

અરજી પહોંચ

મિલકત નું વર્ણન : જુ સર્વે નં 461 પૈકી બ સર્વે નં 161

Search in : BOL/BOL

પહોંચ નંબર ૨૦૨૦૦૨૮૦૨૦૪૪૩ અરજી નંબર ૧૦૫૬૪ અરજી વર્ષ ૨૦૨૦
તારીખ ૨૩ માહે ઓક્ટોબર સને ૨૦૨૦

રજુ કરનારનું નામ મહાદેવભાઈ પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરેની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

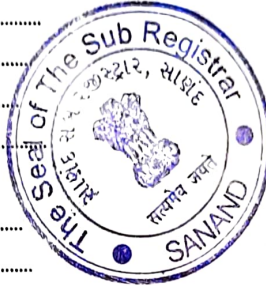
શોધ અગર તપાસણી.....Year: 1990 2020

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ટેક્સ-૨ ફી.....



૪૨૦.૦૦

કુલ એકદરે રૂ. ૪૨૦.૦૦

અંકે રૂપીયા ચાર સો વીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Jitendra kumar Vishnubhai Patel
સબ રજીસ્ટ્રાર
સાણંદ

અંકે રૂ. : 420.00

20201023834817497

સબ રજીસ્ટ્રાર, સાણંદ

2007

2020

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

મિલકત પરના બોજા અંગેનું પત્રક

Search in : મહાદેવભાઈ પટેલ અરજી નંબર : 10564 ગામ નું નામ : BOL

મિલકતનું વર્ણન : જુ સર્વે નં 461 પૈકી બ સર્વે નં 161

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Sanand

મા -30 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

સસંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઈપણ માહિતી સબંધમા નુકશાની માટેના કોઈપણ 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
માલિકી ફરખત/વિચાર રૂ.3680000.00	બ્લોક/સર્વે નં 161 (જુના બ્લોક/સર્વે નં 461 પૈકી) ની હા.આર.ચો.મી 0-48-09 જેનો ખાતા નં 433 જેના આકાર રૂ 5.30 પૈસા વાળી જુની શરતની ખેતીની જમીન			ગીરીરાજસિંહ મહિપતસિંહ જાડેજા	બિનાબેન હસમુખભાઈ શાહ	20-09-2018 20-09-2018	10713	

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Sanand



2007

2020

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

મિલકત પરના બોજા અંગેનું પત્રક

Search in : મહાદેવભાઈ પટેલ અરજી નંબર : 10564 ગામ નું નામ : BOL

મિલકતનું વર્ણન : જુ સર્વે નં 461 પૈકી બ સર્વે નં 161

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Sanand મા -30 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 ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી 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
માલિકી ફેરખાન/વેચાણ રૂ.4000000.00	ખાતા નં 711 જેનો રેવન્યુ સર્વે નં 161(જુનો સર્વે નં 461 પૈકી) જેનું ક્ષેત્રફળ 0-46-70 હે.આરે.ચો.મી વાળી બિનાખેતીના ઉપયોગવાળી મિલકત તથા તેના સાથે જોડાયેલ તમામ પ્રકારના હક્કો, હિસસો સહિતની કુલ સંધળી જમીન			બિનાબેન હસમુખભાઈ શાહ	આરવ પ્રોજેક્ટ	13-02-2020 13-02-2020	1583	



Sub-Registrar Office(SRO) Sanand

MAHADEVBHAI K. PATEL
Advocate & Notary Public

Resi : Village – Motipura, Post – Bol,
Ta.- Sanand, Dist. Ahmedabad,
(Gujarat) PIN – 382 170



Office :

26/A, First floor, Vaghela shopping
center, Opp. Mamlatdar Kacheri,
Sanand, Ahmedabad, Gujarat- state
(INDIA)



Draft Advocate Title Search Report

Date: 23/10/2020

To,
AARAV PROJECTS
A/1003, Infinity Tower,
Nr. Ramda Hotel, Corporate Road,
Prahlanagar, Ahmedabad.

