

Shaival Bhatt & Co.

Proprietor : Shaival Upendra Bhatt
M.Com, J.L.M. Advocate

205, 'Shagun', 93, Swastik Society, Navrangpura, Ahmedabad-380 009

Tel: 26447000, 26449544 E-mail: shaival@vsnl.net

Bill No.211

13th January, 2014

To,

KUSHAL INFRASTRUCTURE PRIVATE LIMITED,

10-11, Sanket Industrial Estate,

Opp. Ramdev Masala, Moraiya,

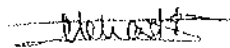
Changodar, Sanand

Sir,

Kindly arrange to pay the sum as mentioned below

PARTICULARS	FEES AMOUNT
Professional Fees for issuing two Title Clearance Reports including revenue search charges in respect of Final Plot No.73 & 30/3 of Town Planning Scheme No.84 at Vatwa, Ahmedabad	Rs.30,000/-
TOTAL =====>	Rs.30,000/-
(Rupees Thirty Thousand Only)	

For, SHAIVAL BHATT & CO



PROPRIETOR

JAN 17 2014 10:56:13

Shaiwal Bhatt & Co.

Proprietor: Shaiwal Upendra Bhatt
B.Com., LL.M., Advocate

Off. Secy: B/h. St. Xavier's Ladies Hostel, Navrangpura, Ahmedabad-380009 Tel.: 26447000, 26449544 E-mail: shaiwalbhatt@rediffmail.com

SB/KUSHAL INFRASTRUCTURE/AXIS/14

13th January, 2014

To,
The Manager,
AXIS Bank Ltd,
CMC Branch, 3rd Eye one,
Panchvati, Ahmedabad.

Sir,

SUB: Title report for the property situated at Vatwa, Ahmedabad in the name of **KUSHAL INFRASTRUCTURE PRIVATE LIMITED.**

i) *Name, nature of the borrower constitution and address.*

KUSHAL INFRASTRUCTURE PRIVATE LIMITED, having its registered Office at 10-11, Sanket Industrial Estate, Opp. Ramdev Masala, Moraiya, Changodar, Sanand

ii) *Name, nature of Mortgagor constitution and address*

KUSHAL INFRASTRUCTURE PRIVATE LIMITED, having its registered Office at 10-11, Sanket Industrial Estate, Opp. Ramdev Masala, Moraiya, Changodar, Sanand.

iii) *Detailed description of all the properties to be mortgaged*

[1] Land bearing Final Plot No.73 admeasuring about 5463 sq.mtrs (Old Revenue Survey No.1448) & [2] Land bearing Final Plot No.30/3 admeasuring about 6008 sq.mtrs (Old Revenue Survey No.1449 + 1450) at Panchvati Scheme No.84 square, line and bang at MOULJE VATWA, Tabakar City (East), in the Registration District of Ahmedabad (City & District of Ahmedabad) [1] [2] [3].

iv) *Full particulars of documents which are being deposited for the purpose of creating Equitable Mortgage like the date of execution of the documents, whether the document has been registered or not, the parties to the document, whether the document is available in original or not etc.*

1. Original Sale Deed executed by Prabhatbhai Karsanbhai Desai and others in favour of Kushal Infrastructure Private Limited registered under serial No.3791 dated 31-05-2013
2. Original Registration Receipt of above Sale Deed registered under serial No.3791 dated 31-05-2013
3. Original Sale Deed executed by Prabhatbhai Karsanbhai Desai and others in favour of Kushal Infrastructure Private Limited registered under serial No.3794 dated 31-05-2013
4. Original Registration Receipt of above Sale Deed registered under serial No.3794 dated 31-05-2013
5. Copy of Sale Deed executed by Shantaben widow of Vitthalbhai Jesangbhai and others in favour of Prabhatbhai Karsanbhai Desai and others registered under serial No.3539 dated 29.06.2006
6. Copy of Sale Deed executed by Harshadbhai Chhotabhai in favour of Prabhatbhai Karsanbhai Desai and others registered under serial No.1448 dated 09-01-2005
7. Copies of three N.A. Use Permissions all dated 13-06-2008
8. Copy from 7/12 Extract dated 17-09-2013
9. Original Search Receipt for the year 1999 to 2011 dated 03-01-2014
10. Original Search Receipt for the year 2011 to 2014 dated 01-01-2014

