

Pramey V. Sonecha

B. Com., LL. B., - Advocate

Sohan G. Morzaria

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Phone / Fax - +91 - 281 - 22 25 766 / 22 33 145

Date: 23/08/2018

To,
M/s. Aarti Developers
Rajkot

Respected Sir,

Sub: Encumbrance Certificate for your immovable property.

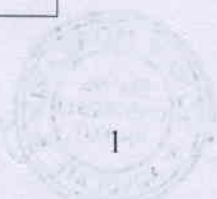
With reference to above stated subject I, **Sohan G. Morzaria** Advocate (**Sonecha & Talreja Associates**) do hereby submit ENCUMBRANCE cum title scrutiny opinion for an immovable property more and particularly described in **Schedule - A** hereunder.

A - Details of Title Holder / Owner of Property

1. Name : **M/s. AARTI DEVELOPERS - a partnership firm**
2. Ownership Ratio : **As per the ratio of partnership.**

B - Particulars of Documents Scrutinized

Sr. No.	Details of Document	Date of Document	Nature of Document produced for scrutiny
01.	Approved Building Plan and Construction permission	03/07/2018	Original
02.	Deed of partnership of firm M/s. Aarti Developers	22/11/2017 (notarized on 05/12/2017)	Original
03.	Certificate of Registration of Partnership firm at Sr. No. GUJRJ103785	21/02/2018	True Copy
04.	Sale Deeds executed in favour of partnership firm M/s. Aarti Developers bearing Sr. No. 1221 & 1222	20/02/2018	Original



05.	Sale Deed executed in favour of M/s. Sun Piston Rings Ltd. bearing Sr. No. 1364	19/03/2013	Original
06.	Certificate of incorporation, MoA, AoA of M/s. Sun Piston Rings Ltd.	08/08/1991	True Copy
07.	Resolution held at meeting of the board of directors of M/s. Sun Piston Rings Ltd.	01/10/2017	True Copy
08.	Sale Deed in favour of Shri Raguvirsinh Mulubha Rajjada bearing Sr. No. 11412	10/10/2006	Original
09.	Sale Deed in favour of Shri Anilbhai Mansukhlal Shah bearing Sr. No. 5759	03/04/2010	Original
10.	Registered Correction Deed in favour of Shri Anilbhai Mansukhlal Shah bearing Sr. No. 4642	11/07/2017	Original
11.	Sale Deed in favour of Shri Chandubhai Bachubhai Maru bearing Sr. No. 3366	29/05/2000	Original
12.	Sale Deed in favour of Smt. Aartiben Anilbhai Shah bearing Sr. No. 5760	03/04/2010	Original
13.	Registered Correction Deed in favour of Smt. Aartiben Anilbhai Shah bearing Sr. No. 4643	11/07/2017	Original
14.	Sale Deed in favour of Shri Gopalbhai Bachubhai Maru bearing Sr. No. 3365	29/05/2000	Original
15.	Sale Deed in favour of Shri Ratanben Bachubhai Maru & Others bearing Sr. No. 112	03/01/1992	Certified Copy
16.	Special POA executed by Shri Jamnaben Madhavdas Soni in favour of Shri Kishorbhai Madhavdas Soni	01/01/1992	True Copy
17.	Sale Deed in favour of Shri Jamnaben Madhavdas Soni bearing Sr. No. 8041	01/12/1987	Certified Copy
18.	Sale Deed in favour of Shri Chabildas Khushaldas Kotak bearing Sr. No. 1086	05/03/1979	Certified Copy
19.	Sale Deed in favour of Shri Girdharlal Narsibhai Soni bearing Sr. No. 3201	24/07/1969	Certified Copy
20.	Sale Deed in favour of Shri Nalalal Kalyanji Zaveri bearing Sr. No. 3725	27/09/1968	Certified Copy





21.	Sale Deed in favour of Shri Madarsing Daguji bearing Sr. No. 2819	14/06/1966	Certified Copy
22.	Sale Deed in favour of Shri Sagar Mohanlal Raghavji bearing Sr. No. 573	03/03/1964	Certified Copy
23.	Sale Deed in favour of Shri Manubhai Ranchoddas Kundalia bearing Sr. No. 1363	24/06/1963	Certified Copy
24.	Sale Deed in favour of Shri Anilbhai Mansukhlal Shah bearing Sr. No. 3423	05/04/2012	Original
25.	Sale Deed in favour of Shri Bhanuben Kathadbhai & Shri Vibhabhai Jethsurbhai Aahir bearing Sr. No. 6246	28/06/1993	Original
26.	Sale Deed in favour of Shri Sadhu Vallabhdas Narsidas and Shri Sadhu Shivram Narsidas bearing Sr. No. 4641	09/11/1966	Original
27.	Sale Deed in favour of Shri Anil Mansukhlal Shah and Shri Aarti Anil Shah bearing Sr. No. 2230	10/02/2010	Original
28.	Registered POA executed by Shri Keshavji Hirjibhai Bhut in favour of Shri Rameshbhai Bhikhabhai Bambholia bearing Sr. No. 12692	19/12/2009	Original
29.	Sale Deed in favour of Shri Keshavji Hirjibhai Bhut bearing New Sr. No. 1001 (Old Sr. No. 7440)	19/12/1983	Original
30.	Sale Deed in favour of Shri Sadhu Govindram Motiram and Shri Sadhu Jamnadas Motiram bearing Sr. No. 4639	09/11/1966	Certified Copy
31.	Sale Deed in favour of Shri Jantilal Govindjibhai bearing Sr. No. 1666	24/06/1963	Certified Copy
32.	Order of Deputy Collector, Rajkot under Appeal No. 22- 62/63	14/02/1963	True Copy
33.	NA Order of Mamlatdar, Rajkot wide order No. 1-496	05/03/1963	Certified Copy.
34.	TP Sketch of FP No. 439, 440 and 441 of TPS No. 04 (Raiya) and relevant Form F.	Undated	Certified Copy.