**Sub: Title Opinion & Search Report of Survey No. 161 (Old – 461 Paiky) of
Village – Motipura, (Bol) Ta. Sanand Dist.- Ahmedabad**

Sir,

1. I, **M.K. PATEL** Advocate , Address 26, HIGH TECH Vaghela Shopping Center, Opp. Police Station, Sanand, Dist.- Ahmedabad on request of **AARAV PROJECTS** hereby submit my Opinion on Title and Report on encumbrance(s) in respect of following property belonging to **AARAV PROJECTS** :

Particular of Land	Area	Assessment	Boundaries			
			North	South	East	West
Rev. A/c. No : 711 Survey No.: No. 161 (Old – 461 Paiky) Village – Motipura, (Bol), Ta. Sanand Dist.- Ahmedabad State : Gujarat	0-46-70		Survey No. 160 Belong to Jashubha Dolatsang Darbar	Way to Bal Village	Plot belong to GIDC	Raghuvan shi Way Bridge

(Note :- The boundaries shall be mentioned in terms of Survey/ Plot /Gut /Khasra/ Khatauni etc. and similar other Land Record as applicable in the State and not simply the name of the owners of the land.)

2. For this purposes I have examined following documents provided to me by -----
intending to operate a Retail Outlet on the said property:

Sl. No.	Particulars of document	Original/ Certified Copy/ copy	Date	Observation
1	7/12 Extract / Khata / Chitta / Adangal / Patta / R.T.C. extracts	Original	08/01/2020	
2	6 Extract and all mutation entries to ascertain the other rights.	Original	08/01/2020	
3	Original Sale Deed executed in favour of the applicant	N/A	N/A	N/A
4	Copy of earlier Sale Deeds	N/A	N/A	N/A
5	Property Tax receipts of the last 3 years	N/A	N/A	N/A

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(INDIA)

6	Copy of Non-Encumbrance certificate from the Office of the Sub Registrar for last 30 years	Application No.-4201	2007-2018	
7	Any other Deed related to transfer of the land like earlier Lease Deed / Gift Deed/Settlement Deed / Release Deed / Exchange Deed/ Partition Deed / Mortgage / Government assignment / Patta Land /allotment by a government agency on lease etc.			
8	Lease Deed : In the case of leased property (Note-Whether the existing Lease Deed permits sub-lease to the company for setting up the retail outlet?)	N/A	N/A	N/A
9	No Dues certificate issued by Talhati (or such Revenue Authority) regarding upto date payment of the taxes related to the local authority.	N/A	N/A	N/A
10	Certificate issued by appropriate authority for conversion of user from Agricultural to Non Agricultural purpose (Commercial).	N/A	N/A	N/A
11	Any entry in revenue document showing the same under any land acquisition notification.	N/A	N/A	N/A
12	Search in the office of the Sub Registrar to ascertain the charges/ encumbrances.	N/A	N/A	N/A
13	Whether the property is restricted/regulated under any law /rule/regulation/court order etc (like rehabilitation scheme etc.)	N/A	N/A	N/A
14	In case of the property belonging to minor(s) :- 1. Court's Order is required for lease or sale or other transfer of the property. 2. If permission is not required or not taken, give reasons.	N/A	N/A	N/A
15	Undertaking of Karta:- (In case the property belongs to Hindu Undivided Family (HUF) , the undertaking from the Karta that the property has been transferred for the benefit of the HUF.)	N/A	N/A	N/A
16	Approval/ Order of Wakf	N/A	N/A	N/A

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	Board (In case the property belongs to Wakf Board, the necessary approval of the Wakf Board to lease the land. It has been verified that the persons claiming to represent the Board have the necessary authority.)			
17	Any other relevant document like Power of attorney /Death certificate / legal heir certificate / will etc. (details given in Para 3 below).	N/A	N/A	N/A

3. Apart from above referred documents, I have also examined following documents provided to me by said ----- of Village – Motipura, (Bol) Ta. Sanand Dist.- Ahmedabad , Gujarat

- Original of : 7/ 12 of Survey No. 161 (Old – 461 Paiky)
- Original of : 8/A
- Original of : All No. 6 Entry Manual
- Original of : All No. 6 Entry Computerized
- Certified of : Non-Encumbrance Certificate
- Certified Copy of : Jantri Record Copy of Rs. _____/-
-

(The description of documents to include the respective dates of execution, certification (in case of certified true copy) and registration of the documents and details about the document as per of concerned Sub Registrar's records).