v) *List of documents produced/scrutinized by the Advocate*

1. Copy of Sale Deed executed by Prabhatbhai Karsanbhai Desai and others in favour of Kushal Infrastructure Private Limited registered under serial No.3791 dated 31-05-2013
2. Copy of Sale Deed executed by Prabhatbhai Karsanbhai Desai and others in favour of Kushal Infrastructure Private Limited registered under serial No.3794 dated 31-05-2013
3. Copies of three N.A. Use Permissions all dated 13-06-2008

5. Original Search Receipt for the year 1999 to 2011 dated 03-01-2014
6. Original Search Receipt for the year 2011 to 2014 dated 01-01-2014

vi) *The flow of title to the property to be mortgaged should be traced atleast for a period not less than 13 years. If any doubt arises on the title, it is to be traced for 30 years. It may be examined mentioned how the party acquired the title, what are the parent documents/ link documents, how the vendor acquired the property etc.*

REVENUE SURVEY NO.1448

It appears from the revenue records that originally the land of Revenue Survey No.1448 situate, lying and being at MOUJE: VATWA, Taluka: City, in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) belonged to Harshadbhai Chhotabhai and his name appeared in revenue records as owner much prior to last 30 years.

In the year 2005, said Harshadbhai Chhotabhai sold and conveyed the land of Revenue Survey No.1448 situate, lying and being at MOUJE: VATWA, Taluka: City, in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) to Prabhatbhai Karsanbhai Desai, Jabuben Prabhatbhai Desai, Nishithbhai Prabhatbhai Desai, Reenaben Nishithbhai Desai, Gaurangbhai Prabhatbhai Desai, Punitaben Gaurangbhai Desai by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.1448 dated 09-01-2005. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.14293 dated 08.07.2006.

Deputy Collector, Viramgam Prant granted Non-Agricultural Use Permission for residential purpose in respect of the said land vide his order bearing No.NA/SR.54/08 dated 13-06-2008.

Urban Planning Scheme No.84 was made applicable to Revenue Survey No.1448 and was allotted Final Plan No.73 and its area was reduced to

Records of Vatwa were transferred to new Sub-Registrar, Ahmedabad-11 (Aslali) from Sub-Registrar, Ahmedabad-5 (Narol).

In the year 2013, said Prabhatbhai Karsanbhai Desai, Jabuben Prabhatbhai Desai, Nishithbhai Prabhatbhai Desai, Reenaben Nisithbhai Desai, Gaurangbhai Prabhatbhai Desai, Punitaben Gaurangbhai Desai sold and conveyed the land of Final Plot No.73 admeasuring about 5463 sq.mtrs (Old Revenue Survey No.1448) of Town Planning Scheme No.84 situate, lying and being at MOUJE: VATWA, Taluka: City (East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) to **KUSHAL INFRASTRUCTURE PRIVATE LIMITED** by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.3791 dated 31-05-2013. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.18011 dated 29-06-2013.

REVENUE SURVEY NOS.1449 AND 1450

It appears from the revenue records that originally the land of Revenue Survey Nos. 1449 and 1450 situate, lying and being at MOUJE: VATWA, Taluka: City, in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) belonged to Vitthalbhai Jesangbhai and his name appeared in revenue records as owner much prior to last 30 years.

In the year 2004, Vitthalbhai Jesangbhai died intestate on 21.05.2004 leaving behind Shantaben widow of Vitthalbhai Jesangbhai, Madhuben Vitthalbhai, Ranjanben Vitthalbhai, Rajeshriben Vitthalbhai, Purnimaben Vitthalbhai, Chhayaben Vitthalbhai, Minaxiben Vitthalbhai and Ritaben Vitthalbhai and their names were entered in revenue records as co-owners in place of the deceased by Revenue Mutation Entry No. 14056 dated 04.04.2005.