35.	Receipt of payment of Batterment Levy bearing Sr. No. 25/2017-2018	04/08/2017	Original
36.	Promulgation revenue record in form of Village Form No. 06 and 02 containing entries including in the name of the current owner.	Various dates	Certified Copy



C – Brief history of property

The land of Revenue Survey No. 68 of Raiya village originally belonged to Patel Naran Jiva wide promulgation entry No. 21. Thereafter by virtue of NA Order listed at No. 33 above the said land was converted in to Non-agriculture. Thereafter Plot No. 31 was conveyed to Shri Manubhai Ranchoddas Kundalia wide sale deed listed at No. 23 above and Plot No. 29 & 32 was conveyed to Shri Jayantilal Govindji wide sale deed listed at No. 31 above. Thereafter NA land of the said plot was conveyed in parts to various people wide different sale deeds as listed above. Ultimately, land of sub-plot Nos. 29 paiki, 31/A-1/A, 31/A-1/B, 32/A paiki and 32/B admeasuring total 615.72 Sq. Mtrs. was conveyed to current owner M/s. Aarti Developers.

Thereafter the current owner has obtained construction permission from RMC wide permission No. 311 dated 03/07/2018 under which the owner has planned to construct residential complex.

D - TITLE cum ENCUMBRANCE OPINION

I have taken search of the available records of the office of concerned Sub-registrar of the period of last 31 years wide Search receipt No. 2018022000731, 2018025000263 and 20180250113037 dated 04/01/2018 and 08/08/2018 respectively and NO registered ENCUMBRANCES over the said land are found thereof. Also, Shri Pankajbhai Govindji Raninga and Shri Anilbhai Mansukhlal Shah being authorized signatory of current owner M/s. Aarti Developers has declared on oath by an affidavit dated 13/08/2018 that there are no pending litigations or claims for the said land.

On the basis of all the facts and details mentioned hereinabove and the documents/ records available for scrutiny, and on the basis of representations made by the owner and its representatives, I hereby certify that partnership firm M/s. Aarti Developers hold a clear and marketable title to the said land and IS FREE FROM ALL ENCUMBRANCES, apart from fulfillment of the dues of local authority taxes.

Schedule – A

Consolidated NA land admeasuring Sq. Mtr. 615.72 of Plot No. 29, 31 and 32 Paiki and located under TPS No. 04 and FP No. 439, 440 and 441 paiki of Revenue Survey No. 68 paiki Village Raiya, of Rajkot District. The said land is bounded as following

North : Public Road and Land of FP No. 442
South : Land of NA plot No. 32 paiki and OP.
East : Public Road.





West : Land of NA Sub-plot No. 31-B paiki and 31-A-2 paiki.

Place : **Rajkot**

Date : **23 August, 2018.**

Pages : **This report has 05 Pages**



S. G. Morzaria

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- Advocate

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Disclaimer : Every possible care has been taken to ascertain the true and fact scenario of the title of the questioned property, however every such opinion so given by us is always on the basis of documents and records provided to us / or available at government offices, and representations made by the owner in this regard and hence we accept no claims or responsibilities arising out of any omissions or errors in the said opinion.

અરજી પહોંચ

મેલકતનું વર્ણન રે.સ.નં.68 પ્લોટનં.31/32/29

Search in : રૈયા-1/RAIYA-1

પહોંચ નંબર: ૨૦૧૮૦૨૫૦૦૦૨૭૩

અરજી નંબર:

૧૩૯

અરજી વર્ષ:

૨૦૧૮

તા: ૪

માહે: જાન્યુઆરી

સને: ૨૦૧૮

રજુ કરનારનું નામ સોહન મોરજરીયા (એડ.) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૯૮ ૨૦૧૭

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી



કુલ એકંદરે રૂ.

૧૧૦

અંકે રૂપીયા એકસો દસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(જ.એસ.જોષી)
સબ રજીસ્ટ્રાર
રાજકોટ - 4

IGR-NIC

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અરજી પદ્ધતિ

મેલકતનું વર્ણન રે.સ.નં. 68 પેકી પ્લોટ નં.29/31/32, 29/31/32

Search in : રૈયા-1/RAIYA-1

પહોંચ નંબર: ૨૦૧૮૦૨૫૦૧૧૩૦૩૭

અરજી નંબર:

૮૨૦૮

અરજી વર્ષ:

૨૦૧૮

તા: ૮

માહે: ઓગસ્ટ

સને: ૨૦૧૮

રજ કરનારનું નામ એસ.જી.મોરજરીયા (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી..... ૦
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નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦
શોધ અગર તપાસણી..... Year: ૨૦૧૮ ૨૦૧૮
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકદરે રૂ.

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અંકે રૂપિયા પંદર પુરા.

દસ્તાવેજ

નકલ

ના દિવસે તૈયાર થશે અને

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

(જ.એસ.જી.પી)
સબ રજીસ્ટ્રાર
રાજકોટ - ૪

IGR-NIC

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