

HITESH I PATEL(BHANDARI)
ADVOCATE & NOTARY
(G/2450/2001)

(O) Office No. TA-2 , Solitaire Business Center ,Opp. Jalaram Complex ,Silvasaa Daman road ,
Vapi, Tal. Vapi Dist Valsad

(O) 401, Iconic Building, Near Taluka Panchayat office, Valsad, Tal & Dist Valsad

Mb. No. 9825804498

Date : 29.08.2020

TO WHOM SO EVER IT MAY CONCERN

Title Report with regard to the N.A. land bearing
C.S.NO. 4472 admeasuring about 654.44 Sq.Mtrs. and
the N.A. land bearing C.S.NO. 4480/B admeasuring
about 181.54 Sq.Mtrs. both Situated within the limits
of Valsad Nagarpalika, Tal. Dist. Valsad.

Sir,

OM INFRACON, a Proprietary Concern trough its Proprietor **Mr. Jayraj Harishbhai Desai**, Residing at : 305, Millennium, Opp. Paragji Tower, Halar Road, Valsad, Tal. Dist. Valsad has approached me with regard to the captioned property.

On scrutiny of the papers referred above I find that, the N.A. land admeasuring about 654.44 Sq.Mtrs. is the part land of the land bearing C.S.NO. 4472 admeasuring about 1041.00 Sq.Mtrs. Situated within the limits of Valsad Nagarpalika, Tal. Dist. Valsad.

WITH REGARD TO THE N.A. LAND BEARING C.S.NO. 4472.

The N.A. land admeasuring about 654.44 Sq.Mtrs. of the land bearing C.S.NO. 4472 admeasuring about 1041.00 Sq.Mtrs. Situated within the limits of Valsad Nagarpalika, Tal. Dist. Valsad is also bearing old Block/Survey No. 446 admeasuring about 00 Hec. 01 Are. 26 Sq.Mtrs. and Block/Survey No. 447 admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and Block/Survey No. 449 admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad.



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The land bearing Block/Survey No. 446 admeasuring 00 Hec. 01 Are 26 Sq.Mtrs. situated within the limits of Village Valsad, Tal. Dist. Valsad was bearing old Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 449 admeasuring 00 Hec. 03 Are. 55 Sq.Mtrs. situated within the limits of Village Valsad, Tal. Dist. Valsad was bearing old Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 447 admeasuring 00 Hec. 03 Are. 55 Sq.Mtrs. situated within the limits of Village Valsad, Tal. Dist. Valsad was bearing old Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad.

The land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are. 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. both situated within the limits of Village Valsad, Tal. Dist. Valsad were standing in the name of Kamlaban Virsingh wife of Valjibhai Solanki.

The land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. situated within the limits of Village Valsad, Tal. Dist. Valsad was standing in the name of Mr. Lallubhai Bhanabhai.

WHEREAS, the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad declared as fragmented lands under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1948. This fact is recorded



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in the mutation entry No. 1884 on 10.08.1950, which is duly certified by the competent revenue authority.

WHEREAS, the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad had covered under two miles from city limits of Valsad Nagarpalika, therefore, the said lands had been declared non fragmented lands under the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1948. This fact is recorded in the mutation entry No. 4188 on 17.07.1958, which is duly certified by the competent revenue authority.

THEREAFTER, the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. both situated within the limits of Village Valsad, Tal. Dist. Valsad had been purchased by Motiben Shantilal Thakor by a registered sale deed dated 05.04.1956 from Kamlaban Virsingh wife of Valjibhai Solanki. This fact is recorded in the mutation entry No. 4277 on 08.08.1959, which is duly certified by the competent revenue authority.

THEREAFTER, the land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. situated within the limits of Village Valsad, Tal. Dist. Valsad had been purchased by Motiben Shantilal Thakor by a registered sale deed dated 16.02.1943 from Mr. Lallubhai Bhanabhai. This fact is recorded in the mutation entry No. 5103 on 30.04.1969, which is duly certified by the competent revenue authority.

WHEREAS, Motiben Shantilal Thakor expired on 04.05.1999 and after her demise the names of Sumanben Shantilal Thakor and Mr. Chandravardan



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Shantilal Thakor and Minakshi Shantilal Thakor had been entered in the revenue record of the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad along with the construction thereon. This fact is recorded in the mutation entry No. 8199 on 12.06.2009 and in the city survey record by mutation entry No. 721 on 02.02.2006, which are duly certified by the competent revenue authority.

