

NATWARLAL K. PATEL

B.Com., LL.B., Advocate

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Date : 19/10/ 2019



ENCUMBRANCE CERTIFICATE

With reference to "**Shri Mahavir Developers**" dated 19/10/2019, This is to certify that I the Undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property" which is owned by "**SHRI MAHAVIR DEVELOPERS**", a Partnership firm (Hereinafter referred as owner) By pursuing the title deeds relating thereto I am of the opinion that the titles of the owner in respect of the said property are clear, and free from encumbrances charges and or claims Except the said "**SHRI MAHAVIR DEVELOPERS**", a Partnership firm has taken the loan of Rs.13,00,00,000/- drawn upon Indian Bank, Motera Branch, Ahmedabad by Registered Equitable Mortgage Deed dated 28/03/2018.and out of the said loan Rs.11,16,46,249/- is out standing dues still today.

The Said Owner "**SHRI MAHAVIR DEVELOPERS**" is sale the Ground Floor Unit No. 06 and First Floor Unit No. 103 by Booking Agreement in different dated .

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SCHEDULE OF THE PROPERTY

All that piece and parcel of the Non Agricultural land bearing F.P. No. 285/1 and F.P. No. 285/2 paiki F.P. No. 285/2 admeasuring about 2527 sq. mtrs of T.P. Scheme No. 76/B allotted in lieu of Survey No. 201/2/1 and Survey No. 209 admeasuring about 11370 sq. mtrs land thereabouts situate, lying & being at Mouje CHANDKHEDA Village Sim, Taluka- Sabarmati, District Ahmedabad & Sub District Ahmedabad -2 (wadaj) upon that land by "**SHRI MAHAVIR DEVELOPERS**" a Partnership Firm, has Constructed Various Commercial Purpose under name and style as "**SAI SAPPHIRE SQUARE**".



[N. K. PATEL Advocate]

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Advocates & Solicitors

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Resi. : 26146196

MRUNALBHAI S. SHAH
SADHANA M. SHAH
ALPA N. SHAH
BHAUMESH N. SHAH

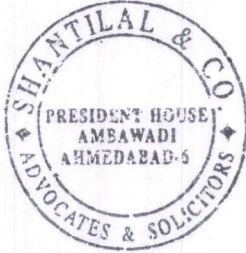
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File No. 10906

Ref No.30-A/2016

Date-19/02/2016

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No.285/2 of Draft T.P. Scheme No.76/B (CHANDKHEDA) [allotted in lieu of Revenue Survey Nos. 201/2 & 209] admeasuring about 2527 Sq.Mtrs. situate at Moje CHANDKHEDA Taluka SABARMATI [Old Taluka AHMEDABAD CITY WEST] in the Registration Sub-District and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of GANDHINAGAR & AHMEDABAD (the period of 1982 to 2006 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:-

1..The land in question is bearing Final Plot No.285/2 of Draft T.P. Scheme No.76/B (CHANDKHEDA); which is allotted in lieu of Revenue Survey Nos. 201/2 & 209 of Moje CHANDKHEDA Taluka SABARMATI and District of AHMEDABAD.

REVENUE SURVEY No.201/2:

2..Prior to the year 1980 SHIVABHAI NATHABHAI was owner of the said land.

3..The said SHIVABHAI NATHABHAI got enter the names of HIRABEN SHIVABHAI and DINESHKUMAR SHIVABHAI as co owners of the said land. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5321 dated-03/02/1982.

4..The said SHIVABHAI NATHABHAI, HIRABEN SHIVABHAI and DINESHKUMAR SHIVABHAI by sale deed dated-15/05/1991 sold and conveyed the said land to MADANLAL GANPATLAL SHARMA; which was register with the Sub-Registrar of GANDHINAGAR. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5930 dated-30/05/1991. The party has not produced the original sale deed.

5..The said MADANLAL GANPATLAL SHARMA by sale deed dated-27/03/1995 sold and conveyed the said land to MANGALDAS PRABHUDAS PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.1079. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6500 dated-30/06/1995. The party has not produced the original sale deed.

