

SHAHENAZ I. GHANCHI

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

Office at : F-7, Khwaja Complex, Opp. Royal Hotel, Sarkhej, Ahmedabad. Mobile : 9974838644

To
Town Planning Officer
Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010
Ph. No. 079-23258659

Dear Sir,

Ref.: RERA Registration of the project "ZIRCON CLASSIC"

Sub: ENCUMBRANCE STATUS

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described herein under "Schedule of the property", which developed by **M/s. ZIRCON INFRASTRUCTURE, a Partnership Firm** (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 all encumbrances charges except, there is a charge of The Kalupur Commercial Co-Operative Bank Limited, SME & Mid Corporate Branch towards loan amount of Rs. 8.9 Crores.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land situated at City Survey No. F.P no.: 58/2/1, O.P no. 58/2/1, Old Survey No. 148/2/1/1, New Survey no. 238/1, S.P no. 1A of Draft T.P.S no. 48 (Koteshwar Motera), Koteshwar, Taluka: Gandhinagar, District : Gandhinagar, admeasuring about 1971.40 Sq. Mtr. in the state of GUJARAT. Upon that land **M/s. Zircon Infrastructure, a Partnership Firm**, is going to construct residential block under name and style of "**Zircon Classic**".

Place: Ahmedabad
Date : 20-06-2020



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SHANTILAL & CO.

(Ahmedabad)

Advocates

ALPA N. SHAH

BHAUMESH N. SHAH

SHANTILAL & CO.

Tele. Offi. : 26561675

Resi. : 26444560

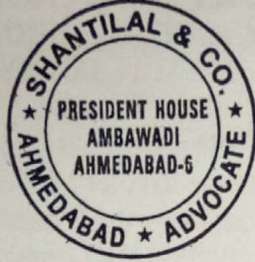
801, PRESIDENT HOUSE,
OPP. C.N. VIDHYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.

File No. 10990

Ref. No.113/2017

Date-29/11/2017

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Final Plot No. 58/2 [Northern Part] of T.P. Scheme No. 48 (allotted in lieu of Revenue Survey No. 238/1) (old Survey No.148/2) admeasuring about 3966 Sq.Mtrs. situate at Moje KOTESHWAR Taluka GANDHINAGAR in the Registration Sub-District and District of GANDHINAGAR.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of GANDHINAGAR (the period of 1980 to 2006 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:

1..The land in question is bearing Final Plot No. 58/2 [Northern Part] of T.P. Scheme No. 48; which is allotted in lieu of Revenue Survey No. 238/1 (old Survey No.148/2) of Moje KOTESHWAR Taluka GANDHINAGAR and District of GANDHINAGAR.

2..Prior to the year 1970 PRAHLADBHAJI JOITARAM and MANORBHAJI KESHUBHAJI were owners of the said land.

3..The said PRAHLADBHAJI JOITARAM expired on 04/09/1974 leaving behind his heirs HARGOVANBHAJI PRAHLADBHAJI, HARICHANDRA PRAHLADBHAJI, NATVARBHAJI PRAHLADBHAJI, KANTIBHAJI PRAHLADBHAJI, JAYPRAKASH PRAHLADBHAJI, RAJENDRA PRAHLADBHAJI and SUSHILABEN PRAHLADBHAJI. Entry to that effect was entered in the Mutation register by Entry No. 235 dated-11/02/1975.

4..The said MANORBHAJI KESHUBHAJI, HARGOVANBHAJI PRAHLADBHAJI, HARICHANDRA PRAHLADBHAJI, NATVARBHAJI PRAHLADBHAJI, KANTIBHAJI PRAHLADBHAJI, JAYPRAKASH PRAHLADBHAJI, RAJENDRA PRAHLADBHAJI and SUSHILABEN PRAHLADBHAJI made partition amongst them for the said land and as per the partition the said land bearing Survey No. 148 (part) admeasuring 3 Acre 18 Gs. came to the share of MANORBHAJI KESHUBHAJI and 3 Acre 31 Gs. came to the share of HARGOVANBHAJI PRAHLADBHAJI, HARICHANDRA PRAHLADBHAJI, NATVARBHAJI PRAHLADBHAJI, KANTIBHAJI PRAHLADBHAJI, JAYPRAKASH PRAHLADBHAJI, RAJENDRA PRAHLADBHAJI and SUSHILABEN PRAHLADBHAJI. Entry to that effect was entered in the Mutation register by Entry No. 251 dated-06/01/1978.

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(Ahmedabad)

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5..It appears from the Mutation Entry No.767 dated-12/01/2008 that The D.I.L.R. SAHEB, GANDHINAGAR by order dated-08/01/2008 and as per the revenue record Revenue Survey No.148 and as per the order of the D.I.L.R. SAHEB dated-12/01/2008 bearing No. K.J.P./SR/31/07/08 given Revenue Survey No.148/2 admeasuring about 13456 Sq.Mtrs to HARGOVANBHAI PRAHLADBHAI, HARICHANDRA PRAHLADBHAI, NATVARBHAI PRAHLADBHAI, KANTIBHAI PRAHLADBHAI, JAYPRAKASH PRAHLADBHAI, RAJENDRA PRAHLADBHAI and SUSHILABEN PRAHLADBHAI.

