilal Pranjivandas Kansara and Shri Kantilal Pranjivandas Kansara and Prakash Ravindrabhai Kansara and Shri Deepakkumar Gatulal Kansara purchased the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad and construction thereon by a registered sale deed dated 23.03.1981 from Shri Narendra Sumanlal Tatiya and Shri Surendra Ramanlal Tatiya. This sale deed is duly registered in the Valsad Sub Registry at Serial No.. 2406. This fact is recorded in the City Survey property card on dated 09.07.1981, which is duly certified by the competent revenue authority, which is duly certified by the competent revenue authority.

Thereafter, the Partition took place in the year 1986 by and between Shri Ravindra Gatulal Kansara and Shri Bhogilal Pranjivandas Kansara and Shri Kantilal Pranjivandas Kansara and Shri Prakash Ravindrabhai Kansara and Shri Deepakkumar Gatulal Kansara and Shri Jayesh Ravindra Kansara and by virtue of the Partition the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99

Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad and construction thereon fallen to the share of Shri Ravindra Gatulal Kansara and Shri Prakash Ravindrabhai Kansara and Shri Jayesh Ravindra Kansara. This fact is recorded in the City Survey Record in the year 2002.

Here it is made clear that, Mr. Ravindra Gatulal Kansara and Mr. Prakash Ravindra Kansara & Mr. Jayesh Ravindra Kansara floated the project known as "**Daya Sagar**" on the land admeasuring about 370.60 Sq. Mtrs. of the land bearing C.S. No. 1360 admeasuring about 1916.40.99 Sq. Mtrs. situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad.

The land admeasuring about 370.60 Sq. Mtrs. of the land bearing C.S. No. 1360 admeasuring about 1916.40.99 Sq. Mtrs. situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad kept reserved for D.P. Road.

Thereafter, Mr. Ravindra Gatulal Kansara & Mr. Prakashbhai Ravindra Kansara & Mr. Jayesh Ravindra Kansara have brought the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs in total 1239.59.19 Sq. Mtrs. situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad as the capital contribution under section 14 of The Indian Partnership Act, 1932 in the Partnership Firm known as **J.P.R. CORPORATION**, a partnership firm constituted under the

provisions of The Indian Partnership Act, 1932. This fact is recorded in the City Survey Record on 19.12.2012.

Thereafter, **J.P.R. CORPORATION**, a partnership firm constituted under the provisions of The Indian Partnership Act, 1932 has obtained the construction permission from Valsad Nagarpalika. This Construction Permission has been issued on 18.11.2009 by virtue of the Resolution No. 43 dated 16.10.2009 passed by Valsad Nagar Palika and J.P.R. Corporation, a partnership firm floated the project known as "**PUSHPANJALI**" in the land admeasuring about 1037 Sq.Mtrs. of the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 in total 1239.59.19 Sq. Mtrs. situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad.

Thereafter, **J.P.R. CORPORATION**, a partnership firm constituted under the provisions of The Indian Partnership Act, 1932 has obtained the construction permission with regard to the land admeasuring about 202.59.15 Sq.Mtrs. of the N. A. land bearing City Survey No. 1359 admeasuring about 64.38.20 Sq.mtrs situated within the limits of Valsad Nagarpalika, Tal. & Dist. Valsad and the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 in total 1239.59.19 Sq. Mtrs. situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad. This permission dated 20.11.2017 has been issued by Chief Officer, Valsad Nagar Palika by virtue of the Resolution No. 972.

By virtue of the Construction Permission dated 20.11.2017 issued by Chief Officer, Valsad Nagar Palika by virtue of the Resolution No. 972, **J.P.R. CORPORATION**, a partnership firm constituted under the provisions of The Indian Partnership Act, 1932 has decided to floated the project know as "**RAVIPUSHPA**" on the N. A. land admeasuring about 202.59.15 Sq.Mtrs. of the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 admeasuring about 1916.40.99 Sq.mtrs situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad.

HERE IT IS MADE CLEAR THAT, J.P.R. CORPORATION, a partnership firm constituted under the provisions of The Indian Partnership Act, 1932 has floated Parking + 5 (Five) floors project known as "**RAVIPUSHPA**" on the N. A. land admeasuring about 202.59.15 Sq.Mtrs. of the land admeasuring about 1175.20.99 Sq. Mtrs. of the N. A. land bearing City Survey No. 1360 situated within the limits of Valsad Nagar Palika, Tal. & Dist. Valsad.

OPINION

IN THE ABOVE SAID MATTER, I have gone through the papers produced before me and stated hereinbefore, the captioned property has been purchased in the year 1981 by Mr. Ravindra Gatulal Kansara and others by a registered sale deed dated 23.03.1981, which is duly registered in the Valsad Sub Registry at Serial No. 2406, which is properly stamped and there is no court matter with regard to the captioned property and I find that, the captioned property is free from any encumbrances whatsoever i.e. to say that **J.P.R. CORPORATION**,

a partnership firm constituted under the provisions of The Indian Partnership Act, 1932 holds good and marketable title of the captioned property.