Out of the above, originals of the following documents have been compared/examined by me:

a.

b.

4. The Vanshanama (Family Tree) of the said Land of Survey No. 161 (Old – 461 Paiky) as disclosed and declared by my client is as under :-

5. Based on the examination of the above noted documents history and chain of Title in respect of the property is described below :- (detailed narration is required stating as to how the title was acquired by Seller - from whom Applicant has acquired title. If there are more than one intervening Sellers, similar narration is required in respect of each transaction).

Details of Survey No. 161 (Old – 461 Paiky) Regarding Revenue A/c. No 711 of Measurement of 0-46-70 He. Are. Sq. Mtrs. (All Village No. 06 Entries)

MAHADEVBHAI K. PATEL

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- ✚ Entry No. 77 is referring to Encumbrance under The Bol Seva Sahakali Mandali Ltd. And said Entry Inserted on Dt. 18/03/1963.
- ✚ Entry No. 81 of dated 19/01/64 is referring to Varsai : When Mr. Prabhatsang Jivansang was expired Approximately 2 years ago and his wife was also not present means she also died.
- ✚ Entry No. 92 of dated 16/02/66 is refer to Varsai as well as Distribution of Land : Bhagvatsinh Nathubhai And Bhavubha Dolatsang, Jivubha Dolatsang
- ✚ Entry No. 93 is referring to Hissa Durasti / Part Repair of dated 21/12/66 According to Later No 12 of A.D.E.R. Vide Order No. P.R.P.S.S.-1 of dated 5/3/64.
- ✚ Entry No. 94 of dated 31/12/66 is referring to Varsai : Name entered Jashubha Dolubha , Devubha Dolubha, and Minor Ladhubha Dolubha, Babuben Dolubha, when Dolatsang Prabhatsan was died on 04/10/66.
- ✚ Entry No. 95 of dated 31/12/66 is referring to Release of Right: Shantaben Dolatsang had released her right from said Survey Number.
- ✚ Entry No. 171 is refer to Make Partion of said land and divided in to Hairs named (1) Devubhai Dolubhai (2) Ladhubhai Dolubhai because both are residing at separate location and divided said land wide Entry no 171.
- ✚ Entry No. 192 is referring to Encumbrance under The Bol Seva Sahakali Mandali Ltd. And said Entry Inserted on Dt. 08/04/71.
- ✚ Entry No. 277 is referring to Encumbrance under The Bol Seva Sahakali Mandali Ltd. And said Entry Inserted on Dt. 25/05/74.
- ✚ Entry No. 713 of dated 14/01/2002 is referring to Varsai : Devubha Dolatsang was expired on Dt. 16/05/2001 and his legal heir was entered (1) Mahendrasinh Devubha (2) Sahdevsinh Devubha, and said entry is confirmed by D.M. Gajar Dy. Mamalatdar (Revenue) – Sanand on dt. 16/02/2002.
- ✚ Entry No. 835 of dated 24/04/2006 is referring to Encumbrance of rs. 10,00,000/- under The Bol Seva Sahakali Mandali Ltd. and said entry is confirmed by N.R. Patel Dy. Mamalatdar (Revenue) – Sanand on dt. 13/07/2006.
- ✚ Entry No. 887 of dated 22/11/2006 is refer to Varsai : Balubha Bhurubha was expired on Dt. 15/03/2006 and his legal heirs name entered (1) Leelaba Widow of Balubha Bhurubha – Wife, (2) Devindraba Bhurubha – Daughter (3) Rajendrasinh Balubha – Son , (4) Hanshaba Balubha – Daughter (5) Meghraisinh Balubha – Son, and said entry is confirmed by N.R. Patel Dy. Mamalatdar (Revenue) – Sanand on dt. 23/01/2007.
- ✚ Entry No. 918 of dated 22/11/2006 is refer to Sell : That the above mentioned property belonging to Balubha Bhurubha Vaghela and he sold said property

