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Ref. No. :

ENCUMBRANCE CERTIFICATE

To,

M/s. Anikedhya Infraproject Pvt Ltd.,

Chandkheda, Ahmedabad.

Property address

All that piece of Parcel of Commercial land Bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per F-Form Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of Mouje-CHANDKHEDA, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ).

As per instruction, I have caused necessary Searches to be taken with the revenue and sub registry records. I have taken root of title commencing from about 1989, more than 30 years from during the search I find that one deed of mortgage with State Bank of India dated-28-03-2018. This is registered with the sub registrar office at Ahmedabad-2(Wadaj) under serial No-5571 on the same say. And also exertion of charge was created before the office of registrar at Ahmedabad-02-(Wadaj) under serial No-6893 Dated-15-07-2020.

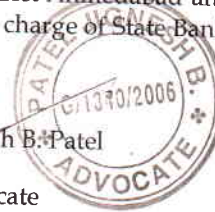
I certify that the title of the immovable Property i.e. Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per F-Form Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of Mouje-CHANDKHEDA, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ) is clear and marketable rather than charge of State Bank Of India.

Place :-Ahmedabad

Dated:-07-09-2020

Jignesh B. Patel

Advocate



➤ Search

1. Search for Last 21 Years i.e. 1989 to 2011 of Sub Registrar office taken on dated-01-10-2019, Gandhinagar vide receipt No-2019048057834 and Search for Last 9 Years i.e.2010 to 2019 of Sub Registrar office at Ahmedabad-2(Vadaj) taken on Gandhinagar vide receipt No-2019003054065 dated-01-10-2019.

Ref. No. :

TITLE REPORT

To,

M/s. Anikedhya Infraproject Pvt Ltd.,
Chandkheda, Ahmadabad.

Dear Sir,

Re: Investigation of Title to the piece of Parcel of Commercial land Bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per **F-Form** Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44 (Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of **Mouje-CHANDKHEDA**, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ).

With reference to the above and pursuant to your instruction, as also based on the Xerox copies of documents/papers submitted to us, I /We have to state that, I / We have investigated the title to the Land more particularly described in Schedule hereinabove and submitted our report on title cum title clearance certificate thereon to you as under:

1. Name of the Title Holder

M/s. Anikedhya Infraproject Pvt Ltd.,

2. Description of Property

All that piece of Parcel of Commercial land Bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per **F-Form** Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of **Mouje-CHANDKHEDA**, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ).

3. Devolution of Title

As per instruction given by you to the undersigned, to issue Title report of the Said Property, That I have examined the Title of the above Property and I /we have cause to be taken searches of available Sub Registrar record for last 30 years through our search clerk for piece of Parcel of Commercial land Bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per **F-Form** Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot



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2

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No-78 Land admeasuring 3487 Sq.Mtrs of Mouje-CHANDKHEDA, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ) from that the information given to us and believing the same to be correct and trustworthy and also believing the document / copies / papers etc, furnished to us is/are true and genuine, I submit my report as mentioned bellow.

Prior to years of 1997 land bearing Survey No-775/2 lying and being at Mouje-Vadaj, seized and possessed by Kalidas Tribhovandas Patel. The said Kalidas Tribhovandas Patel died on 07-02-1997 without any will. Thereafter his legal heirs i.e.1. Jayantilal Kalidas Patel, 2. Amrutbhai Kalidas Patel, 3. Rameshchandra Kalidas Patel, & 4. Santokben Wd/o, Kalidas Tribhovandas Patel enter in revenue record through mutation entry No-4949 dated-18-02-1977, The said Entry to the effect was certified on dated-29-04-1977.

Thereafter the said Survey No-775/2 Land admeasuring 2-09 guntha i.e. 9004 Sq.Mtrs Paiki Land admeasuring 1200 Sq.Mtrs Land acquisition (Sampadan) for Sabarmati-Gandhinagar Highway Road by Inspector of Land records Ahmedabad dated-31-03-1983 vide order No-K.J.P.S.R.71/83/84, Kudarati Patrak No-30. That the said entry to the effect was entered in revenue record by Mutation entry No-5492 dated-23-10-1985 which please Note.