I have taken the search of the captioned property in the Valsad Sub Registry from the year 1990 uptill now and the Nil-Encumbrance Certificate dated 18/05/2019.

Hope the matter is clear.

Thanking you,

Sincerely Yours,



Vipul S. Kapadia

Advocate

અરજી પહોંચ

મિલકત નું વર્ણન : સીટી સર્વે નં. 1360 પૈકીની ક્ષે. 202.59 .15 ચો.મી

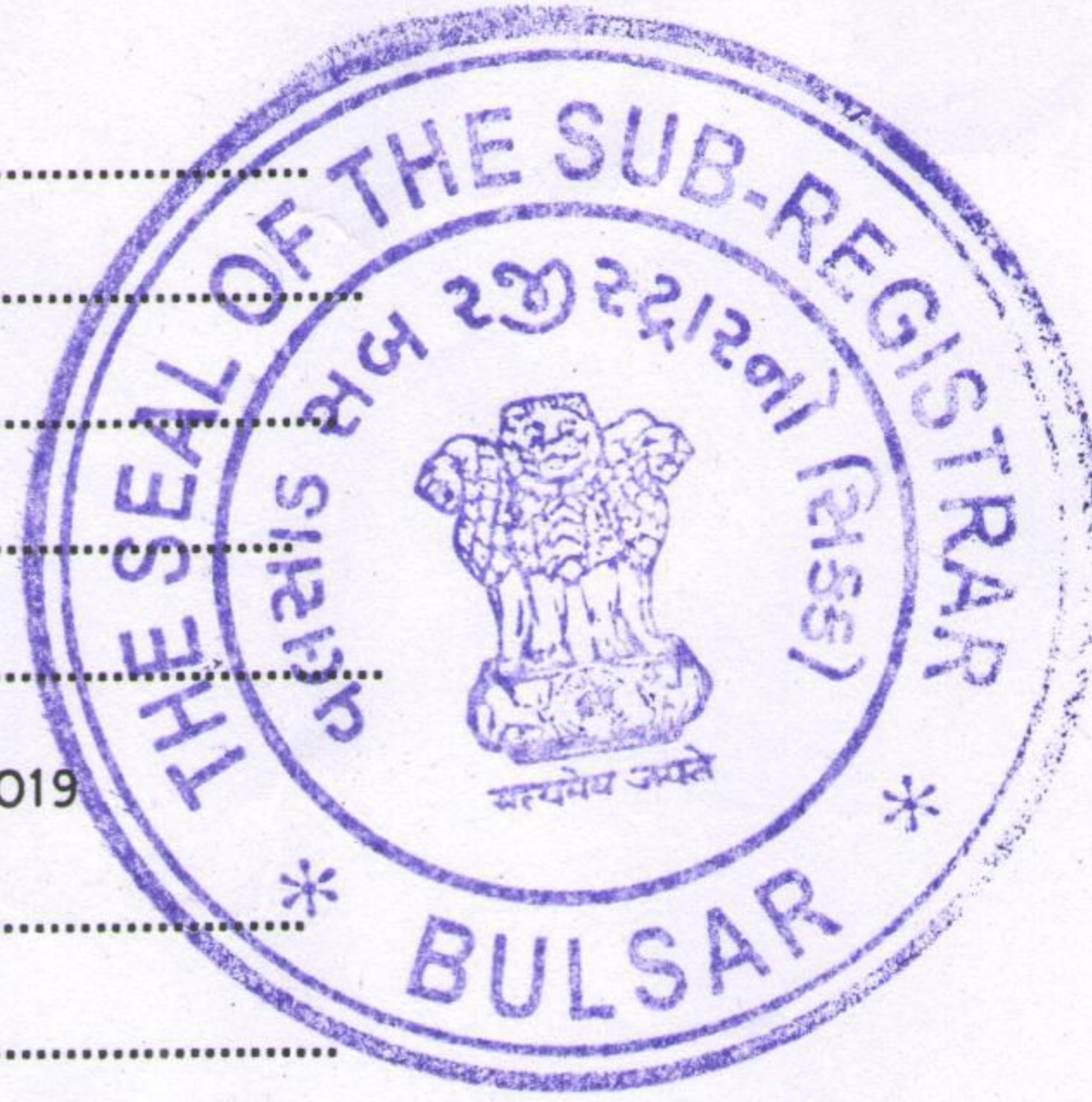
Search in : VALSAD../VALSAD..

