

07.11.2022

TO WHOMSOEVER IT MAY CONCERN

Title report with regard to the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad.

Sirs,

MR. Darshak Bhupatrai Shah, Residing at: B-1/2, Royal Jems, Vapi Daman Road, Chala, Tal. Vapi, Dist. Valsad one of the director of Fortune Dreams Con Private Limited, a company constituted under the provisions of the Indian Companies Act, 1956 having its registered office at: Third Floor, Sapphire Building, Above Axis Bank, Vapi Daman Road, Chala, Tal. Vapi, Dist. Valsad has approached me with regard to the title Report of the captioned property.

On scrutiny of the papers produced before me, I find that the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad was bearing Block/Survey No. 2545 (Old Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. and Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. and Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.

HISTORY WITH REGARD TO THE LAND BEARING BLOCK/SURVEY NO. 2545 (OLD BLOCK/SURVEY NO. 378/A/3/1 ADMEASURING ABOUT 00 HEC. 04 ARE. 91 SQ.MTRS.) ADMEASURING ABOUT 00 HEC. 04 ARE. 91 SQ.MTRS. AND THE LAND BEARING BLOCK/SURVEY NO. 2550 (OLD BLOCK/SURVEY NO. 378/B/1 ADMEASURING ABOUT 00 HEC. 08 ARE. 24 SQ.MTRS.) ADMEASURING ABOUT 00 HEC. 08 ARE. 24 SQ.MTRS. BOTH SITUATED WITHIN THE LIMITS OF VILLAGE CHALA, TAL. VAPI, DIST. VALSAD.

The land bearing Block/Survey No. 2545 admeasuring about 00 Hec. 04 Are. 51 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad was bearing old Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs.

The land bearing Block/Survey No. 2550 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad was bearing old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.

The land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands, were standing in the names of Gadimay Manekji and Becharsha Barjorji.

Thereafter, Sonaben widow of Gulam Hussain had purchased the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with

the other lands by a registered Sale Deed in the year, 1942 from Gadimay Manekji and Becharsha Barjorji. This fact is recorded in the Mutation Entry No. 752 on 17.05.1942, which is duly certified by the competent revenue authority.

Thereafter, the names of Noormhamad Gulam Hussain, Noorali Gulam Hussain and Sadaruddin Gulam Hussain had been entered in the revenue records of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands along with the name of Bai Sona widow of Gulam Hussain. This fact is recorded in the Mutation Entry No. 2506 on 31.01.1969, which is duly certified by the competent revenue authority.

Sonaben widow of Gulam Hussain expired on 14.02.1969 and as the names of her heirs had been already entered in the revenue records of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands, the name of Sonaben widow of Gulam Hussain had been deleted from the revenue records of the said lands. This fact is recorded in the Mutation Entry No. 2516 on 10.06.1969, which is duly certified by the competent revenue authority.

Thereafter, a partition took place by and between Noormhamad Gulam Hussain, Noorali Gulam Hussain and Sadaruddin Gulam Hussain and by virtue of the said partition the names of Noorali Gulam Hussain and Sadaruddin Gulam had been deleted from the revenue records of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the

land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 2517 on 10.06.1969, which is duly certified by the competent revenue authority.

Thereafter, Noormhamad Gulam Hussain had paid the dues of Sale Tax and therefore, the charge of Sale Tax had been deleted from the revenue records of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 2534 on 13.10.1970, which is duly certified by the competent revenue authority.

Thereafter, Noormhamad Gulam Hussain had obtained the loan facility of Rs. 60,000/- in words rupees Sixty Thousand only from Bank of Baroda on the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 2579 on 18.02.1971, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order passed by Navsari Civil Court in Spc.S.No. 41/1970, the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad had been attached and the charge had recorded. This fact is recorded in the Mutation Entry No. 2640, which is duly certified by the competent revenue authority.