6..Collector, Gandhinagar by order dated-08/09/2010 bearing No. CB/ Jamin/ B.Khe. /S.R. 112 /10/ Vashi.19217 to 19232/2010 granted N.A. permission for the said land. Entry to that effect was entered in the Mutation register by Entry No. 948 dated-01/10/2010.

7..The said KANTIBHAI PRAHLADBHAI expired on 18/05/2008 leaving behind his heirs MINABEN widow of JAYPRAKASH PRAHLADBHAI, RANJIT JAYPRAKASH, SHARDABEN widow of KANTIBHAI PRAHLADBHAI, NARENDRAKUMAR KANTIBHAI and MAHESHBHAI KANTIBHAI. Entry to that effect was entered in the Mutation register by Entry No. 954 dated-23/10/2010.

8..The said HARGOVANBHAI PRAHLADBHAI, HARICHANDRA PRAHLADBHAI, NATVARBHAI PRAHLADBHAI, SHARDABEN widow of KANTIBHAI PRAHLADBHAI, NARENDRAKUMAR KANTIBHAI, MAHESHBHAI KANTIBHAI, MINABEN widow of JAYPRAKASH PRAHLADBHAI, RANJIT JAYPRAKASH, JAYPRAKASH PRAHLADBHAI, RAJENDRA PRAHLADBHAI and SUSHILABEN PRAHLADBHAI by sale deed dated-25/03/2010 sold and conveyed the said land to PRAKASH PRAMUKHLAL PATEL H.U.F., KETAN JASVANTLAL PATEL, DHAVAL NAVNITBHAI PATEL, PIYUSH RAMANBHAI PATEL, SHANKARBHAI FULABHAI PATEL, PRAGNESH KACHRABHAI PATEL, SATISH BHAGUBHAI PATEL, SHARAD ARUNBHAI PATEL and BHAVESH DASHRATHBHAI PATEL; which was registered with the Sub-Registrar of GANDHINAGAR under Serial No. 19442 dated-12/11/2010. Entry to that effect was entered in the Mutation register by Entry No. 959 dated-25/11/2010.

9..The said HARGOVANBHAI PRAHLADBHAI, HARICHANDRA PRAHLADBHAI, NATVARBHAI PRAHLADBHAI, KANTIBHAI PRAHLADBHAI, JAYPRAKASH PRAHLADBHAI, RAJENDRA PRAHLADBHAI and SUSHILABEN PRAHLADBHAI by deed of power of attorney dated-12/11/2010 in favour of KETAN JASVANTBHAI PATEL; which was registered with the Sub-Registrar of GANDHINAGAR under Serial No. 19443.

10..The said PRAKASH PRAMUKHLAL PATEL H.U.F., KETAN JASVANTLAL PATEL, DHAVAL NAVNITBHAI PATEL, PIYUSH RAMANBHAI PATEL, SHANKARBHAI FULABHAI PATEL, PRAGNESH KACHRABHAI PATEL, SATISH BHAGUBHAI PATEL, SHARAD ARUNBHAI PATEL and BHAVESH

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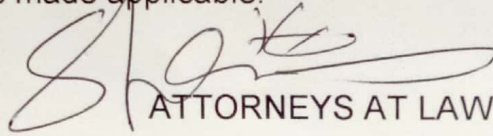
DASHRATHBHAI PATEL by sale deed dated-17/08/2011 sold and conveyed the said land to M/s ZIRCON INFRASTRUCTURE a Partnership Firm; which was register with the Sub-Registrar of GANDHINAGAR under Serial No.9718. Entry to that effect was entered in the Mutation register by Entry No. 1004 dated-30/08/2011.

11..We have issued a Public Notice in GUJARAT SAMACHAR News Paper dated-10/09/2017 inviting any claim, rights or encumbrances if any in respect of the said land; but till today we have not received any claim or objection in response thereof.

12..The said MINABEN PRAKASHBHAI PATEL by confirmation deed dated-20/11/2017 confirmed the sale deed dated-17/08/2011 bearing registration No. 9718.

13..The Town Planning Scheme No.48 made applicable to the said land and as per the said T.P. Scheme the Final Plot No.58/2 allotted in lieu of Revenue Survey No.238/1 [old Survey No.148/2].

14..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to M/s ZIRCON INFRASTRUCTURE a Partnership Firm is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Terms and Conditions Mentioned in the order dated-08/09/2010 and [2] Any other Laws Rules Acts made applicable.


ATTORNEYS AT LAW