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6..It appears from the Mutation Entry No.10762 that The D.I.L.R. SAHEB, AHMEDABAD by order dated-26/04/2012 bearing No. DSO/DRK/PU.P.No.83/2012 and as per the revenue record Revenue Survey No.201 and as per the order of the City Mamlatdar dated-21/05/2012 bearing No. RTS/K.J.P./SR No.27/VASHI/12 given Revenue Survey No.201/1 admeasuring 2900 Sq.Mtrs. to KRISHNA CORPORATION and Survey No.201/2 admeasuring 3609 Sq.Mtrs. to RAMESHBHAI BHAICHANDBHAI PRAJAPATI.

SURVEY No.209:

7..Prior to the year 1980 MANILAL GOVINDBHAI was owner of the said land.

8..The said MANILAL GOVINDBHAI expired on 02/11/1980 leaving behind his heirs ISHWARBHAI MANILAL, KESHABHAI MANILAL and DAHIBEN widow of MANILAL GOVINDBHAI. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 5150 dated-24/12/1980.

9..The said ISHWARBHAI MANILAL, KESHABHAI MANILAL and DAHIBEN widow of MANILAL GOVINDBHAI by sale deed dated-09/08/1994 sold and conveyed the said land to MANGALDAS PRABHUDAS PATEL H.U.F.; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.2464. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6480 dated-01/05/1995. The party has not produced the original sale deed.

10..The said MANGALDAS PRABHUDAS PATEL H.U.F. by sale deed dated-29/09/1995 sold and conveyed the said land to SHIVRAMBHAI ISHWARBHAI PATEL; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4745. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6538 dated-30/09/1995. The party has not produced the original sale deed.

REVENUE SURVEY Nos.201/2 & 209:

11..The said MANGALDAS PRABHUDAS PATEL by sale deed dated-29/09/1995 sold and conveyed the said land bearing Revenue Survey No.201/2 to RAMESHBHAI BHAICHANDBHAI PRAJAPATI; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.4744. Entry to that effect was entered in the Revenue Record by Mutation Entry No. 6539 dated-30/09/1995. The party has not produced the original sale deed.

12..The said SHIVRAMBHAI ISHWARBHAI PATEL by sale deed dated-04/07/1996 sold and conveyed the said land bearing Revenue Survey No.209 to RAMESHBHAI BHAICHANDBHAI PRAJAPATI; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.2668.

13..Collector, AHMEDABAD by order dated-31/05/2008 bearing No. CB/JMIN/NA/SR-796/2007-08 granted N.A. permission for the said lands.

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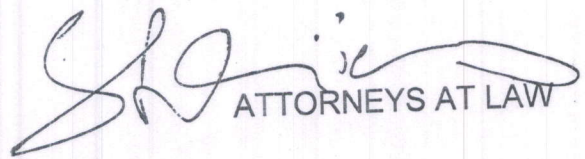
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14..The Town Planning Scheme No.76/B (CHANDKHEDA) [which is Draft] made applicable to the said land and as per the said T.P. Scheme the Final Plot Nos.285/1 & 285/2 allotted in lieu of Revenue Survey Nos.201/2 & 209.

15..SHRI N. K. PATEL, Advocate issued a rectify Public Notice in DIVYA BHASKAR News Paper dated-20/10/2015 and GUJARAT SAMACHAR News Paper dated-21/10/2015 inviting any rights claims or interest if any in the said land and he informed us that he has not received any claim or objection in response thereof.

16..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question belonging to RAMESHBHAI BHAICHANDBHAI PRAJAPATI is clear and free from reasonable doubts and encumbrances; SUBJECT TO [1] Terms and Conditions Mentioned in the order, dated-31/05/2008, [2] Variation of T.P. Scheme, if any and [3] Any other Laws Rules Acts applicable.


ATTORNEYS AT LAW