THEREAFTER, the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/K admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad have been purchased by Radhaben Vishandas Tilwani and Nathusingh Durlabhsingh Chauhan by a registered sale deed dated 06.08.2009, which is duly registered in Valsad sub registry at Serial No. 3094 from Sumanben Shantilal Thakor and Mr. Chandravardan Shantilal Thakor and Minakshi Shantilal Thakor. This fact is recorded in the mutation entry No. 8217 on 19.09.2009, which is duly cancelled by the competent revenue authority and thereafter the same had been posted by mutation entry No. 8238 on 30.01.2010, which is also rejected by the competent revenue authority and then the same had been posted by mutation entry No. 8269 on 10.11.2010 and in the city survey record by mutation entry No. 2783 on 24.02.2011, which are duly certified by the competent revenue authority.

HERE IT IS MADE CLEAR THAT, the construction constructed on the land bearing Block/Survey No. 67/4/A admeasuring about 00 Hec. 01 Are 26 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/B admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. and the land bearing Block/Survey No. 67/4/K

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admeasuring about 00 Hec. 03 Are. 55 Sq.Mtrs. ALL situated within the limits of Village Valsad, Tal. Dist. Valsad along with the other lands had been demolished and the said lands had been covered under the City Limits of Valsad Nagarpalika, Tal.Dist. Valsad and given C.S.NO. 4472 admeasuring about 654.44 Sq.Mtrs. under T.P. Scheme No. 2, Plot No. 337.

THEREAFTER, the land bearing C.S.No. 4472 admeasuring about 654.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist. Valsad (which bears old Block/Survey No. 67/4/A and Block/Survey No. 67/4/B and Block/Survey No. 67/4/K) have been purchased by Mr. Ashokbhai Kanjibhai Bhanushali by a registered sale deed dated 14.07.2011, which is duly registered in Valsad sub registry at Serial No. 2728 from Radhaben Vishandas Tilwani and Nathusingh Durlabhsingh Chauhan. This fact is recorded in the mutation entry No. 8300 on 17.08.2011, which is duly certified by the competent revenue authority.

THEREAFTER, by virtue of the Order No. LND/RE-SURVEY/PRA.GA./VALSAD/2018 dated 20.06.2018 passed by Deputy Collector, Valsad, the land bearing Block/Survey No. 67/4/A situated within the limits of Village Valsad, Tal. Dist. Valsad has been given new Block/Survey No. 446 and the land bearing Block/Survey No. 67/4/B situated within the limits of Village Valsad, Tal. Dist. Valsad has been given new Block/Survey No. 449 and the land bearing Block/Survey No. 67/4/K situated within the limits of Village Valsad, Tal. Dist. Valsad has been given Block/Survey No. 447. This fact is recorded in the mutation entry No. 8606 on 20.09.2018, which is duly certified by the competent revenue authority.

THEREAFTER, the land bearing C.S.NO. 4472 admeasuring about 654.44 Sq.Mtrs. Situated within the limits of Valsad Nagarpalika, Tal. Dist. Valsad converted into N.A. use by virtue of the Order No. CB/NA/REGI.6/11-12.VALSAD/VASHI.525 TO 532/2012 dated 17.02.2012 passed by Collector,

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Valsad. This fact is recorded in City Survey record by entry No. 4542 on 28.05.2012, which is duly certified by the competent revenue authority.

THEREAFTER, ODHAVKRUPA CONSTRUCTION PVT. LTD., a company constituted under the provisions of the Indian Companies Act, 1956 has purchased the N.A. land bearing C.S.NO. 4472 admeasuring about 654.44 Sq.Mtrs. Situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad by a registered sale deed dated 15.03.2012, which is duly registered in Valsad sub registry at Serial NO. 1215 from Mr. Ashokbhai Kanjibhai Bhanushali. This fact is recorded in City Survey record by mutation entry No. 4649 on 30.04.2012, which is duly certified by the competent revenue authority.

WITH REGARD TO THE N.A. LAND BEARING C.S.NO. 4480/B.

On scrutiny of the papers referred above I find that, the N.A. land bearing C.S.NO. 4480/B admeasuring about 181.54 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad is the part land of the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs.

The land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad was standing in the name of Mr. Motiben Shantilal Thakor.

