

SHIVALIK JHANVI INFRASPACE LLP

SHIVALIK HOUSE, NR SATELLITE POLICE STATION, RAMDEVNAGAR CROSS ROAD
SATELLITE, AHMEDABAD - 380015, REGI NO : AAG-1818

ENCUMBERANCE CERTIFICATE

Declaration of M/S SHIVALIK JHANVI INFRASPACE LLP ; The promoter of the project (Namely " SHIVALIK SHARDA PARK VIEW ")

We, SHIVALIK JHANVI INFRASPACE LLP, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. SHIVALIK JHANVI INFRASPACE LLP have a legal title to the land on which the development of the proposed project is being carried out
2. That the said land is free from all encumbrances subject to the line of credit facilities from the GRUH FINANCE LTD, as construction finance by mortgaging the whole project of SHIVALIK SHARDA PARK VIEW i.e. the project land and construction thereon. And the promoter shall obtain provisional no objection certificate from GRUH FINANCE LTD before execution of this agreement for sale and the promoter ensures that before execution of deed of sale, the promoter shall obtain no objection certificate for final release of charge on the allotted flats to ensure that the charge or mortgage of GRUH FINANCE LTD shall not affect the right and interest of The Allottee who has taken or agreed to take such flats.



FOR, SHIVALIK JHANVI INFRASPACE LLP
A Partnership Firm acting through its Partner
SHRI TARAL SATISHKUMAR SHAH

H. DESAI AND COMPANY
ADVOCATES AND SOLICITORS

B.J. MEHTA
H.M. DESAI

S.A. JOSHI

Grams: "ADVISER"
Telephone Nos. 26578598
26578281 & 26579460
226-229, Ellis bridge
Shopping Centre,
Opp. M. J. Library,
AHMEDABAD - 380 006.
E-mail:
hdesai@hdesaiandco.com

Ref. No. 44/2016/HIT/230 of 2016

Date: 27/10/2016

TO,

SHIVALIK JHANVI INTRASPACE L.L.P.
"Shivalik House",
Near Satellite Police Station,
Ramdevnagar Char Rasta,
Satellite,
AHMEDABAD.



Re: IN THE MATTER OF VERIFICATION OF TITLE to the
Non Agricultural Land situate, lying and being at
Shela (silva) Taluka Sanand, in the Registration
District Ahmedabad and Sub District Sanand,
bearing Block No. 329, admeasuring about 17806
sq.mts., included in Draft Town Planning Scheme No.
1 (Shela), given Final Plot No. 61, admeasuring about
10694 sq.mts.

Dear Sirs,

We refer to your instructions to verify the title to the land above
referred to, by taking necessary searches with the revenue and sub
registry records (Index-II) for a period of last about more than thirty
years. We have caused necessary searches to be taken accordingly. We
have taken root of title commencing from about 1970, prior to more
than thirty years from now. For detailed facts and particulars reference

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may be taken from the documents, papers, writings and records referred to herein below. Our Report on Title is as follows:

A. Description:

Non Agricultural Land of Block No. 329, admeasuring about 17806 sq.mts., included in Draft Town Planning Scheme No. 1 (Shela) and given Final Plot No. 61, admeasuring about 10684 sq.mts. (Hereinafter referred to as the "Said Land").

B. Ownership:-

As on date in the revenue records the said land stands in the names of Shivallik Jhanvi Infraspace L.L.P.

C. Devolution:-

(1) Originally the said land belonged to and was registered in the revenue records in the name of Keshavlal Ramdas.

(2) Said Keshavlal Ramdas died on 28th May, 1970 leaving behind himself surviving his heirs:-

(i) Natwarbhai Keshavlal,

(ii) Babubhai Keshavlal,

(iii) Chandubhai Keshavlal and

(iv) Praladbhai Keshavlal.

(Reference: Mutation Entry No. 800, dated 19th December, 1979).

(3) Said Natwarbhai Keshavlal and others sold and conveyed the said land to Jivabhai Motibhai Malek, by a Deed of Conveyance, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 9156/BI. (Reference: Mutation Entry No. 962, dated 1st October, 1981).

(4) Thereafter a Partition was effected between said Jivabhai Motibhai and his family members. Under such Partition the said land came to the share of Zakir Hussain Jivabhai Malek, Nasibaben Jivabhai as the natural guardian of minor Sadikhussain Jivabhai Malek. (Reference: Mutation Entry No. 1422, dated 17th November, 1987).

(5) Said Jivabhai Motibhai Malek as the Power of Attorney Holder of Zakir Hussain Jivabhai Malek and Sadikhussain



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The said land was sold and conveyed the said land to Shantiji Vakhaji Thakore and Ashokji Vakhaji Thakore, by a Deed of Conveyance, dated 29th July, 2006, registered with the office of the Sub Registrar at Ahmedabad, under Sr. No. 1117/2006. Mutation Entry No. 2889, dated 5th March, 2007.

(6) Said Shantiji Vakhaji Thakore died on 21st May, 2010, leaving behind himself surviving his heirs –

- (i) Savitaben widow of Shantiji Vakhaji Thakore
- (ii) Maheshbhai Shantiji Thakore,
- (iii) Dilipbhai Shantiji Thakore and
- (iv) Pankajbhai Shantiji Thakore.

(Reference: Mutation Entry No. 3815, dated 8th April, 2011).

(7) The Said Land has been granted permission for Non Agricultural Use, by or under an order of District Development Officer Shri dated 11th June, 2007, bearing No. D.D. 193/Vashi 1310 to 1315. (Reference: Mutation Entry No. 2939, dated 20th June, 2007).

(8) The said (i) Ashokji Vakhaji Thakore, (ii) Savitaben widow of Shantiji Vakhaji Thakore, (iii) Maheshbhai Shantiji Thakore and (iv) Dilipbhai Shantiji Thakore and (v) Pankajbhai Shantiji Thakore sold and conveyed the said land to Silvaan Jhanvi Infraspac LLP, by or under a Deed of Conveyance dated 25th April, 2016, registered with the office of the Sub Registrar at Sanand, under Sr. No. 3003. (Reference: Mutation Entry No. 4944, dated 27th April, 2016).



D. Public Notice:

As a part of investigation of title, public notice was given in the daily newspaper "Sandesh", on 12th June, 2016, inviting claims, if any, in upon or to the said land from any person whomsoever. We have not received any claims/objections in response thereto.

E. General:

(i) The above said Report is reference of revenue records and sub registry records, relevant for the purposes to study derivation of title and to ascertain any charge or

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registry records. We have not perused or verified document or fact referred to herein.

- b) As reported by our Search Clerk / Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged, and not available. Search may lack or miss some particulars. Therefore, it is required that usual Declaration-cum-Indemnity on Title to be made.
- (2) As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said land adversely affecting the title.
- (3) This Certificate and Declaration is based on searches taken with the Revenue Records and Sub Registry Records of the Sub Registrar (Index) only.

IN VIEW OF WHAT HAS BEEN STATED HEREONABOVE, we are of the opinion that the title of SRI. R. K. SHARMA (yourself) to the land above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to Usual Declaration on Title being made, subject to variation if any, in the Town Planning Scheme and finalization thereof and subject to any other law, acts, rules and regulations as may be applicable.

Yours truly,

H. Desai & Co



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HHD/r/l