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Sanand, Ahmedabad, Gujarat- state
(INDIA)

to Mr. Girirajsinh Mahipatsinh Jadeja vide reg Sale deed No. 833 on dt. 15/04/05 consideration amount is Rs. 30000/- and said entry muted on 21/03/2007 said entry is confirmed by N.R. Patel Dy. Mamlatdar (Revenue) - Sanand on dt. 07/09/2007.

- ✚ Entry No. 1125 of dated 26/04/2008 is referring to Release of Encumbrance: Dolatsang Darbar represent Certificate of Bol Seva sahkari Mandali Ltd. On dt 04/04/08 and said property released from encumbrance and entry muted on 26/04/2008 and confirmed by J.C. Kothhi, Circle Officer- Sanand on dt. 21/06/2008.
- ✚ Entry No. 1172 is refer to Sell : That the above mentioned property belonging to Mahendrasinh Devubha, Sahdevsinh Devubha and they sold said property to Mr. Amarsinh Dahyabhai vide Reg. Sale deed No. 3899 on dt. 02/06/08 consideration amount is Rs. 1,05,000/- and said entry muted on 21/06/2008 said entry confirmed by J.C. Kothhi, Circle Officer- Sanand on dt. 07/09/2008.
- ✚ Entry No. 1204 is refer to Bearing Encumbrance : Darbar Jashubha Dolatsang tale load of Rs. 10,00,000/- from The State Bank of Saurashtra, said entry muted on 22/08/2008 and confirmed by N.R. Patel Dy. Mamlatdar (Revenue) - Sanand on dt. 30/09/2008.
- ✚ Entry No. 1221 is referring to Release of Encumbrance: Mahendrabhai Devubha represent Certificate of Bol Seva sahkari Mandali Ltd. On dt 20/08/08 and said property released from encumbrance and entry muted on 20/09/2008 and confirmed by J.C. Kothhi, Circle Officer- Sanand on dt. 21/11/2008.
- ✚ Entry No. 1424 is refer to Advt. of Section - 4 : Land Acquisition by Ahmedabad GIDC on dt 04/12/09 and said property was Aquisised and entry muted on 17/12/2009 and confirmed by N.J. Parmar Circle Officer- Sanand on dt. 20/02/2010.
- ✚ Entry No. 1441 is referring to sell: That the above mentioned property belonging to Mr. Amarsinh Dahyabhai and he sold said property to Mr. Hareshbhai Laxmanbhai vide Reg. Sale deed No. 6230 on dt. 29/12/09 consideration amount is Rs. 1,06,000/- and said entry muted on 20/01/2010 said entry confirmed by N.J. Parmar Circle Officer- Sanand on dt. 13/04/2010.
- ✚ Entry No. 1798 is refer to Release of Encumbrance : Jashubha Dolatsang represent Certificate of State bank of India - Sanand Branch On dt 30/07/10 and said property realeased from encumbrance and entry muted on 17/03/2012 and confirmed by K.T. Menat., Circle Officer- Sanand on dt. 25/05/2012.
- ✚ Entry No. 1803 is refer to Release from Acquisition : Said land release from acquisition by submitting Advertisement under Section - 4 by applicant and entry muted on 03/04/2012 and confirmed by K.T. Menat., Circle Officer- Sanand on dt. 16/07/2012.

