

Singh Associates



ADVOCATES

K. B. SINGH

Y. S. SINGH

R.S.SINGH

Office : 704, Ekata Society, 'Kh' Road, Sector-27, Gandhinagar (Gujarat)

Mobile- 9824018523, 9824051203, 9825109634.

Branch office at 26, Rajnagar soc., Tulsidham Road, Manjalpur, Baroda. M-9824051203.

Branch office at 223, Vibhusha Bungalows, Ghuma, Bopal, Ahmedabad. M-9825109634

Branch office at 106, Saptak Complex, New C.G.Road, Chandkheda, Ahmedabad

Branch Office at 16, 3rd Floor, Rajkamal Arcade, Opp Mamlatdar Sewa Sadan, Ankleshwar

E-mail : singzhassociates@gmail.com

Ref No. 03/2018

Date : 27/02/2018

FILE NO.000137/2018

TITLE OF THE RESIDENTIAL AND COMMERCIAL PROPERTY BLOCK

NO.40, N.A. LAND, T.P. NOS. 02, FINAL PLOT NO. 110, SITUATED &

LOCATED AT VILLAGE RAYSAN, TALUKA & DISTRICT -

GANDHINAGR (GUJARAT)

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To,

RERA,

Gandhinagar (Gujarat)

TITLE REPORT OF PROPERTY

1. Full Description of the property to be mortgaged:

In the matter of Investigation of the Residential and Commercial property Block No 40 adm 7789 Sqr. Mtrs N.A. land which under Town Planning Scheme No 19 and allotted Final Plot No 101 adm 5063 Sqr. Mtrs Land situated and located in the sim of Village Rayasan, Tal and Dist Gandhinagar (Gujarat) is developed by Silicone Infra - A partnership Firm established under the Indian partnership Act 1932 through its partner & Administrator Mukeshkumar Dharmabhai Patel.

Boundaries are as under:-

- On or towards the East : 24 Mtrs Wide Road
- On or towards the West : Final Plot No 104
- On or towards the North : Final Plot No 100
- On or towards the South : 12 Mtr Wide Road & Op No 101

2. Name of the person in whose name municipal taxes / electricity bill, Society charges and other statutory charges are raised upto date.

M/s Silicone Infra a partnership firm through it's Partner Mukeshkumar Dharmabhai Patel is the Developers of the said property.

3. Date of visit to Registrar of Assurances office and Name of offices / authorities in whose office search taken (In places where EC is in conformity with the records Maintained by the Sub Registrar's Office)

26/02/2018

4. Receipt No. And Amount (Original receipt to be enclosed)

Rs.260/-

5. Period for which record searched (search should cover past 30 years)

Earlier records are not available in the office of the sub-Registrar we obtained the search from the Office of the Sub-Registrar, Gandhinagar from 1989 to 2018 for 30 years.





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6. List with details of title deeds scrutinized by the Advocated.

1. Xerox copy of Development Agreement executed in the office of Sub registrar Gandhinagar with vides registration No 14621 dated 06/11/2012 in favour of M/s Silicone Infra a Partnership firm through its Partner Mukeshkumar Dharmabhai Patel.
2. Xerox copy of Sale deed executed in the office of Sub registrar, Gandhinagar vides registration No 4869 dated 6/10/1995 in favour of Pravinbhai Dahyabhai Patel.
3. Xerox copy of Title Clearance Certificate issued by Rashesh Yogendra Mankad, Advocate dated 13/05/2013.
4. Xerox copy of Village form No 8 A for Khata No 140 for Survey No 40 issued by E-Dhara.
5. Xerox copy of Village form No 7 for survey No. 40 issued by E-Dhara.
6. Xerox copy of Village form No 12 for Survey No 40 Paiki Issued by E- Dhara.
7. Xerox copy of Village form No 6 Hakk Patrak Issued by E-Dhara.
8. Xerox copy of Construction Permission issued Rayasan Gram Panchayat dated 20/7/2012.
9. Xerox copy of N.A Permission issued by District Collector Gandhinagar dated 23/05/2011.
10. Xerox copy of Development Permission issued by GUDA, Gandhinagar dated 04/07/2012.
11. Xerox copy of Deed of Partnership with name of Silicone Infra dated 09/09/2009.
12. Original Search payment receipt issued by Sub-Registrar, Gandhinagar dated 26/02/2018.

7. Source and history of title.

The Residential and Commercial property Block No 40 adm 7789 Sqr. Mtrs N.A. land which under Town Planning Scheme No 19 and allotted Final Plot No 101 adm 506324 Sqr. Mtrs Land situated and located in the sim of Village Rayasan, Tal and Dist



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Date : 27/02/2018

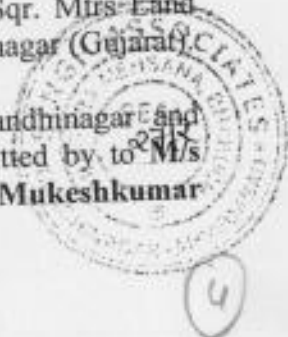
Ref No. 03/2018

Gandhinagar (Gujarat) is Developed by Silicone Infra - A partnership Firm established under the Indian partnership Act 1932 through its partner & Administrator Mukeshkumar Dharmabhai Patel.