Thereafter, Bank of Baroda had sold the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands to Mrs. Shantalaxmi J. Lakhani and Dr. Jivanlal Lakhani and by virtue of the Sale Certificated issued by Court, the names of Mrs. Shantalaxmi J. Lakhani and Dr. Jivanlal Lakhani had been entered in the revenue records of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 3328 on 01.05.1981, which is duly certified by the competent revenue authority.

Thereafter, Mr. Rashmikant Ranchhodji Desai and Mr. Nitinkumar Nagarji Mehta had purchased the land admeasuring about 491.00 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land admeasuring about 824.00 Sq.Mtrs. of the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad from Mrs. Shantalaxmi J. Lakhani and Dr. Jivanlal Lakhani. This fact is recorded in the Mutation Entry No. 6445 on 13.09.1955, which is duly certified by the competent revenue authority.

Thereafter, with the consent and within the knowledge of Mr. Nitinkumar Nagarji Mehta, the name of Mr. Nitinkumar Nagarji Mehta had been deleted from the land admeasuring about 491.00 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land admeasuring about 824.00 Sq.Mtrs. of the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village

Chala, Tal. Vapi, Dist. Valsad. This fact is recorded in the Mutation Entry No. 7344 on 27.09.1999, which is duly certified by the competent revenue authority.

Thereafter, the names of Shobhnaben Rashmikan Desai and Mr. Yogesh Ranchhodji Desai had been entered in the revenue records of the land admeasuring about 491.00 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas and the land admeasuring about 824.00 Sq.Mtrs. of the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the name of Mr. Rashmikan Ranchhodji Desai. This fact is recorded in the Mutation Entry No. 7345 on 27.09.1999, which is duly certified by the competent revenue authority.

Here it is made clear that, the land admeasuring about 491.00 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/3 admeasuring about 20 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given Computerized Block/Survey No. 378/A/3/1 and the land admeasuring about 824.00 Sq.Mtrs. of the land bearing Block/Survey No. 378/B admeasuring about 22 Gunthas both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given Computerized Block/Survey No. 378/B/1.

Thereafter, with the consent and within the knowledge of Mr. Yogeshbhai Ranchhodji, the name of Mr. Yogeshbhai Ranchhodji Desai had been deleted from the revenue records of the land bearing old Block/Survey No. 378/A/3/1 admeasuring about 491.00 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad AND the land bearing old Block/Survey No. 378/B/1 admeasuring about 824.00 Sq.Mtrs. situated within the limits of Village Chala,

Tal. Vapi, Dist. Valsad. This fact is recorded in the Mutation Entry No. 10075 on 04.07.2009, which is duly certified by the competent revenue authority.

HISTORY WITH REGARD TO THE LAND BEARING BLOCK/SURVEY NO. 2536 (OLD BLOCK/SURVEY NO. 378/A/2 ADMEASURING ABOUT 00 HEC. 04 ARE. 05 SQ.MTRS.) ADMEASURING ABOUT 00 HEC. 04 ARE. 05 SQ.MTRS. BOTH SITUATED WITHIN THE LIMITS OF VILLAGE CHALA, TAL. VAPI, DIST. VALSAD.

The land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad was bearing old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.

The land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad was standing in the name of Mr. Morarbhai Madhubhai and Mr. Ratanbhai Madhubhai along with the other lands.

Thereafter, Mr. Ratanbhai Madubhai expired intestate and after the demise of Mr. Ratanbhai Madhubhai his son namely Mr. Gandabhai Ratanbhai had been entered in the revenue records of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 2002 on 11.06.1957, which is duly certified by the competent revenue authority.

Whereas, after the demise of Mr. Morarbhai Madhubhai, the names of Gajrben Morarbhai and Babliben Morarbhai had been entered in the revenue

records of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 3531 on 05.01.1983, which is duly certified by the competent revenue authority.