In the year 2006, Shantaben widow of Vitthalbhai Jesangbhai, Madhuben Vitthalbhai, Ranjanben Vitthalbhai, Rajeshriben Vitthalbhai, Purnimaben Vitthalbhai, Chhayaben Vitthalbhai, Minaxiben Vitthalbhai and Ritaben Vitthalbhai sold and conveyed the land of Revenue Survey

City, in the Registration District of Ahmedabad and Sub District of Ahmedabad-5 (Narol) to Prabhatbhai Karsanbhai Desai, Jabuben Prabhatbhai Desai, Nishithbhai Prabhatbhai Desai, Reenaben Nisithbhai Desai, Gaurangbhai Prabhatbhai Desai, Punitaben Gaurangbhai Desai by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.3539 dated 29.06.2006. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.14292 dated 08.07.2006.

Deputy Collector, Viramgam Prant granted Non-Agricultural Use Permission for residential purpose in respect of the said land of Survey No.1449 vide his order bearing No.NA/SR.39/08 dated 13-06-2008.

Deputy Collector, Viramgam Prant granted Non-Agricultural Use Permission for residential purpose in respect of the said land of Survey No.1450 vide his order bearing No.NA/SR.40 /08 dated 13-06-2008.

Town Planning Scheme No.84 was made applicable to Revenue Survey No.1449 & 1450 admeasuring about 10014 sq.mtrs and was allotted Final Plot No.30/3 and its area was reduced to 6008 sq.mtrs

Records of Vatwa were transferred to new Sub-Registrar, Ahmedabad-11 (Aslali) from Sub-Registrar, Ahmedabad-5 (Narol).

In the year 2013, said Prabhatbhai Karsanbhai Desai, Jabuben Prabhatbhai Desai, Nishithbhai Prabhatbhai Desai, Reenaben Nisithbhai Desai, Gaurangbhai Prabhatbhai Desai, Punitaben Gaurangbhai Desai sold and conveyed the land of Final Plot No.30/3 admeasuring about 6008 sq.mtrs (Old Revenue Survey No.1449 + 1450) of Town Planning Scheme No.84 situate, lying and being at MOUJE: VATWA, Taluka: City (East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) to **KUSHAL INFRASTRUCTURE PRIVATE LIMITED** by a Sale Deed, which was registered before the Office of Sub-Registrar at Ahmedabad under serial No.3791 dated 31-05-2013. Entry of the above Sale Deed was entered in revenue records by Revenue Mutation Entry No.18012 dated 29.06.2013.

- vii) *Details of the encumbrances, if any observed by the Advocate need to be clearly brought out including any court cases.*

No Charge is found.

- viii) *The Advocate shall make searches or to verify the non-encumbrance certificate, as the case may be. If it is of a Society, NOC from Society may also be demanded. If it is in builder's possession, NOC from builder may also be demanded.*

Non Encumbrance Certificate from Jurisdictional Sub Registrar's Office is obtained and no encumbrance is found.

- ix) *Whether any minor's interest is involved, if involved what are the steps to be taken for effective mortgage and to protect the interest of the Bank.*

Not involved

- x) *The Advocate shall discuss whether the land holdings of the title holders are affected by any land ceiling legislation in force. The Advocate shall also suggest remedial measures and safeguards required, if any.*

Not applicable

- xi) *The report should clearly state that the title is clear, marketable, valid and binding on the mortgagor and a valid mortgage (equitable or simple registered- to be mentioned) can be created by the mortgagor in favour of the Bank.*

I have examined the titles of the above referred property and have caused to be taken searches of available revenue and registration records for last 30 years and the same are clear and unencumbered. I have also caused to be searched the records of the Jurisdictional Sub Registrar's Office for the last 30 years and the same are clear and unencumbered.

information given to us and believing the same to be true, correct and trustworthy and also believing the documents/copies/papers etc furnished in his/its file to be true and genuine, after going through the same, I am of the opinion that the right, title of the above [1] Land bearing Final Plot No.73 admeasuring about 5463 sq.mtrs (Old Revenue Survey No.1448) & [2] Land bearing Final Plot No.30/3 admeasuring about 6008 sq.mtrs (Old Revenue Survey No.1449 + 1450) of Town Planning Scheme No.84 situate, lying and being at MOUJE: VATWA, Taluka: City (East), in the Registration District of Ahmedabad and Sub District of Ahmedabad-11 (Aslali) belongs to **KUSHAL INFRASTRUCTURE PRIVATE LIMITED**, are clear and marketable and there is no charge, right, lien or encumbrance over the said property and are free from all reasonable doubts.

