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ADVOCATES (High Court)

Law firm since 1980

AL-MUGNI

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To,
Shree Real Estate Developers
101, Ashwamegh House,
B/h Choice, Swastik Cross Road,
Navrangpura, Ahmedabad

Date : 3-3-21

Sub : Encumbrance Certificate

This is to certify that Shree Real Estate Developers, having its Office at : 101, Ashwamegh House, B/h Choice, Swastik Cross Road, Navrangpura, Ahmedabad is the owner, possessor and developer of the land described herebelow which is hereinafter called as 'Said Land'.

Survey No.	45	F.P. No.	107
Village :	Raisan	Taluka	Gandhinagar
District :	Gandhinagar	Division	TPS.No.19 Raisan

Further said that Shree Real Estate Developers has started construction of Residential project in name of Luvkush-4 hereinafter called as said project.

We hereby state that the said land having below encumbrance.

Sr.No.	Type of Encumbrance	Party	Remarks
1	Mortgage Loan	India Infoline Housing Finance Ltd.	Amount of INR 4,05,00,000/-

For,

(Name of Lawyer)

Idrish Bengali & Associates

Idrish M. Bengali
Advocate

Date : 3-3-21

Place : Gandhinagar



Date : 13-10-14

TITLE CLEARANCE CERTIFICATE

Reg: Investigation of the titles of the property
being non-agricultural land bearing Block
No. 45/A, 3035 Sq.Mtrs., Block No.
45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P.
No.107, admeasuring 3946 Sq.Mtrs. of
Village Raysan, Taluka and District
Gandhinagar

Owners: (1) Hansaben Shyambhai Ganatra
(2) Manthan Shyambhai Ganatra
(3) Shantanu Shyambhai Ganatra

In pursuance to the request of Hansaben Shyambhai Ganatra one of the owners of the land of Block No. 45/A, 3035 Sq.Mtrs., Block No. 45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P. No.107, admeasuring 3946 Sq.Mtrs. of Village Raysan, I have investigated the titles of the above piece of land. I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified the relevant papers and documents produced to me. I have not found any charge, lien and/or encumbrance over the said piece of land. On such searches and verification of documents, I am of the opinion that the titles of the land under reference are clear and marketable beyond any reasonable doubts. I accordingly, certify the rights and titles as clear and marketable.

Place: Ahmedabad

Date : 13-10-14




Idrish M. Bengali
B.A., LL.M., Advocate

(2)

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non-agricultural land bearing Block No. 45/A, 3035 Sq.Mtrs., Block No.45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P. No.107, admeasuring 3946 Sq.Mtrs. of Village Raysan, Taluka and District Gandhinagar.

Place: Ahmedabad

Date : 13-10-14



A handwritten signature of Idrish M. Bengali.

Idrish M. Bengali

B.A., LL.M., Advocate

Date : 13-10-14

TITLE SEARCH REPORT

Reg: Investigation of the titles of the property being non-agricultural land bearing Block No. 45/A, 3035 Sq.Mtrs., Block No. 45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P. No.107, admeasuring 3946 Sq.Mtrs. of Village Raysan, Taluka and District Gandhinagar

Owners: (1) Hansaben Shyambhai Ganatra
(2) Manthan Shyambhai Ganatra
(3) Shantanu Shyambhai Ganatra

In pursuance to the request of Hansaben Shyambhai Ganatra one of the owners of the land of Block No. 45/A, 3035 Sq.Mtrs., Block No. 45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P. No.107, admeasuring 3946 Sq.Mtrs. of Village Raysan, I have investigated the titles of the said land and my findings to its are as under :

(1) Said land of Block No. 45/A and 45/B in all admeasuring 6070 Sq.Mtrs. is now covered in T.P. Scheme No.19 of Raysan in which said both the pieces of land are given Final Plot No.107 admeasuring 3946 Sq.Mtrs. and the said land is non-agriculture land for residential use.