Thereafter the said Survey No-775/2 Land admeasuring 2-09 guntha i.e. 9004 Sq.Mtrs Paiki Land admeasuring 1600 Sq.Mtrs Land acquisition (Sampadan) for Sabarmati-Gandhinagar Express Highway Road by Inspector of Land records Ahmedabad dated-07-01-1987 vide order No-Tal.v.p/land/v.95/87. That the said order was cancel/set side by District Land Inspector of Land records, by Durasti Patrak No-33. That the said entry to the effect was entered in revenue record by Mutation entry No-5619 dated-16-01-1988 which please Note.

Thereafter the said land owner paiki Co owner Santokben wd/o, Kalidas Tribhovandas Patel died without any will. Her legal heirs name was already entered in revenue record so that santokben wd/o, Kalidas Tribhovandas Patel name was removed by Deputy Collector or Circle Inspector. That the entry to the effect was entered in revenue record by mutation entry No-5623 dated-16-01-1988. The said entry was certified on dated-25-02-1988. Which please note.

Whereas revenue entry No-5482 and 5619 was mutated in two times in revenue records therefore the mamlatdar, Gandhinagar has been cancel his order on dated-05-08-2002 vide No-LAND/V-3837/02. That the entry to effect was entered in revenue record by Mutation entry No-7466 dated-



Ref. No. :

25-10-2002. As per acquisition of land bearing Survey No-775/2 Land admeasuring 9040 SqMtrs Paiki, remaining Land admeasuring 6124 Sq.Mtr entered in revenue record which please note..

Thereafter the said land owner sold and conveys land bearing Survey No-775/2 Land admeasuring 6124 Sq.Mtrs to 1. Jignesh Pravinbhai Shah 2, Rajeshbhai Pravinchand Shah 3. Jayeshbhai Pravinchand Shah (66.67 % undivided share of land) 4. Santrambhai Khanchand Verma & 5. Tarunbhai Santrambhai Verma (33.33% undivided share). That the said deed of sale was registered before the office of registrar at Ahmedabad-2(Vadaj) under serial No-4588 dated-28-07-2003. That the entry to the effect was entered in revenue record by Mutation entry No-7699 dated-06-08-2003. The said entry certified on dated-09-09-2003. And also executed Indemnity Bond before the office of registrar at Ahmedabad under serial No-4589 dated-28-07-2003.which please Note.

Thereafter the Revenue department, State of Gujarat, Gandhinagar has been transferred the village-Chandkheda, Taluka-District-Gandhinagar, to Village-Chandkheda, Taluka-Dascroi, District-Ahmedabad by its order No-G.H.M./ 2008/2/M/PFR-392008/-35-L1 dated-17-01-20080. That the entry to the effect was entered in revenue record by Mutation entry No-8821 dated-08-02-2008. Which please Note.

As per district collector order No-CB/LND-2/C-4019/08 dated-30-01-2008 the said village-chandkheda, Gandhinagar converted to Village-Chandkheda, Ahmedabad. That the all revenue records transferred by collector, Gandhinagar to Collector, Ahmedabad. That the entry to the effect was entered in revenue record by Mutation entry No-8822 dated-08-02-2008. The said entry certified on dated-09-09-2003 which please Note.

I further find that thereafter on proclamation of revenue records certain mistakes had crept therein which was duly rectified by Mamlatdar. Dascroi, The entry to the effect was also mutated in revenue records of Mutation entry Books, viz. Village Form No-6 on 10-01-2009 under serial No-9147 Duly certified dated-22-04-2009 by the concerned revenue authority followed by village form No-7 & 12.