Mr. Morarbhai Madhubhai expired leaving behind Gangaben widow of Morarbhai Madhubhai, Ambuben Morarbhai, Gajriben Morarbhai, Shantiben Morarbhai and Babliben Morarbhai, Gangaben Morarbhai and Shantiben Morarbhai wife of Jaganbhai Kikabhai and Ambuben daughter of Morarbhai Madhubhai AND Shantiben wife of Jaganbhai Kikabhai. Shantiben also expired leaving behind Mr. Vinodbhai Jaganbhai, Mr. Ravjibhai Jaganbhai, Mr. Rajubhai Jaganbhai, Manjuben Jaganbhai, Ramilben Jaganbhai and Induben Jaganbhai. Therefore, after the demise of Mr. Morarbhai Madhubhai, with the consent and within the knowledge of Ramilaben Jaganbhai and Induben Jaganbhai, the names of Gajraben Morarbhai Madhubhai wife of Shivram Bhaglabhai and Babliben Morarbhai wife of Narottam Kunwarji, Mr. Vinodbhai Jaganbhai, Mr. Ravjibhai Jaganbhai, Mr. Rajubhai Jaganbhai and Mr. Manjuben Jaganbhai had been entered in the revenue records of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 6023 on 31.12.1992, which is duly certified by the competent revenue authority.

Mr. Gandabhai Ratnaben expired on 16.05.1994 and after his demise with the consent and within the knowledge of his daughters namely Paliben Gandabhai, Meenaben Gandabhai, Sushilaben Ganda and Savita Gandabhai, the names of Mr. Shankerbhai Gandabhai, Mr. Balubhai Gandabhai, Mr.

Jamubhai Gandabhai and Mrs. Bachubhai Gandabhai had been entered in the revenue records of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 6256 on 31.07.1994, which is duly certified by the competent revenue authority.

Mr. Ratanbhai Madhubhai was having share in the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands and Mr. Gandabhai Ratanbhai was the heir of Mr. Ratanbhai Madhubhai and Mr. Shankerbhai Gandabhai, Mr. Balubhai Gandabhai, Mr. Jamubhai Gandabhai and Mr. Bachubhai Gandabhai were the heirs of Mr. Gandabhai Ratanbhai.

Therefore, by virtue of the Order passed in R.C.S.NO. 124/1995 filled before the Hon'ble Principal Judge, Pardi by and between heirs of Mr. Morarbhai Madhubhai and Mr. Ratanbhai Madhubhai, the land admeasuring about 02 Acre. 10 Gunthas of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands had been fallen into share of Mr. Shankerbhai Gandabhai, Mr. Balubhai Gandabhai, Mr. Jamubhai Gandabhai and Mr. Bachubhai Gandabhai Shankerbhai. This fact is recorded in the Mutation Entry No. 6361 on 07.02.1995, which is duly certified by the competent revenue authority.

Mr. Shankerbhai Gandabhai expired on 04.01.2010 and after the demise of Shankerbhai Gandabhai, the names of Manjulaben widow of Shankerbhai Gandabhai, Mr. Dhansukhbhai Shankerbhai, Mr. Navindrabhai Shankerbhai,

Madhuben Shankerbhai and Sangitaben Shankerbhai had been entered in the revenue records of the land admeasuring about 02 Acre. 10 Gunthas of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands. This fact is recorded in the Mutation Entry No. 7646 on 27.07.2001, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the partition took placed between Mr. Babubhai Gandabhai and others the land admeasuring about 00 Hec. 12 Are. 06 Sq.Mtrs. of the land admeasuring about 02 Acre. 10 Gunthas of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the other lands fallen into share of Mr. Babubhai Gandabhai, Mr. Jamubhai Gandabhai and Mr. Bachubhai Gandabhai and Manjulaben widow of Shankerbhai Gandabhai, Mr. Dhansukhbhai Shankerbhai, Mr. Navindra Shankerbhai, Madhuben Shankerbhai and Sangitaben Shankerbhai. This fact is recorded in the Mutation Entry No. 7672 on 25.09.2001, which is duly certified by the competent revenue authority.

