

Lalsinh R. Vaghela

B.Com.LL.B.
Advocate

Off.: 131, Silicon Valley, Nr.
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M. : 98250 81169

ReF No. :

Date :01-02-2018

ENCUMBRANCE CERTIFICATE

To,
Shilp Infrastructure Partnership firm through
its Partner

(1) Sureshbhai Suvalal Jaiswal
(2) Rakesh Ghanshyambhai Rav
(3) Satbir singh Nirmal singh Saluja,
Office at, 201 Second floor, Urja Avenue,
Motera, Ahmedabad.

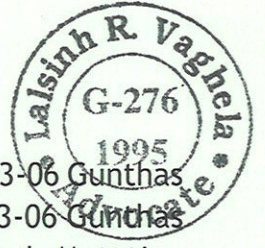


Subject :- In the matter to property of Non-Agricultural land bearing Block No.30 (Old Block No.91 and previous Survey No.41) admeasuring about 12748 sq.mtrs. allotted Final Plot No.20 in Town Planning Scheme No.109 (Muthiya-Bilasiya-Hanspura) admeasuring about 7649 sq.mtrs. situate, lying and being at Mouje Bilasiya, Taluka Dascroi in Registration District Ahmedabad & Sub-District Ahmedabad-12(Nikol) belonging to Shilp Infrastructure Partnership firm through its Partner(1) Sureshbhai Suvalal Jaiswal, (2) Rakesh Ghanshyambhai Rav & (3) Satbir singh Nirmal singh Saluja.

After taking necessary search of last 15 years of Sub - Registrar Office's records at Ahmedabad-12(Nikol) in the above subjected property Non-Agricultural land bearing Block No.30 (Old Block No.91 and previous Survey No.41) admeasuring about 12748 sq.mtrs. allotted Final Plot No.20 in Town Planning Scheme No.109 (Muthiya-Bilasiya-Hanspura) admeasuring about 7649 sq.mtrs. situate, lying and being at Mouje Bilasiya, Taluka Dascroi in Registration District Ahmedabad & Sub-District Ahmedabad-12(Nikol) I am giving search report and title certificate as under:

SEARCH REPORT

1. That the land bearing Survey No.41 admeasuring about Acre 03-06 Gs i.e. 12748 sq.mtrs. was belonging to jethaji Amthaji prior to year 1960.
2. That amalgamation scheme became applicable to the land of village Bilasiya under the Prevention of Fragmentation and Consolidation of Holdings Act, pursuant to which resolution bearing no. CON-AHMEDABAD 113 dt. 26-12-1961 of settlement Commissioner, Ahmedabad was published in Part-1 on page No.25 in the Official Gazette of Gujarat Government dt. 04-01-



1962. Subsequently, land of Survey No.41 admeasuring Acre 03-06 Gunthas was given Block No.91 and its area was determined at Acre 03-06 Gunthas and Jethaji Amthaji was held to be Occupier of the said land. Mutation entry to the said effect was made in the revenue record vide entry No.340, dt.01-09-1963.

3. Copy of Mutation entry No.365, dt.06-07-1967 provided to us is incomplete, hence not dealt with herein.

4. That Occupier Jethaji Amthaji died intestate in the year 1964, hence the name of his legal heir Koyaji Jethaji was entered in the revenue records. Mutation entry to the said effect was made in the revenue records vide entry No.380, dt.30-11-1969.

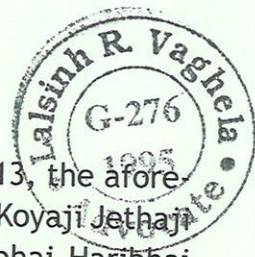
5. That as per Notification of Gujarat State Government dated 05-02-1986, the territorial limit of AMC was increased and as per that notification, those land falling within 5 kms radius, were liable to pay conversion tax at the time of Non-Agricultural Use as per Section 66 of Bombay Land Revenue Code. Hence as per the order bearing No. JAMIN/CONVERSION TAX/VASHI 3774 07-02-1987 passed by Mamlatdar, Dascroi note of "Conversion tax being paid at the time of N.A.Use Permission" was written in second rights column of revenue record of Block No.91. Mutation entry to the said effect was made in the revenue record of said land vide entry No.732, dt.12-07-1988.