As per resolution No-Kramak pfr/102011/275/I/1 dated-17-03-2012 the said Ahmedabad-District, Taluka-Dascroi, converted in two taluka. i.e. Ahmedabad (East) and Ahmedabad (West). The entry mutated in revenue record by Mutation entry No-10761 dated-03-05-2012.

Whereas Land bearing Survey No-775/2 admeasuring 6124 of Mouje-Chandkheda. Taluka-Dascroi, District-Ahmedabad seized and possessed by Jigneshbhai Pravinchand Shah, Rajeshbhai



Ref. No. :

Pravinchand Shah, Santrambhai Khanchand Varma and Tarunbhai Santrambhai Varma. The said Santrambhai Khanchand Varma died on 09/10/2010 without making any will. His Legal heirs i.e. 1. Ushadevi Wd/o, Santrambhai Khanchand Varma, 2. Tarunbhai Santrambhai Varma, 3. Gaurav Santrambhai Varma, and 4. Mrunal Santrambhai Varma entered in revenue records by mutation entry No-11893 dated-03-03-2015. The said entry certified on dated-29-04-2015. That the Name of Mr. Tarunbhai Santrambhai Varma entered in revenue record to his Personal capacity and legal heirs of Santrambhai Khanchand Varma which please Note.

I further find thereafter on implementation of Town Planning Scheme No-44 (Chandkheda) the said land was given Final Plot No-78 land admeasuring 3487 Sq.Mtrs in lieu of Survey No-775/2 land admeasuring 6124 Sq.Mtrs, (As Per F-Form Land admeasuring 5804 Sq.Mtrs), Which Please note.

I further find that the said land owner converted the Non Agricultural Commercial use purpose. Vide order No-CB/LAND-2/NA/SR-921/15 dated-07-09-2015 issued by collector, Ahmedabad. The entry to the effect was also entered in revenue records by mutation books viz. village form No-6 on dated-22-09-2015 under serial No-12096. Duly certified by concerned revenue authority followed by village form No-7 & 12.

I further find that the said land owner i.e. 1. Jigneshbhai Pravinchand Shah, 2. Rajeshbhai Pravinchand Shah, 3. Jayeshbhai Pravinchand Shah, 4. Ushadevi, Wd/o, Santrambhai Kahnchand Varma, Tarunbhai Santrambhai Varma Gaurav Santrambhai Varma and Mrunal Santrambhai Varma. Sold and convey to M/s. SNKJ INFRAPROJECTS PVT LTD. The deed of conveyance respect whereof was duly executed on 16-03-2016 and registrar with the Sub Registrar Ahmedabad. Under serial No-3319. The entry to the effect was also entered in revenue records by mutation books viz. village form No-6 on dated-19-04-2016 under serial No-12323. Duly certified by concerned revenue authority followed by village form No-7 & 12. And Also executed Additional Deed (Puravani Lekh) before the office of registrar at Ahmedabad-2(Vadaj) under serial No-4862 dated-19-04-2017.

I further find that the Ahmedabad municipal corporation has been issued Commencement Letter (Rajachitthi) vide Rajachitthi No-7817/150716/A6844/RO/M1 dated-25-01-2017.

I further find that the said land owner M/s. SKNJ Infraproject Private Limited through its Director Shri Sureshbhai Jain Agree to sell the Ground Floor Shop No-11 to 20 admeasuring 929 Sq.Mtrs and First Floor Shop No-111 to 118 admeasuring 929 Sq.Mtrs to Shah Infraspace a Partnership



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5

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Ref. No. :

Firm & Swagat Developers. The Agreement to sell Without Possession respect whereof was duly executed on 16-03-2016 and registrar with the Sub Registrar Ahmedabad. Under serial No-3321.

I also find that the airports Authority of India has been issued No objection certificate for Height clearance dated-14-07-2016 which please note.