Thereafter, Mr. Subhash Somchandra Kotadia had purchased the land admeasuring about 00 Hec. 08 Are. 01 Sq.Mtrs. of the land admeasuring about 00 Hec. 12 Are. 06 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by Sale Deed from Mr. Babubhai Gandabhai, Mr. Jamubhai Gandabhai and Mr. Bachubhai Gandabhai and Manjulaben widow of Shankerbhai Gandabhai, Mr. Dhansukhbhai Shankerbhai, Mr. Navindra Shankerbhai, Madhuben Shankerbhai and

Sangitaben Shankerbhai. This fact is recorded in the Mutation Entry No. 7928 on 13.05.2003, which is duly certified by the competent revenue authority.

Thereafter, Mr. Babubhai Gandabhai, Mr. Jamubhai Gandabhai and Mr. Bachubhai Gandabhai have released their undivided share from land admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. of the land admeasuring about 00 Hec. 12 Are. 06 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/2 admeasuring about 04 Acre. 17 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by Release Deed dated 08.04.2003, which is duly registered in Pardi Sub Registry in favour of Manjulaben widow of Shankerbhai Gandabhai and others. This fact is recorded in the Mutation Entry No. 7929 on 13.05.2003, which is duly certified by the competent revenue authority.

Here it is made clear that, the remaining land admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. of the land admeasuring about 00 Hec. 12 Are. 06 Sq.Mtrs. of the land bearing old Block/Survey No. 378/A/2 admeasuring about 02 Acre 10 Gunthas situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given Computerized Block/Survey No. 378/A/2.

Thereafter, Sangitaben Shankerbhai expired on 06.08.2008 and after the demise of Sangitaben Shankerbhai, the name of Minor Sahil Arvindbhai had been entered in the revenue records of the land bearing Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad. This fact is recorded in the Mutation Entry No. 10228 on 29.12.2009, which is duly certified by the competent revenue authority.

Thereafter, Mrs. Shobhna Rashmikant Desai and Mr. Rashmikant Ranchhodji Desai have purchased the land bearing Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by a Registered Sale Deed dated 05.03.2010, which is duly registered in Pardi Sub Registry at Serial No. 2201 from Manjulaben widow of Shankerbhai Gandabhai and Mr. Dhansukhbhai Shankerbhai, Mr. Navindra Shankerbhai, Minor Sahil Arvindbhai through his guardian Navindra Shankerbhai and Madhuben Shankerbhai. This fact is recorded in the Mutation Entry No. 12055 on 02.06.2015, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. DSO/O3/059/CHALA.PRA.GE./2018 dated 27.06.2018 passed by Superintendent of Lands Records, the land bearing Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given new Block/Survey No. 2545 AND the land bearing Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given new Block/Survey No. 2550 AND the land bearing Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been given new Block/Survey No. 2536. This fact is recorded in the Mutation Entry No. 12820 on 14.09.2018, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. LND/RECORD-SUDHARA/CHALA/VASHI /401/19 dated 02.04.2019 passed by Mamlatdar, Vapi, the land bearing Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist.

Valsad recorded as N.A. land. This fact is recorded in the Mutation Entry No. 12980 on 12.04.2019, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Order No. LND/RECORD-SUDHARA/CHALA/VASHI /402/19 dated 02.04.2019 passed by Mamlatdar, Vapi, the Mutation Entry No. 9682 had been deleted from the revenue records of the land bearing Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad, as the same was posted by mistake. This fact is recorded in the Mutation Entry No. 12981 on 12.04.2019, which is duly certified by the competent revenue authority.

Thereafter, by virtue of the Notification No. MAKAMA/102017/4197/NA dated 09/01/2019 passed by Revenue depart of the State Government, the Village Chala has been merged within Vapi Municipality along with the other Villages. This fact is recorded in the mutation entry No. 13438 on 16.12.2020, which is duly certified by the competent authority.