MAHADEVBHAI K. PATEL
Advocate & Notary Public

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(Gujarat) PIN – 382 170



Office :

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- ✦ Entry No. **1805** is refer to Sell : That the above mentioned property belonging to Mr. Amarsinh Dahyabhai, Hareshbhai Laxmanbhai and they sold said property to Mr. Bijalbhai Laxmanbhai and Dhanabhai Laxmanbhai vide Reg. Sale deed No. 2235 on dt. 09/04/12 consideration amount is Rs. 25,00,000/- and said entry muted on 24/07/2012 said entry terminated by K.T. Menat., Circle Officer– Sanand on dt. 24/07/2012.
- ✦ Entry No. **1847** is refer to Sell : That the above mentioned property belonging to Mr. Amarsinh Dahyabhai, Hareshbhai Laxmanbhai and they sold said property to Mr. Bijalbhai Laxmanbhai and Dhanabhai Laxmanbhai vide Reg. Sale deed No. 2235 on dt. 09/04/12 consideration amount is Rs. 25,00,000/- and said entry muted on 22/08/2012 said entry terminated by V.M. Patel, Circle Officer– Sanand on dt. 09/11/2012.
- ✦ Entry No. **1892** is refer to Sell : That the above mentioned property belonging to Mr. Amarsinh Dahyabhai, Hareshbhai Laxmanbhai and they sold said property to Mr. Bijalbhai Laxmanbhai and Dhanabhai Laxmanbhai vide Reg. Sale deed No. 2235 on dt. 09/04/12 consideration amount is Rs. 25,00,000/- and said entry muted on 07/02/2013 said entry terminated by V.K. Joshi, Mamlatdar – Sanand on dt. 04/04/2013.
- ✦ Entry No. **2139** is referring to Promulgation: Re- Survey completed by Dy. Collector [Ritu Singh] of Sanand on dated 27/04/2018 and entry muted on 03/05/2018 and confirmed by K.S. Zala on dt. 27/04/2018.
- ✦ Entry No. **2144** of dated 07/08/2018 is refer to K.J.P. : K.J.P. / S.R.No. 53, Dirasti Patrak No. 04, by Latter of DLR Ahmedabad of dt. 26/06/2019. Hissa Durasti and said entry muted on 27/03/2019 said entry confirmed by Dy. Mamlatdar B.S. Desai – Sanand on dt. 04/06/2019.
- ✦ Entry No. **2151** is refer to Sell : That the above mentioned property belonging to Mr. Giirirajsinh Mahipatsinh Jadeja and he sold said property to Mr. Binaben Hasmukhbhai Shah vide Reg. Sale deed No. 10713 on dt. 20/09/18 consideration amount is Rs. 36,80,000/- and said entry muted on 20/09/2018 said entry confirmed by In charge Mamlatdar B.S. Desai – Sanand on dt. 19/01/2019.
- ✦ Entry No. **2225** refers to N.A.O N.A permission vide Order No. 2397/07/04/020/2019 of dt. 17/12/19.by District Collector Ahmedabad and entry muted on 17/12/2019.
- ✦ Entry No. **2236** is refer to Sell : That the above mentioned property belonging to Mrs. Binaben Hasmukhbhai Shah and she sold said property to **Aarav PROJECTS** vide Reg. Sale deed No. 1583 on dt. 13/02/20. At sub registrar office of Sanand ,consideration amount is Rs. 40,00,000/- and said entry muted on 14/02/2020 said entry confirmed by Circle officer – M.R. Makwana – Sanand on dt. 19/03/2020.

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✦ Entry No. 15, 17, 335, 339, 348, 887 are Not Applicable to this Survey No : 161
(Old 461 Paiky) Regarding Revenue A/c. No 711.

6. The market price of the land as per the ready reckoner / land value register / guideline value register is : /-

7. I have also taken search of Revenue Records from the Revenue Authority at Sanand and Registration record from the office of the Sub Registrar Sanand for the previous 30 commencing from [date] to [date] from the year 1990 - 2020 with respect to the said property and Certificate of Non Encumbrance dated 23/10/2020 (if issued as per local procedure) and the Receipt of Search dated 23/10/2020 issued by Sanand Sub Registrar is attached. [Vide Application No. 10564 and Receipt No. 202002920443.]