I also find that one Cancellation agreement of Immovable Property bearing Shop No-11 to 20, On Ground Floor, Land admeasuring 929 Sq.Mtrs and Shop No-111 to 118, On First Floor, admeasuring 929 Sq.Mtrs, in the Scheme Known as "SIDDHARTH CAPITAL" Chandkheda, Ahmedabad, Situated at Land bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per **F-Form** Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of Mouje-CHANDKHEDA, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ) before the office of registrar at Ahmedabad-2(Vadaj) under serial No-4863 dated-19-04-2017. Which please Note.

I further find that the said land owner i.e. M/s. SNKJ INFRAPROJECTS PVT LTD. Through its Director Shri Sureshkumar Keshavlal Jain & Nileshkumar Keshavlal Jain sold and convey the Said land bearing Revenue Survey No-775/2 Land admeasuring 6124 Sq.Mtrs, (As per **F-Form** Land admeasuring 5804 Sq.Mtrs), Town Planning Scheme No-44(Chandkheda), Final Plot No-78 Land admeasuring 3487 Sq.Mtrs of Mouje-CHANDKHEDA, Taluka-Sabarmati, in the registration district Ahmedabad and Sub District at Ahmedabad-02(VADAJ) to M/s. ANIKEDHYA INFRAPROJECTS PVT LIMITED. The deed of Sale respect whereof was duly executed on 26-04-2017 and registrar with the Sub Registrar Ahmedabad-2(Vadaj). Under serial No-5267. The entry to the effect was also entered in revenue records by mutation books viz. village form No-6 on dated-02-05-2017 under serial No-12720. Duly certified by concerned revenue authority followed by village form No-7 & 12. Which please Note.

I further find, that Ahmedabad Municipal Corporation has sanctioned revised Plan and issued Commencement letter (Rajachithi) Vide Case No-BLNTI/WZ/150716/GDR/A6844/R1/M1, Rajachithi No-11088/150716/A6844/R1/M1 Dated-26-08-2020.

That, M/s. Anikedhya Infraprojects Pvt Limited had taken loan from State Bank of India and executed mortgage deed before the office of registrar at Ahmedabad-02(Vadaj) under serial No-5571, Dated-28-03-2018. Thereafter M/s. Anikedhya Infraprojects Pvt Limited had again taken additional facility and extension of charge was created from Sub registrar office at Ahmedabad-02(Vadaj) under serial No-6893 Dated-15-07-2020.



Ref. No. :

The aforesaid report is reference of Revenue records submitted by you and search of the Sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance and does not contain entire revenue or Sub registry records, it is to be noted that the search of complete registration records is not available and also it should be noted that only 2007 to 2020 Computerized search is given by S.R.Office to us and manual search of books of index-II is not traceable & Viable. And also please not that Computerized Search Provided by Govt. Through Office Of sub Registrar and in that clearly stated that they do not gives any assurance or binding the ^{information} / search provided through computerized search and on that condition I have issued this Report / certificate.

And I further state that In view of what is stated hereinabove and based on the Xerox copies of Documents/Papers submitted to us by you I opinion that the title of the land in question more particularly described in the schedule hereunder written will only be considered to be clear, marketable and free from charge of Government of Gujarat or encumbrances and free from reasonable doubts,

- 1). No due / release deed of State Bank of India , 2). Verification of all original documents 3). Rules and regulation of the government being fulfilled. 4). Laws applicable and in force of affect legally and properly sale, transfer, or any other transaction with respect to the said Land.

4. Searches

- Search for last 3 years i.e. 2018 to 2020 of Sub Registrar office at Ahmedabad-02(Vadaj) on dated-05-09-2020.
- Search for last 7 years i.e.2010 to 2017 of Sub Registrar office at Ahmedabad-2(Vadaj) on dated-09-06-2017 Vide receipt No-20170030223686.
- Search for last 23 years i.e.1987 to 2010 of Sub Registrar office at Gandhinagar on dated-09-06-2017.

Place :-Ahmedabad

Dated-07-09-2020