6. That said Koyaji Jethaji died intestate on 19-11-1995, hence names of (1) Baldevji Koyaji (2) Lakhaji Koyaji & (3) Bajiben wd/o Koyaji Jethaji were entered in the revenue records of the said land. Mutation entry to the said effect was made in the revenue records vide entry No.860, dt.30-01-1996.

7. Thereafter (1) Baldevji Koyaji, (2) Lakhaji Koyaji & (3) Bajiben wd/o Koyaji Jethaji executed an agreement for sale dt.31-03-2011 in respect of Block No.91 (Old Survey No.41) admeasuring about 12748 sq.mtrs. in favour of (1) Rakeshbhai Bhikhabhai Patel (2) Bhikhabhai Haribhai Patel (3) Hasmukhbhai Bachubhai Patel & (4) Bhartiben Hasmukhbhai Radadiya, which is registered before Sub-registrar Ahmedabad-7(Odahv) at serial No.5349, dt.01-04-2011.

Howevr the aforesaid Agreement for sale was later cancelled by both parties vide Cancellation deed dt.11-09-2013 which is registered before Sub-registrar Ahmedabad-14(Dascroi) at serial No.1600, dt.22-09-2013.

8. That said (1) Baldevji Koyaji (2) Lakhaji Koyaji & (3) Bajiben wd/o Koyaji Jethaji sold and conveyed the said land of Block No.91 admeasuring 12748 sq.mtrs. to (1) Bhikhubhai Haribhai Sorthiya (having 70% share), (2) Ashokbhai Nanjibhai Patel H.U.F (having 10% share), (3) Dhirubhai Raiyabhai Patel (having 10% share), (4) Manish Sukhabhai Paradva (having 5% share) & (5) Gordhanbhai Mohanbhai Sorthiya (having 5% share) vide Sale Deed dt.28-10-2013, which is registered before Sub-registrar Ahmedabad-14(Dascroi) at serial No.1895, dt.28-10-2013. Mutation entry to the said effect was made in the revenue records vide entry No.1726, dt.28-10-2013.



That pursuant to aforesaid Sale Deed dated 28-10-2013, the afore-
said (1) Baldevji Koyaji (2) Lakhaji Koyaji & (3) Bajiben wd/o Koyaji Jethaji
also executed an Indemnity Bond in favour of (1) Bhikhubhai Haribhai
Sorthiya (having 70% share), (2) Ashokbhai Nanjibhai Patel H.U.F (having
10% share), (3) Dhirubhai Raiyabhai Patel (having 10% share), (4) Manish
Sukhabhai Paradva (having 5% share) & (5) Gordhanbhai Mohanbhai Sorthiya
(having 5% share) which is also registered before Sub-registrar Ahmedabad-
14(Dascroi) at serial No.1896, dt.28-10-2013.

9. That Public for promulgation of re-survey of land records was pub-
lished by the Superintendent of land records, Ahmedabad vide order bear-
ing No.jaman/promulgation/jahernamu/prasiddh/2015 dated 28-05-2015.
Upon considering the objection received and making the relevant changes
and rectifications, the re-survey records were approved by the Mamlatdar,
Dascroi and thereafter, the Superintendent of Land Records, Ahmedabad
after verifying the records, finalized the re-survey records and promul-
gated the same vide order bearing No.resurvey/dso/Dascroi/Bilasiya/2015
dated 28-12-2015. Accordingly the re-survey records with new and old sur-
vey numbers, area and occupier's name in respect of land bearing Survey
Nos.1 to 9026 were published. Hence pursuant to the resurvey, the land
bearing Block No.30 and its area is fixed at 12748 sq.mtrs. Mutation entry
to the said effect was made in the revenue records of the said land vide
entry No.1825, dt.06-01-2016.

10. That on implementation of Draft Town Planning Scheme No.109
(Muthiya-Bilasiya-Hanspura) the land of Block No.91 admeasuring 12748
sq.mtrs. is given Final Plot No.20 admeasuring 7649 sq.mtrs.