As per the said Certificate and search conducted by me I say that there are following / No charges / Encumbrances on the said property. (Please mention the details of charges e.g. nature of charge like Mortgage, Charge under Sect. 100 TP Act, Lease, Revenue dues, etc. otherwise mention NIL)

8. **Opinion:-**

In my observation and opinion:

- i. AARAV PROJECTS has clear & marketable title over the property and the property is free from all charges and encumbrances.
- ii. The provisions of Land Ceiling Act & Urban Ceiling Act are applicable / not applicable on the property.
- iii. The transfer of the property is not subject to any restriction (on ground of land belonging to Scheduled Tribe/ Scheduled Caste) under any applicable law.
- iv. AARAV PROJECTS is in actual possession of the property

And therefore the property can be given on lease to the Company for setting up the retail outlet (petrol pump) and there is no bar under the law against such lease.

This certificate date:

Place : Sanand

Under the instruction of AARAV PROJECTS.

(Signature)


M. K. PATEL
NOTARY
GOVT. OF INDIA
Advocate

Date: - 23/10/2020

MAHADEVBHAI K. PATEL
Advocate & Notary Public

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TITLE CERTIFICATE

Re: IN THE MATTER OF Due Diligence of Title with respect to lands situate at
BOL (Sim), Taluka SANAND, in the Registration District Ahmedabad
and Sub District Ahmedabad, bearing

- (a) Survey No.161, part, (BOL VILLAGE OLD SURVEY NO 461 PAIKI),
admeasuring about 4670.00 Sq.mts., included in Town Planning
Scheme BOL GIDC given Final Plot No.161 of 2802 Sq.mts., and
- (b) Survey No.161, part, at bol Ta sanand Dist Ahmedabad
, admeasuring about 1475 Sq.mts., included in Town Planning
Scheme BOL GIDC, given Final Plot No.161 of 2802 Sq.mts.,

and construction of commercial building with related developments
standing thereon.

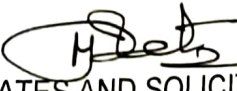
WE HEREBY CERTIFY THAT

- 1 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. We have taken root of title
commencing from about 1975, prior

SOLICITORS more than thirty-five years from now. We have also gathered
relevant particulars from the Vendor.

2. As a part of verification of title, before completion of sale in favour of M/S. AARAV
PROJECTS, we gave public notice. We have not received any claim in response
thereto.
3. We have given our Report on Title of the said property of M/S. AARAV PROJECTS
dated 18th June, 2020, which contains tracing of title and other matters relating to due
diligence.
4. Accordingly, we hereby certify that the title of M/S. AARAV PROJECTS to the land
above referred to, is clear, marketable, free from all encumbrances and reasonable
doubt, subject to :-
- a) Town Planning Scheme.
- b) Laws applicable and in force, at the relevant time, to effect legally and property
sale, transfer or other transaction with respect to the said property.

DATED THIS 23th DAY OF October, 2020.


ADVOCATES AND SOLICITORS
M. K. PATEL
NOTARY
GOVT. OF INDIA

MAHADEVBHAI K. PATEL
Advocate & Notary Public



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Non-Encumbrance Certificate

To,

AARAV PROJECTS

A/1003, Infinity Tower,

Nr. Ramda Hotel, Corporate Road,

Prahladnagar, Ahmedabad.

Sub: - Non - Encumbrance Certificate.

This is to certify M/s. **AARAV PROJECTS, A/1003, Infinity Tower, Nr. Ramda Hotel, Corporate Road, Prahladnagar, Ahmedabad** the owner, Possessor and developer of the below said land which is hereinafter called as "Said Land".

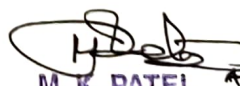
R.S No	161 (Old - 461 Paiky)	Final Plot No	
Village	Bol	Taluka	Sanand
District	Ahmedabad	Division	
Land Are	4670 Sq. Mtrs	Registration No & Date	1583, 13/02/2020

Further said that the **AARAV PROJECTS** has started construction of mix PROJECTS in Name of "**AARAV PROJECTS**" hereinafter called as said PROJECTS.

Above said land is free from all Encumbrances, there is no any encumbrance on the above said land.

Place :- Sanand, Di. Ahmedabad.

Date :- 23/10/2020


M. K. PATEL
NOTARY
GOVT. OF INDIA