

CERT.NO.SJJ/RERA/2022-23/01

DATE: 30/09/2022

**TO WHOM SO EVER IT MAY CONCERN**

I, Sanjaykumar J. Joshi, Advocate undersigned has investigated the Title of the immovable property which is more particularly described herein below, which is owned & Developed by **Neptune Infra Build, LLP a partnership firm**. By perusing the Title Deeds relating thereto and taking necessary search, I am of the opinion that the Title of said project land are clear, marketable and free from encumbrances, charges and/or claims.

**SCHEDULE OF THE PROPERTY**

The non agriculture land admeasuring **1385.00 Sq. Mtrs.** (out of land admeasuring 6702.00 Sq. Mtrs.) bearing C.S.No-921 Part(Consolidated C.S.No-921 to 948,1116 to 1119),R.S.No-108-B,111-B,112/B Paiki situated in the Village Subhanpura, Taluka and Dist. Vadodara AND Registration District-Vadodara,Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing C.S No. 383/1 adm. 2405 sq. mtr. & C.S No. 386 adm. 1790 sq. mtr. of Consolidated R.S No. 54 paiki, total land adm-4195.00 Sq.Mtrs, AND R.S.No-54 part, C.S.No-383/1 Land adm-8777 Sq.Mtrs paiki land adm-610.00 Sq.Mtrs, Total land area adm-6190.00 Sq.Mtrs (i.e.-1385.00 Sq. Mtrs. + 4195.00 Sq.Mtrs + 610.00 Sq.Mtrs = 6190.00 Sq.Mtrs) over said land built Commercial project named "73 East Avenue- Corporate".

Date: 30/09/2022.  
Vadodara



SANJAY J. JOSHI

ADVOCATE

Advocate Enrollment No. G/1513/2004

**REPORT ON TITLE**

Investigation of title in respect of land bearing non agriculture land admeasuring 1385.00 Sq. Mtrs. (out of land admeasuring 6702.00 Sq. Mtrs.) bearing C.S.No-921 Part(Consolidated C.S.No-921 to 948,1116 to 1119),R.S.No-108-B,111-B,112/B Paiki situated in the Village Subhanpura, Taluka and Dist. Vadodara

1. Originally said land R.s.No-108-B,11-B & 112-B of Mouje Village-subhanpura was in possession of Gujarat agriculture department. Later on It shows that By Order of the collector vadodara vide no-LND-1332-B Dated 27/7/1961 said land was given to Sarabhai Chemical Company a unit of Karmchand Premchand Pvt.Ltd. on Alienable tenure for erecting a factory for manufacturing basic drugs,vitamins,fine chemicals etc,where in Rs.500000/- were deposited.The said mutation entry was entered in Revenue record vide entry no-127 Dt-5/8/1959 duly certified on Dated-21/9/1959.
2. Further It shows that on the basis of above Order of collector , Sarabhai Chemicals,a unit of Karamchand Premchand Pvt.Ltd executed agreement with the Government on 22.02.1962 for becoming occupant of the land.
3. Further It shows that the Order of Non-Agriculture as well as Construction Permission over said land was Obtained from Competent authority.
4. Further It shows that out of 18 acres of R.S.No-108-B,111-B and 112-B by way of indenture dated-4.5.1962 Acre 12,Gunth 34 conveyed by Sarabhai Chemicals,a unit of Karamchand Premchand Pvt.Ltd to Sarabhai Merc Ltd.
5. Moreover It shows that the name of sarabhai Merck Ltd was changed to Sarabhai M.Chemicals Ltd and said change was registered with the Registrar of companies,Gujarat on 2-9-1969. Again name of Sarabhai M.Chemicals Ltd was changed to Sarabhai M.Chemicals Pvt Ltd and such change in the name was registered with the Registrar of companies,Gujarat on 20-11-1970.
6. Further It shows that the By Collector's order Dated-27.07.1962 ,Sarabhai chemicals was permitted to sub-divided and transferred the land admeasuring 2 acres & 523 sq.yards of R.S.No-108-B,111-B and 112-B.
7. Later on It shows that land admeasuring 2 acres & 523 sq.yards of R.S.No-108-B,111-B and 112-B was conveyed by Karamchand Premchand Pvt.Ltd. to Suhrid Geigy Ltd by indentureDated-25/2/1963 and the remaining portion of the land 3 acres and 103 sq.yards was conveyed by Karamchand Premchand Pvt.Ltd. to Sarabhai chemicals Pvt.Ltd by indentureDated-26/7/1973 thereafter it was conveyed to Elscope Pvt.Ltd on 02.02.1978.Subsequently Elscope Pvt.Ltd conveyed said land to Ambalal Sarabhai Enterprise Pvt.Ltd by indenture Dated-25/4/1978.
8. Further It shows that Sarabhai M.Chemicals Pvt.Ltd conveyed some portion of land to Telerad Pvt.Ltd by deed of conveyance Dated-30/3/1973.The said Telerad Pvt.Ltd conveyed the said portion to SM Chemicals & Electronics Pvt.Ltd by Deed of Indenture dated-15/4/1974. The said SM Chemicals & Electronics Pvt.Ltd conveyed to Ofisade Pvt.Ltd by indenture Dated-14/2/1979.The said Ofisade Pvt.Ltd conveyed to Amabalal Sarabhai Enterprise Pvt.Ltd by Indenture Dated-15/2/1979.
9. It shows in Property Card C.S.No-921 various charges were mutated in respect of claim lodged by workmen of ASE wherein all such claim deleted from Property card. Moreover It shows that Reference IT No.102/1996 was filed by Workmen of ASE and interim stay was granted on disposing of the property on 09.07.2010.
10. That by Spl.Civil Application No-4102/2014,petitioner Sarabhai M.Chemicals obtained order to sell the land bearing R.S.No-108,111 and 112 & 54 and such amount receivable at the time of sale shall be deposited with Industrial Tribunal, Vadodara and the said order is passed on 15/4/2014.Thereafter said order was challenged vide LPA No-506/2014 which was disposed off on 09/04/2015.Aggrived by the said order ,the LPA



