

NNT/N-800/2018

DATE- 12/11/2018

To,
M/S ROCOCO BUILDCON LLP,
Through its Autho.Partner
Mr.BIMAL KIRTIKAR SHAH,
Shop No-7 Goyal Terrace,
Nr. Judges Bungalows Cross Road,
Bodakdev, Ahmedabad- 380054

Subject: Encumbrance Certificate

Reg: Investigation of title Earlier Title Report issued by Mr.Vinod Darji (Advocate) to Rococo Buildcon LLP dated 24th Jan 2017. to the non-agriculture land bearing Final-plot No. 116 admeasuring 1643 sq.mtrs. (1480 sq. mtrs. land for residential purpose and 163 sq. mtrs. land for commercial purpose) of Draft Town Planning Scheme No. 53/A (Shilaj-Hebatpur-Thaltej) of Block No. 562 total admeasuring 2934 sq. mtrs. paiki 2739 sq. mtrs. land situate, lying and being at Village Shilaj of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal).

Ref.: With reference to the said subject matter we are herewith giving our certificate Encumbrance to our client M/S ROCOCO BUILDCON LLP, through its authorised partner Mr.BIMAL KIRTIKAR SHAH.

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned have investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the property", which is owned and possessed by **ROCOCO BUILDCON LLP**, a partnership firm, having its registered office at: Shop No-7 Goyal Terrace,Nr. Judges Bungalows Cross Road, Bodakdev, Ahmedabad- 380054 having its PAN No: **AASFR 3515 P** through its authorized partner **SHRI BIMAL KIRTIKAR SHAH**,(hereinafter referred as 'owner'), By pursuing the title deeds relating thereto and taking necessary searches I am of the opinion that the titles of the owner in respect of the said property are clear, marketable and free from encumbrances charges and/or claims. That,I have also got the search reports conducted at the office of sub Registration of Assurances & Revenue Records For a period of 30 years

SCHEDULE OF THE PROPERTY

All that piece and parcel on the non-agriculture land bearing Final-plot No. 116 admeasuring 1643 sq.mtrs. (1480 sq. mtrs. land for residential purpose and 163 sq. mtrs. land for commercial purpose) of Draft Town Planning Scheme No. 53/A (Shilaj-Hebatpur-Thaltej) of Block No. 562 total admeasuring 2934 sq. mtrs. paiki 2739 sq. mtrs. land situate, lying and being at Village Shilaj of Ghatlodia Taluka In the Registration District of Ahmedabad and Sub-District of

Ahmedabad-9 (Bopal) upon that land **ROCOCO BUILDCON LLP**, a partnership firm, Shall construct various Units for and Commercial residential purpose under name and style of: **"EARTH ROSETTE"**.

Encl.

- (A) List of documents verified.
- (B) Search report receipt.

Thanking You,



**TRIVEDI'S LAW
OFFICE & Asso.
(Ahmedabad)**

Nisarg Nishu Trivedi

**Nisarg Trivedi
Attorney at
law**

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Title Report

Vinod C. Darji

B.Com., LL.B.

ADVOCATE

Office : 216, Satyam Mall, Opp.Samaan Complex,
Nr. Kameshvar School, Satellite, Ahmedabad-380015.

Phone No.(O) 079-26760786

Email-ID : vcdarji123@gmail.com

Vinod C. Darji

B. Com., LL.B.

ADVOCATE

216, Satyam Mall, Opp. Samaan Complex, Nr. Kameshwar School, Satellite, Ahmedabad-380015.
Ph : 079 - 26760786 | E-mail : vcdarji123@gmail.com

Date :

Ref. No.: 281/2015

To,

M/s. Rococo Buildcon LLP.

Ahmedabad.

Ref: IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Final Plot No. 116 admeasuring 1643 sq.mtrs. (1480 sq.mtrs. land for residential purpose and 163 sq.mtrs. land for commercial purpose) of Draft Town Planning Scheme No. 53/A (Shilaj-Hebatpur-Thaltej) of Block No. 562 total admeasuring 2934 sq.mtrs. paiki 2739 sq.mtrs. land situate, lying and being at village Shilaj of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) belonging to M/s.Rococo Buildcon LLP.