Thereafter, by virtue of the Order No. 399/25/08/001/2021 dated 25.03.2021 passed by Collector, Valsad the land bearing Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad has been converted into N.A. use. This fact is recorded in the mutation entry No. 13480 on 25.03.2020, which is duly certified by the competent authority.

Thereafter, Mr. Nitinkumar Nagarji Mehta has confirmed and admitted the Mutation Entry No. 7344 posted in the revenue records of the land bearing Block/Survey No. 378/A/3/1 admeasuring about 491.00 Sq.Mtrs. and the land bearing Block/Survey No. 378/B/1 admeasuring about 824.00 Sq.Mtrs. both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by virtue of the Deed of Confirmation dated 06.03.2021, which is duly Registered in Vapi Sub Registry same day at Serial No. 2979 in favour of Mrs. Shobhna Rashmikant Desai and Mr. Rashmikant Ranchhodji Desai.

Thereafter, Mr. Yogesh Ranchhodji Desai has confirmed and admitted the Mutation Entry No. 10075 posted in the revenue records of the land bearing Block/Survey No. 378/A/3/1 admeasuring about 491.00 Sq.Mtrs. and the land bearing Block/Survey No. 378/B/1 admeasuring about 824.00 Sq.Mtrs. both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by virtue of the Deed of Confirmation dated 06.03.2021, which is duly Registered in Vapi Sub Registry same day at Serial No. 2980 in favour of Mrs. Shobhna Rashmikant Desai and Mr. Rashmikant Ranchhodji Desai.

Thereafter, Mr. Rashmikant Ranchhodji Desai expired on 20.04.2021 leaving behind Shobhnaben Rashmikant Desai and Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai. Thereafter, after the demise of Mr. Rashmikant Ranchhodji Desai, the names of Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai had been entered in the revenue records of the land bearing Block/Survey No. 2545 (Old Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. and the land bearing Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the name of Shobhnaben

Rashmikant Desai. This fact is recorded in the mutation entry No. 13500 on 07.05.2021, which is duly certified by the competent authority.

Mr. Rashmikant Ranchhodji Desai expired on 20.04.2021 leaving behind Shobhnaben Rashmikant Desai and Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai. Thereafter, after the demise of Mr. Rashmikant Ranchchodji Desai, the names of Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai had been entered in the revenue records of the land bearing Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad along with the name of Shobhnaben Rashmikant Desai. This fact is recorded in the mutation entry No. 13501 on 07.05.2021, which is duly certified by the competent authority.

Thereafter, Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai have released their undivided share in the land bearing Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by a Release Deed dated 25.05.2021, which is duly Registry in Vapi Sub Registry at Serial No. 5859 in favour of Shobhnaben Rashmikant Desai. This fact is recorded in the mutation entry No. 13520 on 17.06.2021, which is duly certified by the competent authority.

Sidhdhi Rashmikant Desai and Mr. Sidhdharth Rashmikant Desai have released their undivided share in the land bearing Block/Survey No. 2545 (Old Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. and the land bearing

Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. both situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad by a Release Deed dated 25.05.2021, which is duly Registry in Vapi Sub Registry at Serial No. 5860 in favour of Shobhnaben Rashmikan Desai. This fact is recorded in the mutation entry No. 13521 on 17.06.2021, which is duly certified by the competent authority.

Thereafter, by virtue of the Order No. JAMAN/AKATRIKARAN/REGI.NO.01/VASHI.NO.60/2022 passed by Mamlatdar, Vapi, the land bearing Block/Survey No. 2545 (Old Block/Survey No. 378/A/3/1 admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. and the land bearing Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs.) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. and the land bearing Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs. ALL situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad have been consolidated and given Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. This fact is recorded in the mutation entry No. 13779 on 11.03.2022, which is duly certified by the competent authority.

Thereafter, by virtue of the Order passed by competent authority, the KJP Rectification has been done with regard to the land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad. This fact is recorded in the Mutation Entry No. 13992 on 22.09.2022, which is duly certified by the competent revenue authority.