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No-506/14, Special Leave to Appeal No-14851/2015 was filed, wherein the Hon'ble

Supreme court were of the opinion the impugned order does not fall for any interference and order was passed on 22/5/2015.

11. Thereafter, land owner Ambalal Sarabhai enterprise has sold the land bearing R.S.No-108-B, 111-B and 112-B, C.S.No-921 Part C.S.No-1100/B adm-72843 Sq.Mtrs of Mouje-Subhanpura to Neptune Infraspaces Pvt.Ltd. The said deed duly Registered Before sub-registrar Vadodara vide Sale deed No-5507 Dated-25/6/2015.
12. Land Owners have Obtained N.A.Order vide order No-N.A/K-67/S.R./94/2015-16 Dated-19/9/2016 of Non Agriculture/Sec-65/vashi/541 to 549/2016 from the Competent Authority.
13. Thereafter, Neptune infraspaces Pvt.Ltd executed sale deed in favor of Haryana Containers Ltd, a Company out of total land admeasuring 72843 sq.Mtrs paiki land adm-6702 Sq.Mtrs bearing R.S.No-108-B, 111-B and 112-B, C.S.No-921 Part C.S.No-1100/B of Mouje-Subhanpura. The said Sale Deed duly Registered before Sub-Registrar Vadodara vide sale deed No-1526 dated-27/02/2017.
14. Thereafter, Haryana Containers Ltd, a Company through its Authorized Director Ashok Kumar Shah has sold the land bearing R.S.No-108-B, 111-B and 112-B, C.S.No-921 Part adm-6702 Sq.Mtrs. paiki land adm-1385 Sq.Mtrs. of Mouje-Subhanpura to Neptune infra-Build, LLP through its partner Shreyash Vinodchandra Shah and The said Sale Deed duly Registered before Sub-Registrar Vadodara vide sale deed No-4417 dated-30/04/2021.

➤ **HISTORY OF R.S.No. 54 paiki, CS No. 383/1, & 386 of Mouje-Wadi Wadi**

1. It shows that that the Land bearing R.S.No. 54 of Village-Wadi wadi was owned by Ambalal Sarabhai Enterprise Pvt.Ltd by virtue of sale deed and effect of the same has been entered in the property card.
2. Thereafter, R.S.No. 54 was converted in to C.S.No-382, 383, 384, 385 & 386. So Ambalal Sarabhai Enterprise become the absolute owner of the entire land along with factory building standing thereon.
3. Thereafter, Ambalal Sarabhai Enterprise has sold land admeasuring 28430.58 Sq.Mtrs out of total land of City Survey No-383 to M/S DLF Retail Developers Pvt.Ltd by Registered Sale deed No-10089 Dated-23/11/2007.
4. Further It shows that Ambalal Sarabhai Enterprise Ltd has sold land bearing City Survey No-383 part, R.S.No-54 of wadi Wadi admeasuring 33736.453 Sq.Mtrs to M/s. Neptune Infrastructure by way of registered sale Deed duly Registered Before Sub-Registrar Vadodara vide Reg.no-14190 dated-26-9-2008.
5. Thereafter, Ambalal Sarabhai Enterprise has sold land admeasuring 6354 Sq.Mtrs out of total land of City Survey No-383 to Mr.Rasiklal Maniklal Dhariwal (HUF) by Registered Sale deed No-15275 Dated-21/10/2008.
6. It is on record that land of C.S.No-383 adm-82879 Sq.Mtrs was divided in to four part as per the ownership of respective property card entries recorded as follows.

  
Sanjay J. Joshi  
Advocate

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C.S.No-383/1 adm-14331.337 Sq.Mtrs is the ownership of Ambalal Sarabhai Enterprises

Ltd.

C.S.No-383/2 adm-28430.00 Sq.Mtrs is the ownership of M/s.DLF Retail Developer Ltd.