In reply to your instructions to give opinion on title to the captioned land, by taking necessary searches to be taken with the revenue and Sub-Registry records for a period of last about Thirty years. I have caused necessary searches to be taken accordingly through my search clerk. I have taken root of title commencing from about last Thirty years from now. My report on title and opinion thereof is as stated hereafter for its personal use. For detailed facts and particulars reference may be taken from the documents, papers, writings and the records referred to herein below.

Vinod C. Darji

B. Com., LL.B.

ADVOCATE

216, Satyam Mall, Opp. Samaan Complex, Nr. Kameshwar School, Satellite, Ahmedabad-380015.
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Date :

1. Originally, the land of Old Survey No. 357 of Shilaj admeasuring 2934 sq.mtrs. restricted tenure land was independently owned, occupied and possessed by Ishwarbhai Madhabhai, prior to the year 1975.
2. Thereafter, the Settlement Commissioner and Director of Land Records, Ahmedabad vide their Notification No. U/M.S.B./Con/Ahmedabad-151 dated 15-12-1971 published Scheme of amalgamation on Page No. 7 in the Gazette of the Gujarat Government, which was approved by Revenue Department vide their Resolution dated 06-01-1972 granted the scheme of amalgamation to the lands of village Shilaj and accordingly, Block No. 548 was allotted in lieu of Survey No. 357 as per the consolidation certificate and entry to that effect was mutated in the mutation register by Entry No. 5220 dated 30-12-1976, which was certified by the competent authority on 28-01-1977.
3. Thereafter, the Settlement Commissioner and Director of Land Records, Ahmedabad vide their Notification No. U/M.S.B./Con/Ahmedabad-251 dated 31-03-1984 granted the promulgated scheme of amalgamation to the lands of village Shilaj and accordingly, New Block No. 562 was allotted in lieu of Survey No. 357 (Old Block No. 548) as per the rectified consolidation certificate and entry to that effect was mutated in the mutation

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Date :

register by Entry No. 6101 dated 15-04-1987, which was certified by the competent authority on 14-09-1987.

4. Thereafter, the owner of the said land namely Ishwarbhai Madhabhai died intestate on 15-01-1990 leaving behind him his legal heirs namely 1) Jamnaben Wd/o. Ishwarbhai Madhabhai 2) Parsottambhai Ishwarbhai 3) Ashabhai Ishwarbhai 4) Ganpatbhai Ishwarbhai 5) Ranchhodbhai Ishwarbhai 6) Vishnubhai Ishwarbhai 7) Shantaben Ishwarbhai 8) Sitaben Ishwarbhai 9) Sushilaben Ishwarbhai 10) Umiyaben Ishwarbhai 11) Savitaben Ishwarbhai 12) Madhuben Wd/o. Amrutlal Ishwarbhai 13) Harishbhai Amrutlal 14) Geetaben Amrutlal 15) Neetaben Amrutlal and 16) Rohiniben Amrutlal and hence their names have been brought on the revenue record upon hereditary rights and entry to that effect was mutated in the mutation register by Entry No. 6308 dated 13-04-1990, which was certified by the competent authority on 28-05-1990.
5. Thereafter, the co-owners of the said land 1) Shantaben Ishwarbhai 2) Sitaben Ishwarbhai 3) Sushilaben Ishwarbhai 4) Umiyaben Ishwarbhai 5) Savitaben Ishwarbhai 6) Geetaben D/o. Amrutbhai Ishwarbhai 7) Neetaben D/o. Amrutbhai Ishwarbhai and 8) Rohiniben D/o. Amrutbhai Ishwarbhai have voluntarily waived and relinquished their rights, title, share, claim and interest persisting in the said land in favour of their respective brothers and hence their names have been deleted from the revenue record and entry to that effect was mutated