11. Necessary N.A. Permission for Residential & Commercial use granted
by Collector, Ahmedabad vide its order No. CB/CTS-1/N.A/S.R.2023/16 on
dt.28-06-2017. The said N.A. effect was made in revenue records vide
entry No.1984, dt.08-08-2017.

12. That said (1) Bhikubhai Haribhai Sorthiya (having 70% share), (2)
Ashokbhai Nanjibhai H.U.F. (having 10% share) (3) Dhirubhai Raiyabhai
Patel (having 10% share), (4) Manish Sukhabhai Paradva (having 5% share)
& (5) Gordhanbhai Mohanbhai Sorthiya (having 5% share) sold and con-
veyed the said land of Block No.91 admeasuring 12748 sq.mtrs. to Shilp
Infrastructure a partnership firm through its partner namely (1) Sureshbhai
Suvalal Jaiswal, (2) Rakesh Ghanshyambhai Rav & (3) Satbir singh Nirmal
singh Saluja vide Sale Deed dt.14-09-2017, which is registered before Sub-
registrar Ahmedabad-12(Nikol) at serial No.15243, dt.14-09-2017. Mutation
entry to the said effect was made in the revenue records vide entry
No.2011, dt.01-11-2017.

13. The Scheme of "Shilp Bungalows" has been launched in 3500 sq.mtrs.
of Western Area of Final Plot No.20 of T.P.Scheme No.109 (Muthiya-Hanspur-
Bilasiya) its plans & Specifications for the Construction of 15 (Fifteen)
Residential units have been sanctioned by Ahmedabad Urban Development
Authority (AUDA) and for which necessary development permission has
been issued vide its order No. PRM/175/7/2017/546, dt.11-10-2017.



14. We have not found any charge or encumbrance subsitince as on the date which respect of the said land in the revenue record or available record of Sub-registrar.

15. This Opinion and Report on title is based upon previous title clearance certificate & Search report given by JANI & COMPANY on dt.03-01-2017.


Lalsinh R. Vaghela

(B.Com., LL.B.) Advocate

131, Silicon Valley, Shivranjani Cross Road,
Satellite, Ahmedabad-15. Ph. 9227200861
Lalsinh R. Vaghela, Advocate

Place : Ahmedabad

Date : 01-02-2018

Search Receipt No.-2018007001549

Date - 12-01-2018

Sub-Registrar Office, Ahmedabad-7(Odhav)

Search Receipt No.-2018312003132

Date - 20-01-2018

Sub-Registrar Office, Ahmedabad-12(Nikol)

Lalsinh R. Vaghela

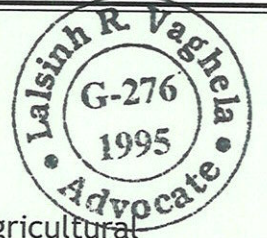
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TITLE CLEARANCE CERTIFICATE



This is to certify that the above subjected property Non-Agricultural land bearing Block No.30 (Old Block No.91 and previous Survey No.41) admeasuring about 12748 sq.mtrs. allotted Final Plot No.20 in Town Planning Scheme No.109 (Muthiya-Bilasiya-Hanspura) admeasuring about 7649 sq.mtrs. situate, lying and being at Mouje Bilasiya, Taluka Dascroi in Registration District Ahmedabad & Sub-District Ahmedabad-12(Nikol) is belonging to Shilp Infrastructure Partnership firm through its Partner(1) Sureshbhai Suvalal Jaiswal, (2) Rakesh Ghanshyambhai Rav & (3) Satbir singh Nirmal singh Saluja. as The said Property is free from all the reasonable doubts, burdens and encumbrances and litigations. The said property can be sold, transeferred or mortgaged to any other person. The title is clear and marketable.

A handwritten signature in blue ink, appearing to read "Lalsinh R. Vaghela".

Lalsinh R. Vaghela

(B.Com., LL.B.) Advocate

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Satellite, Ahmedabad-15. Ph. 9227200861
Lalsinh R. Vaghela, Advocate

Place : Ahmedabad
Date : 01-02-2018

Note:

1. ALL original papers should be varified before any transaction.
2. ALL laws are applicable from time to time.
3. The Title is based upon the search records provided by the Respective Sub-Registrar Offices.