Thereafter, Vapi Nagarpalika has issued the Construction Permission No. 1020BP22230005 dated 20.04.2022 with regard to the captioned property.

Thereafter, Shobhnaben Rashmikan Desai and M/S. FORTUNE JEEVAN, a partnership firm constituted under the provisions of the Indian Partnership Act, 1932 entered into the Development Agreement dated 11.10.2022, which is duly registered in Vapi Sub Registry at Serial No. 13633 with regard to the captioned property.

I have taken the search of the captioned property from the Pardi Sub Registry from the year 1992 upto 2014 on 07.11.2022 and the Nil Encumbrance Certificate dated 07.11.2022 has been issued by Sub Registrar Pardi and from Vapi Sub Registry from 2014 upto 2022 on 07.11.2022 and the Nil Encumbrance Certificate dated 07.11.2022 has been issued by Sub Registrar Vapi.

The Search Receipts and the Nil Encumbrance Certificates issued by Sub Registrar Pardi and Vapi are enclosed herewith.

Hope the matter is clear.

Thanking you,

Sincerely your's,



Vipul S. Kapadia

Advocate

(G/77/1991)

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17
Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist.
Valsad.

Search in : VAPI /VAPI

પહોંચ નંબર ૨૦૨૨૪૦૦૦૦૦૨૧૨૫૩ અરજી નંબર ૪૭૦૮ અરજી વર્ષ ૨૦૨૨
તારીખ ૭ માહે નવેમ્બર સને ૨૦૨૨

રજુ કરનારનું નામ VIPUL SATISH KAPADIA

ટ્રાન્ઝેક્શન નંબર 20221107460662775

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

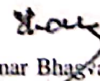
રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....વર્ષ : 2014 થી 2022
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી
અન્ય ફી

૨૦૦.૦૦



કુલ એકંદરે રૂ. ૨૦૦.૦૦

અંકે રૂપીયા બે સો પુરા


Nileshekumar Bhagvatilal Shah
સબ રજીસ્ટ્રાર
વાપી

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

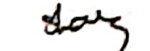
Search in : VIPUL SATISH KAPADIA અરજી નંબર : 4709 ગામ નું નામ : CHALA

Search Year : 2014 - 2022 મિલકતનું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad.

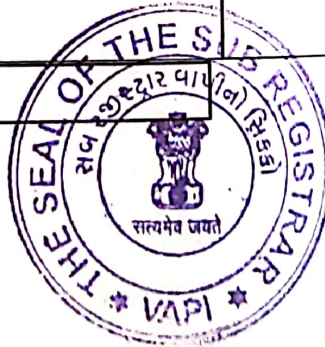
દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI મા -9 વર્ષના ઇન્કેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 07/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધ મા 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
Release (Fix duty) રૂ.0.00	ખાતા નં. 2798 નવો સર્વે નં. 2536 જુનો સર્વે નં. 378/અ/2 ક્ષેત્રફળ 0-04-05 ચો.મી વાળી બીનખેતીની જમીન વાળી મિલકત વખી આપનારાઓનો 33.33 % નો વાલુવહંચાયેલ હિસ્સો 134.98 ચો.મી			સિધ્ધાર્થ રશ્મિકાંત દેસાઈ સિધ્ધિ તે રશ્મિકાંત દેસાઈની દીકરી તથા સ્વ. ધ્રુવ દેસાઈની પત્ની	શોભના રશ્મિકાંત દેસાઈ	25-05-2021 11-06-2021	5860	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221107460662775 Date 07/11/2022 થી મળેલ છે.


સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad VAPI



ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

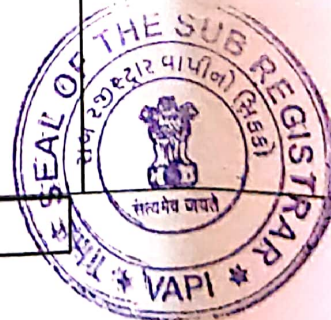
Search in : VIPUL SATISH KAPADIA અરજી નંબર : 4709 ગામ નું નામ : CHALA

Search Year : 2014 - 2022 મિલકતનું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI મા -9 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 07/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધ મા 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 ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
વિકાસ કરાર રૂ.7740000.00	N.A. Land Block/Survey No. 2545 (Old Block/Survey No. 378/A/3/1 Adm. 00 Hec. 04 Are. 91 Sq.Mtrs) admeasuring about 00 Hec. 04 Are. 91 Sq.Mtrs. Block/Survey No. 2550 (Old Block/Survey No. 378/B/1 Adm. 00 Hec. 08 Are. 24 Sq.Mtrs) admeasuring about 00 Hec. 08 Are. 24 Sq.Mtrs. Block/Survey No. 2536 (Old Block/Survey No. 378/A/2 Adm. 00 Hec. 04 Are. 05 Sq.Mtrs) admeasuring about 00 Hec. 04 Are. 05 Sq.Mtrs.			MRS. SHOBHANA RASHMIKANT DESAI	MR. DARSHAK BHUPATRAI SHAH M/S. FORTUNE JEEVAN: ભાગીદાર/રો MR. DARSHAK BHUPATRAI SHAH,	11-10-2022 11-10-2022	13633	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221107460662775 Date 07/11/2022 થી મળેલ છે.



ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : VIPUL SATISH KAPADIA અરજી નંબર : 4709 ગામ નું નામ : CHALA

Search Year : 2014 - 2022 મિલકતનું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad VAPI મા -9 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 07/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સબંધ મા નુકશાની માટેના કોઈપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad VAPI



**Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ**

મિલકત નું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 00 Hec. 17
Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist.
Valsad.

Search in : ચલા /Chala

પહોંચ નંબર	૨૦૨૨૧૦૬૦૦૦૧૪૯૧૮	અરજી નંબર	૧૧૨૭૯	અરજી વર્ષ	૨૦૨૨
તારીખ	૭	માહે	નવેમ્બર	સને	૨૦૨૨

રજુ કરનારનું નામ VIPUL SATISH KAPADIA

ટ્રાન્ઝેક્સન નંબર 20221107982811984

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....વર્ષ : 1992 થી 2014

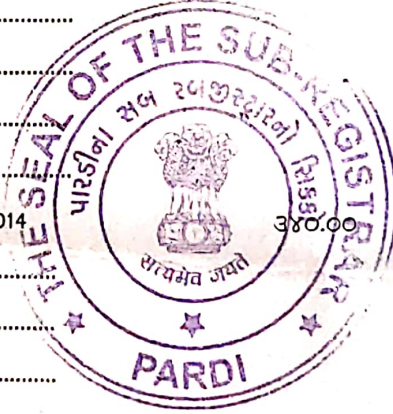
દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી

અન્ય ફી



કુલ એકદરે રૂ.

૩૪૦.૦૦

અંકે રૂપિયા ત્રણ સો ચાલીસ પુરા

Sunilbhai A Gavit
સબ રજીસ્ટ્રાર
પારડી

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : VIPUL SATISH KAPADIA અરજી નંબર : 11279 ગામ નું નામ : Chala

Search Year : 1992 - 2014 મિલકતનું વર્ણન : the N.A. land bearing Block/Survey No. 2536 admeasuring about 99 Hec. 17 Are. 20 Sq.Mtrs. situated within the limits of Village Chala, Tal. Vapi, Dist. Valsad.

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Valsad Paradi મા -23 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામાં આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમાં તા. 07/11/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાંની કોઈપણ માહિતી સંબંધ માન્યતાની માટેના કોઈપણ હકદાર 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 પક્ષકાર નું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221107982811984 Date 07/11/2022 થી મળેલ છે.

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Valsad Paradi

