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Advocate

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Resi :- 11/257, G.H.B., Meghaninagar, Ahmedabad-380016.
Office :- 9, Ramdevpir Complex, Gheekanta, Ahmedabad.

Ref.

Date : 30.05.2023

TITLE REPORT WITH CERTIFICATE

Ref.: Immovable property bearing N.A land admeasuring about 836.12 sq.mtrs. owned by Parisram Infrastructure Private Limited and 1761.00 sq.mtrs. land owned by Komalben Rajeshkumar Jayswal alongwith construction thereon having scheme known as GANESAAI HOMES on the land having Old Block / Survey No.30 and New Block / Survey No.321 having account No.590 having Draft Town Planning Scheme No.319 (Khatraj – Jethlaj) and having Original and Final Plot No.321 and sub plot No.1 having admeasuring about 1558.91 sq.mtrs. in the limits of Mouje Village Khatraj of Taluka Kalol of District and Sub District Gandhinagar.

In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the sub registrar of Assurances for a period of last about thirty years. I have also perused the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

1. That entry No.273 Dt :- 10/07/1976 , That the said entry is for the KJP durasti and the same is entered in the revenue records and the same is certified by the competent authority.

2. that thakor lilaji amthaji sold the said land to shah Mahendrakumar chandulal and others .. vide sale deed No.1734 dtd.25.07.1994 before sub-registrar of Kalol. Entry to that effect was made in the revenue records vide entry No.1193 dtd.04.09.1994 and the same got certified by competent authority.

3. That the said land for that shah Mahendrakumar chandulal and others availed the permission under section 63 of Tenancy act. Entry to that effect was made in the revenue records vide entry No.1386 dtd.28.08.1995 and the same got certified by competent authority.

4. That the said land for that the arvind Mills limited availed the permission under section 63 of Tenancy act. Entry to that effect was made in the revenue records vide entry No.1735 and the same got certified by competent authority.

5. That the said land having old survey No.30 out of which some part had been converted into N.a. permission. Entry to that effect was made in the revenue records vide entry No.1825 dtd.04.04.1998 and the same got certified by competent authority.

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6. That the said land was owned by Arvind Limited. Thenafter Arvind Limited through its authorised signatory Shah Saurabh SAtishbhai sold the land admg. 1761 sq.mtrs. of Mouje Village Khatraj to Komalben Rajeshkumar Jasywal vide sale deed No.8696 dtd.14.10.2016. Entry to that effect was made in the revenue records vide entry No.2844 dtd.10.03.2017 and the same got certified on 10.06.2017.

7. That the said land was owned by Arvind Limited. Thenafter Arvind Limited through its authorised signatory Shah Saurabh SAtishbhai sold the land admg. 4006.30 sq.mtrs. out of 5768 sq.mtrs. land of Mouje Village Khatraj to Patel Ritesh Arunbhai vide sale deed No.8697 dtd.14.10.2016. Entry to that effect was made in the revenue records vide entry No.2848 dtd.10.03.2017 and the same got certified on 10.06.2017.

8. That Patel Ritesh Arunbhai sold the land admg. 836.12 sq.mtrs. land of Mouje Village Khatraj to Parisram Infrastructure a partnership firm vide sale deed No.9021 dtd.24.10.2016. Entry to that effect was made in the revenue records vide entry No.2888 dtd.17.07.2017 and the same got certified on 08.09.2017.

9. N.A. permission is obtained for the said land vide order No.261/06/01/028/ 2020 dtd.27.01.2020 for the said land. Entry to that effect was made in the revenue records vide entry No.3175 dtd.27.01.2020 and the same got certified on 11.03.2020.

10. That Parisram Infrastructure and Komalben Rajeshkumar Jayswal are the owner of the said land. That Ravibhai C. Jayswal and Jay Rajeshkumar Jayswal who are also the partner of M/s. GANESAAI HOMES. They have executed a development agreement for the said land which is duly registered in the office of honourable sub-registrar of Kalol vide serial No.337 dtd.07.01.2023.

11. That the developer had developed the said land and constructed shops and flats units on the said land in the name of GANESAAI HOMES and the said scheme is constructed as per the rule and by leaving the roads and ways and other things.

12. On today the said scheme is owned and possessed by Parisram Infrastructure Private Limited and Komalben Rajeshkumar Jayswal with development rights of GANESAAI HOMES.

Scheduled Referred to above

All that undivided piece & parcel of immovable property bearing **N.A land admeasuring about 836.12 sq.mtrs. owned by Parisram Infrastructure Private Limited and 1761.00 sq.mtrs. land owned by Komalben Rajeshkumar Jayswal alongwith construction thereon having scheme known as GANESAAI HOMES on the land having Old Block / Survey No.30 and New Block / Survey No.321 having account No.590 having Draft Town Planning Scheme No.319 (Khatraj – Jethlaj) and having Original and Final Plot No.321 and sub plot No.1 having admeasuring about 1558.91 sq.mtrs. in the limits of Mouje Village Khatraj of Taluka Kalol of District and Sub District Gandhinagar.**

AS PER MY OPINION :-

The title of immovable property bearing **N.A land admeasuring about 836.12 sq.mtrs. owned by Parisram Infrastructure Private Limited and 1761.00 sq.mtrs. land owned by Komalben Rajeshkumar Jayswal alongwith construction thereon having scheme known as GANESAAI HOMES on the land having Old Block / Survey No.30 and New Block / Survey No.321 having account No.590 having Draft Town Planning Scheme No.319 (Khatraj – Jethlaj) and having Original and Final Plot No.321 and sub plot No.1 having admeasuring about 1558.91 sq.mtrs. in the limits of Mouje Village Khatraj of Taluka Kalol of District and Sub District Gandhinagar** is clear, marketable and free from all reasonable doubts and encumbrances.

Place : Ahmedabad.
Date : 30.05.2023

Parag S. Sharma

PARAG S. SHARMA
Advocate