WHEREAS, Motiben Shantilal Thakor expired on 04.05.1999 and after her demise by virtue of her last WILL the names of Sumanben Shantilal Thakor and Mr. Chandravardan Shantilal Thakor and Minakshi Shantilal Thakor had been entered in the city survey record of land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad along with the construction thereon. This fact is recorded in city survey record by entry No. 611 on 02.02.2006, which is duly certified by the competent revenue authority.

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THEREAFTER, Mr. Chandvadan Shantilal Thakor had released his rights from the city survey record of land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad along with the construction thereon. This fact is recorded in the city survey record by entry No. 670 on 14.07.2006, which is duly certified by the competent revenue authority.

HERE IT IS MADE CLEAR THAT, the construction constructed on the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad had been demolished by Mrs. Radhaben Nareshkumar Sindhi.

THEREAFTER, the land admeasuring about 181.54 Sq.Mtrs. of the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad had been purchased by Mrs. Radhaben Nareshkumar Sindhi by a registered sale deed dated 04.08.2009, which is duly registered in Valsad sub registry at Serial No. 3093 from Sumanben Shantilal Thakor and Minakshi Shantilal Thakor through their power of attorney Mr. Chandrakant Ratilal Patel. This fact is recorded in the city survey record by entry No. 2912 on 06.10.2009, which is duly certified by the competent revenue authority.

THEREAFTER, **ODHAVKRUPA CONSTRUCTION PVT. LTD.**, a company constituted under the provisions of the Indian Companies Act, 1956 has purchased the land admeasuring about 181.54 Sq.Mtrs. of the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad by a registered sale deed dated 14.07.2011, which is duly registered in Valsad sub registry at Serial NO. 2727 from Mrs. Radhaben Nareshkumar Sindhi. This fact is recorded in City Survey

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record by entry No. 4161 on 10.08.2011, which is duly certified by the competent revenue authority.

THEREAFTER, M/S. OSTWAL SALES MARKETING has obtained the loan of Rs. 2,00,00,000/- in words rupees two crore only on the land admeasuring about 181.54 Sq.Mtrs. of the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. and the land bearing C.S.No. 4472 admeasuring about 654.44 Sq.Mtrs. both situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad along with the other lands by Mortgage Deed dated 07.10.2015, which is duly registered in Valsad sub registry at Serial No. 5526 from Bank of Maharashtra, Valsad branch and **ODHAVKRUPA CONSTRUCTION PVT. LTD.**, a company constituted under the provisions of the Indian Companies Act, 1956 was the call secure in the said mortgage and the same loan facility has been paid by **M/S. OSTWAL SALES MARKETING**, a company constituted under the provisions of the Indian Companies Act, 1956 and the Release of Mortgage Deed has been registered on 18.05.2017 in Valsad sub registry at Serial No. 2404.

THEREAFTER, ODHAVKRUPA CONSTRUCTION PVT. LTD., a company constituted under the provisions of the Indian Companies Act, 1956 and Mr. Jayraj Harishbhai Desai owner of Om Infracon has entered into Development Agreement dated 25.02.2020, which is duly registered in Valsad sub registry at Serial No. 1407 with regard to the N.A. land bearing C.S.NO. 4472 admeasuring about 654.44 Sq.Mtrs. and the land admeasuring about 181.54 Sq.Mtrs. of the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. both situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad. This fact is recorded in the city survey record by entry No. 9489 on 09.06.2020, which is duly certified by the competent revenue authority.

THEREAFTER, by virtue of the sale deed dated 14.07.2011, which is duly registered in Valsad sub registry at Serial No. 2727, the departmental measuring



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has been done and the land bearing C.S.NO. 4480 admeasuring about 392.44 Sq.Mtrs. situated within the limits of Valsad Nagarpalika, Tal. Dist.Valsad divided into two parts and given C.S.NO. 4480/A admeasuring about 210.90 Sq.Mtrs. and C.S.NO. 4480/B admeasuring about 181.54 Sq.Mtrs.Sq.Mtrs. This fact is recorded in the City Survey record by entry No. 9534 on 25.06.2020, which is duly certified by the competent revenue authority.

Thus, going though the above sequences and the papers and the documents produced before me, I am of the opinion that the Title of the said property is clear and marketable and free from any reasonable doubts whatsoever.

I have taken the search and Nil Encumbrance Certificate of the captioned property from the Sub-Registry Valsad from the year 1990 uptill now and I found that the captioned property is free from any encumbrances.

Thanking you,



HITESH I. PATEL

Advocate

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