Valid Registered Equitable Mortgage by deposit of title deeds can be created in favour of the Bank.

For, **SHAIVAL BHATT & CO**



PROPRIETOR



પહેલો નંબર:

૨૦૧૪૦૦૫૦૦૦૨૦૨

અરજી નંબર:

૧૩૪

અરજી વર્ષ:

૨૦૧૪

તા: ૩

માસ: જાન્યુઆરી

સને: ૨૦૧૪

રજીસ્ટ્રારનું નામ શ્રીવલ ભટ્ટ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સાઈડ / કોલીઓ

શેરોની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)

શ્રેય અગર તપાસખી

દંડ કલમ-૨૫

કલમ-૩૪ (કલમ-૫૭)

નકલ ફી કોલીઓ

ઈન્ડેક્સ-૨ ફી

અથવા સિવાયની બાબતોની ફી

રૂ. પૈસા

૦

૦

૧૭૫

૦

કુલ ચેકફર રૂ.

૧૭૫

અંકે રૂપિયા ચેકસો ધંચેતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(પી. ડેડ. સોની)

રાબ રજીસ્ટ્રાર

અમદાવાદ - ૫ નાનોત

IGR-NIC

5497936794820203512

૩/૧/૨૦૧૪

કેટલ: ૩૭ pm

10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527
 528
 529
 530
 531
 532

$$\frac{C \cdot \sqrt{N}}{\sqrt{1 - \frac{1}{N}}}$$

ખા. -૧૨ વર્તમાન હોટેલ - ૨ ની ઉપજ્ઞવ યાદિની અરે રૂબરૂ ઉપર શ્રી તૈયાર કરવામાં આવી છે, આ કોષ્ટકની ઉપરથી બિહાર પટના જોડા મંત્રિને ખસેડે.

સુધીના નોંધણી કરેલ દસાદેજોનો સમાવેશ થાય છે

પ્રમાણપત્ર અંગત રીતે સબસ્ક્રાઇબર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા અસાપક્ષ વિશે બોલધરી આપતા નથી અને એમાંની કોઇપણ માહિતી સબસ્ક્રાઇબરને કોઇપણ હકકાલ માટે નથી આપવામાં આવતી.

દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	દસ્તાવેજ સહીની તારીખ	દસ્તાવેજ કરનાર	કોર્ટ
દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	નિશિથભાઈ પ્રભાતભાઈ દેસાઈ પ્રભાતભાઈ કરસનદાસ દેસાઈ અબ્દુલેન પ્રભાતભાઈ દેસાઈ રીનાબેન નિશિથભાઈ દેસાઈ ગૌરાંગભાઈ પ્રભાતભાઈ દેસાઈ પુનીતાબેન ગૌરાંગભાઈ દેસાઈ	૨૯/૦૬/૨૦૦૬ ૩૧/૦૬/૨૦૦૬	૩૧/૦૬/૨૦૦૬	કોર્ટ

2166(22-10)2

0
1
2
3
4
5
6
7
8
9

[illegible]

વરજી પહોંચ

મેલકાતનું વર્ણન સ.નં. 1440

Search in : વટવા/VATVA

પહોંચ નંબર: ૨૦૧૪૩૧૧૦૦૦૦૩૮

અરજી નંબર:

૧૨

અરજી વર્ષ:

૨૦૧૪

તારીખ: ૧

માટે: જાન્યુઆરી

સને: ૨૦૧૪

રજી કરનારનું નામ શેવલ ભટ્ટ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / કોલીઓ.....

શેષેની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

Year : ૨૦૧૧

શોધ અગર તપાસાગી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીઓ.....

ઉન્ડેશન-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ ચેકફર રૂ.

૧૨૫

એકે રૂપિયા એકસો પચીસ પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કરોડમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલવો.

(B K Dabhi)

સબ રજીસ્ટ્રાર

અમદાવાદ ૧૧ અસલાલી

IGR-NIC

-8902032180056906506

૧/૧/૨૦૧૪

૩:૩૩:૩૪ pm