C.S.No-383/3 adm-33736.453 Sq.Mtrs is the ownership of M/s.Neptune Infrastructure

C.S.No-383/4 adm-6354.210 Sq.Mtrs is the ownership of Rasiklal Maniklal Dhariwal(HUF)

7. It is on record that Regular Civil Suit No-383/2007 filed by Mahesh Trading Co. wherein Compromise deed filed on dated-02.04.2007 and decree passed on 14.04.2009.
8. It is on record that Regular Civil Suit No-623/2009 was filed by 1.Shruti sales corporation and 2.Acid Sales Corporation against ASE in Court of Civil Judge Senior Division Vadodara further It shows that Shruti Sales Corporation appealed in the High court of Gujarat and vide Common order dated-31.01.2012 in Civil application No-13700/2011 in First Appeal No-2800/2008 with civil Application No-1066/12in First Application No-13605/2011 in Civil application No-7262/2008,whereby the application disposed off. Further Regular Civil Suit No-623/2009 was also dismissed by court on dated-30/12/2013 below exh-29 as per Order 7 Rule-11 of CPC.
9. Thereafter, Ambalal Sarabhai Enterprise has sold land admeasuring 3979 Sq.Mtrs out of total land adm-14331.337 Sq.Mtrs of City Survey No-383/1 to Neptune Infraspce Pvt.Ltd by Registered Sale deed No-1128 Dated-06/02/2015.
10. Thereafter, Ambalal Sarabhai Enterprise has sold land admeasuring 1575 Sq.Mtrs of City Survey No-383/1 to Neptune Infraspce Pvt.Ltd by Registered Sale deed No-1524 Dated-27/02/2017.
11. Ambalal Sarabhai Enterprise has holding ownership of land adm-8777 Sq.Mtrs out of total land adm-14331.337 Sq.Mtrs of City Survey No-383/1 of Mouje-Wadiwadi.
12. Land Owner Ambalal Sarabhai Enterprise has Obtained NA Order vide no. Binkheti/k-67/Vashi/433 to 439/2018,Dated 24.10.2018 for CS No. 383/1 adm. 8777 sq. mtr., alongwith other CS No. 385/A adm. 1609 sq. mtr. & CS No. 386 adm. 2597 sq. mtr. total land adm. 12983 sq. mtr. for commercial use.
13. It appears that Ambalal Sarabhai Enterprise, through Krupesh N.Patel has obtained permission of construction over the said lands vide Raja Chitthi No. Ward-10/HB/43/2020-2021 dated. 24.02.2021 has been issued by VMC. As per approved layout plan, Block-1, Block-2, Block-3, Block-4 are ownership of Neptune Infra-Build LLP and Block -5 is ownership of Smeet Infrabuild LLP.
14. Thereafter, Ambalal Sarabhai Enterprise,a Company through its authorized representative Ms.Chaula Mahendraprasad Shastri has executed Registered Sale deed No-4414 Dated-30.04.2021 in favour of Neptune Infrabuild LLP,a Limited Liability Partnership Firm through its partner Mr.Shreyas Vinodchandra Shah for scheduled property having Registration District-Vadodara,Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing Consolidated R.S.No-54 part, C.S.No-383/1 Land adm-8777



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Sq.Mtrs paiki land adm-3872 Sq.Mtrs, C.S.No-385/A Land adm-1609 Sq.Mtrs & C.S.No-

386 Land adm-2597 Sq.Mtrs paiki land adm-807 Sq.Mtrs Total land area adm-12983  
Sq.Mtrs paiki paiki 6288 Sq.Mtrs

15. Thereafter, Ambalal Sarabhai Enterprise, a Company through its authorized representative Ms. Chaula Mahendraprasad Shastri has executed Registered Sale deed No-3284 Dated-01.04.2021 in favour of Neptune Infrabuild LLP, a Limited Liability Partnership Firm through its partner Mr. Shreyas Vinodchandra Shah for land bearing Registration District-Vadodara, Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing Consolidated R.S.No-54 part, C.S.No-383/1 Land adm-8777 Sq.Mtrs paiki land adm-610 Sq.Mtrs.
16. Thereafter, Ambalal Sarabhai Enterprise, a Company through its authorized representative Ms. Chaula Mahendraprasad Shastri has executed Registered Sale deed No-3285 Dated-01.04.2021 in favour of Neptune Infrabuild LLP, a Limited Liability Partnership Firm through its partner Mr. Shreyas Vinodchandra Shah for land bearing Registration District-Vadodara, Sub-District-Vadodara Mouje Village-Wadi Wadi land bearing land bearing CS No. 383/1 adm. 2405 sq. mtr. & CS No. 386 adm. 1790 sq. mtr. bearing Consolidated R.S No. 54 paiki, total land adm-4195 Sq.Mtrs.
17. Further, Raja Chitthi has been issued by VMC vide No. Ward-8/Commercial/36/2022-2023 dated.18.08.2022. As per approved layout plan, Block-2, Block-3, Block-4 are ownership of Neptune Infra-Build LLP and the present Title Report issued for Block-2, 3 & 4 "73 East Avenue-Corporate".

Place: Vadodara  
Date:-30-09-2022.



SANJAY J. JOSHI  
ADVOCATE