પહોંચ નંબર ૨૦૧૮૧૦૫૦૦૭૨૭૮ અરજી નંબર ૪૨૭૮ અરજી વર્ષ ૨૦૧૮
તારીખ ૧૮ માહે મે સને ૨૦૧૮

રજુ કરનારનું નામ વિપુલ એસ કાપડીયા
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: 1990 2019
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી



૧૦૦.૦૦

૧૬૦.૦૦

કુલ એકંદરે રૂ. ૨૬૦.૦૦

અંકે રૂપીયા બે સો સાઈઠ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.


k d patel
સબ રજીસ્ટ્રાર
વલસાડ

1990

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2019

મિલકત પરના બોજા અંગેનું પત્રક

Search in વિપુલ એસ કાપડીયા

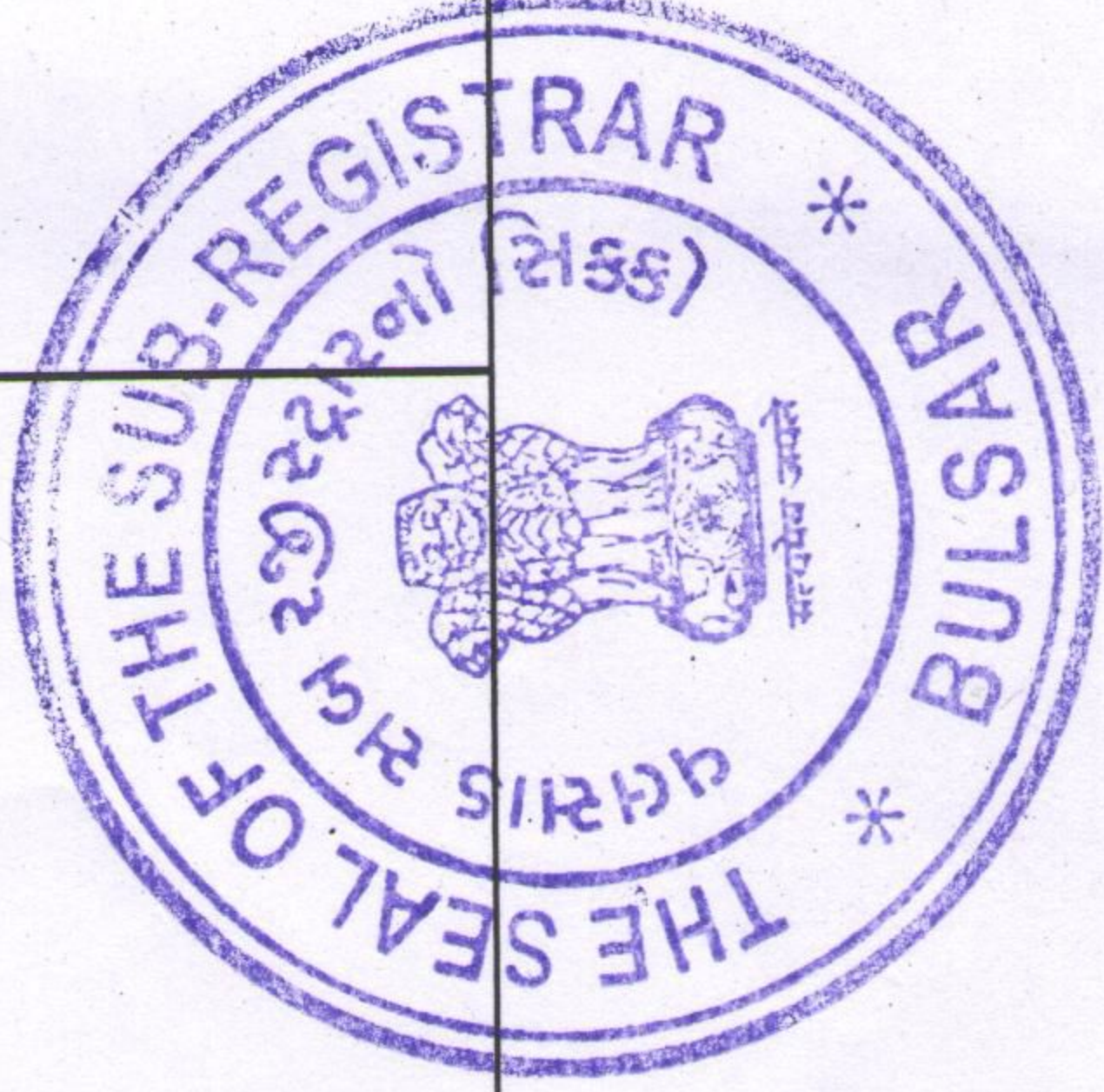
અરજી નંબર : 4279

ગામ નું નામ : VALSAD..

મિલકતનું વર્ણન સીટી સર્વે નં. 1360 પૈકીની શે. 202.59 .15 ચો.મી

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad Valsad મા -29 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા સંબંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંચધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુકશાની 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 નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી 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 નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
શી.								



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad
Valsad