Originally the land bearing Revenue/Block No. 167/1 was owned and possessed by Girdharbhai Parsottam Prior to 1976. Thereafter the said land owner was expired and hence the legal heirs of the decease was Ambalal Girdharbhai, Amratlal Girdharbhai, Jiviben Girdharbhai, Champaben Girdharbhai Joitiben W/do of Girdharbhai Parsottam were entered in the revenue record and which was recorded and reflected in the village revenue record vide mutation entry no. 1371 dated 03/11/1976 and certified on 18/01/1977. Thereafter the said legal heirs paiki Ambalal Girdharbhai, Champaben Girdharbhai, Joitiben Wd/o Girdharbhai Parsottam released their rights interest and title from the said property and which was recorded and reflected in the village revenue record vide mutation entry no 1740 dated 25/08/1995 and certified on 08/11/1995. Thereafter Amartbhai Girdharbhai Jiviben Girdharbhai sold and conveyed the said land to Shri Pravinbhai Dahyabhai Patel by way of registered sale deed executed in the office of Sub registrar Gandhinagar with vide registration No 1744 dated 10/10/1995 and certified on 14/11/1995. Thereafter the said land of Block No 40 converted into NA land for residential and commercial Purpose vide Collector, Gandhinagar Order No LAQ/Tatkal/N A/SR/2/11/Vashi./ 524 to 538 /2011 dated 23/05/2011 and which was recorded and reflected in the village revenue record vide mutation entry no. 2925 dated 03/06/2011 and certified on 02/11/2011. Thereafter the said owner of the Land Shri Pravinbhai Dahyabhai Patel decided to develop the said land and therefore the development Agreement with Silicone Infra - A Partnership Firm was made and executed before the Sub registrar, Gandhinagar under Sr. No. 14621 dated 06/11/2012. Thereafter the said developers "SILICONE INFRA" a partnership Firm developed the said land after getting approval of Plan by GUDA, Gandhinagar and decided to construct 77 Residential Flats and 07 Commercial Units. The Plan was approved by GUDA, Gandhinagar vide order No PRM/ RAYSAN / 197/ 04/ 1723/ 2012 dated 04/07/2012. The said "Silicone Infra" a Partnership firm through its partner Mukeshkumar Dharmabhai Patel is developer of the said Property.

Likewise, M/s SILICONE INFRA a partnership firm through it's partner Mukeshkumar Dharmabhai Patel is the Developer of the said Residential and Commercial property Block No 40 adm 7789 Sqr. Mtrs N.A. land which under Town Planning Scheme No 19 and allotted Final Plot No 101 adm 5063 Sqr. Mtrs Land situated and located in the sim of Village Rayasan, Tal and Dist Gandhinagar (Gujarat)

I have gone through the records maintained by Sub-Registrar, Gandhinagar and verified Revenue records and documents shown in Para No.7 submitted by to M/s SILICONE INFRA a partnership firm through it's partner Mukeshkumar



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Dharmabhai Patel in respect of the said property and found that the property is clear and Marketable and there is no other encumbrance charge or lien over it.

8. Based on the search of Public Records of property in question made by me, I hereby certify that title of the seller / borrower/ **Developers** is clear, marketable and free from all encumbrances and is valid & enforceable in the Court of Law.

Yes.

Place : Gandhinagar

Date : 27/02/2018



SINGH ASSOCIATES
GANDHINAGAR, AHMEDABAD
27/02/2018

મેલકતનું વર્ણન સન. 40, ટીપી. 19, એફપી. 101

Search in : રાયસણ/RAYSAN

પહોંચ નંબર: ૨૦૧૮૦૪૮૦૦૮૫૯૯

અરજી નંબર:

૫૦૩૫

અરજી વર્ષ:

૨૦૧૮

તા: ૨૬

માહે: ફેબ્રુઆરી

સને: ૨૦૧૮

રજુ કરનારનું નામ સિંગ એસો

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા થાઈઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

Year:

૧૯૯૯

૨૦૧૮

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ ચેકેડ રૂ.

૨૬૦

અંકે રૂપિયાબસો સાચક પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.



(વી.એસ.પ્રજાપતિ)

સબ રજીસ્ટ્રાર

ગાંધીનગર

2007

2018

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પ્સ અને ઇસ્ટેપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

મિલકત પરના બીજા અંગેનું પત્રક

Search in સિઝ એસી

ગામ નું નામ : RAYSAN

અરજી નંબર : ૪૦૩૪

મિલકતનું વર્ણન સર્વે 40, ટીપી 19, એકપી 101

દસ્તાવેજની આ શોધ એસ.આર.ઓ - ગાંધીનગર મા -11 વર્ષના છેડકા -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તેવાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોફ

પુરતોફ મર્યાદીત રહેશે આ શોધમા ત્યા સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિજતોની ચોક્કસાઇ અથવા ખરાપણા વિશે બાંયધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા ગુસ્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાઠા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સબનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો) તે	દસ્તાવેજ કરી આપનાર પસકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પસકારનું નામ અથવા દિવાની કોર્ટેના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	દસ્તાવેજ નંબર	શેરો
				નોંધણીની તારીખ		
વિશ્વસ કરાર	બ્લોક નં. 40, ટી.પી. સ્કીમ નં. 19 ડા.પ્લોટ નં. 101 ની 5063 ચો.મી. વાળી બીનખેતીની જમીન	પ્રવિણભાઈ ડાહ્યાભાઈ પટેલ	સીલોકિન ઇન્ફ્રા નામની પેઢી વતી અને તરકશી તેના ભાગીદાર મહેશકુમાર ધર્મભાઈ પટેલ	05/11/2012	18521	
સં. ૦				05/11/2012		



તારીખ : 25/02/2012

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ગાંધીનગર