(2) Land of Block No.45 admeasuring 6070 Sq.Mtrs. was having Revenue Survey No.112/1 and 113/1.

(2)

(3) As per Mutation entry No.629 dtd.23-4-29 land of Survey No.112/1 and 113/1 came to the share of Jama Vahaldas.

(4) Thereafter, said Jama Vahaldas through his guardian Keshu Vahaldas sold and transferred the said land of Survey No.112/1 and 113/1 to Joita Punja Luhar by registered sale deed dtd.23-4-34 and name of said purchaser was entered in revenue record by Mutation Entry No.710 dtd.72-35.

(5) Said Joita Punja Luhar gifted the said land to Bai Puji Joitaram and Mutation Entry No.804 dtd.6-3-42 was made in revenue record on the basis of said oral gift.

(6) Thereafter, said land was purchased by Keshabhai Vahaldas from Bai Punji Joitaram under sale deed dtd.13-6-42 and name of said purchaser was entered in revenue record by Mutation entry No.821 dtd.18-7-42.

(7) Name of Kakubhai Vahaldas was shown as ganotiya in respect of land of Survey No.113/1 by Mutation entry No.893. Said land of Survey No.112/1 and 113/1 were declared as fragment by Mutation Entry No.928 dtd. 25-10-51. Tenure of the said land was change as Khalsa Raiyatwadi by Mutation Entry No.1037 dtd.19-4-55 and Mutation entry No.1109 dtd.1-10-60 is related to charge of the society and as the loan was repaid charge was deleted by Mutation Entry No. 2267 dtd.23-7-06. Mutation Entry No.2105 dtd.12-4-04, Mutation Entry

(3)

No.2168 dtd.4-10-05 are also related to charge created on the said land in favour of Bank of Baroda and said charge also deleted by Mutation entry No.2269 dtd.13-7-06 and Mutation Entry No.2270 dtd.13-7-06.

(8) Under the consolidation scheme, land of Survey Nos.112/1 and 113/1 had give Block No.45 admesuring Acre 1-20 Guntha and Mutation Entry No.1291/24 dtd.5-3-68 was made in revenue record to that effect.

(9) Keshabhai Valdas died on dtd. 22-4-92 and therefore by Mutation Entry No.1678 dtd.20-12-92, names of Somabhai Keshavlal, Kantaben Keshavlal, Ramanbhai Keshavlal, Savitaben Keshavland Shakriben widow of Keshavlal Valdas were entered in revenue record as successors of deceased and the said entry was certified by revenue authority.

(10) Ramanbhai Keshabhai died and therefore by Mutation Entry No. 2272 dtd.13-7-06, names of Ramilaben widow of Ramanbhai Keshabhai, Hardik Ramanbhai and Anand Ramanbhai were entered in revenue record as successors of deceased and the said entry was certified by revenue authority on dtd. 26-10-06.

(11) Shakriben Keshabhai died on dtd.7-5-04 and her name was deleted from revenue record by Mutation Entry No.2273 dtd.13-7-06.

(4)

(12) Somabhai Keshabhai, Kantaben Keshabhai, Savitaben Keshabhai Ramilaben widow of Ramanbhai Keshabhai, Hardik Ramanbhai and Anand Ramanbhai sold and transferred the said land of Block No.45 paiki 0-30-35 Hect.Are.Sq.Mtrs. to Punjabhai Shivabhai Patel on dtd. 15-7-06 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd.15-7-06, at Sr. No.7416. Name of said purchaser Punjabhai Shivabhai Patel was entered in revenue record by Mutation Entry No.2284 dtd.11-8-06. Said entry was certified by revenue authority on dtd.26-10-06. In view of the registered sale deed and certified mutation entry, said purchaser became the owner and occupier of land of Block No.45 paiki 0-30-35 Hect.Are.Sq.Mtrs.

(13) As per the order of Prant Officer, Gandhinagar land of Block No.45 was divided into two parts and Mutation entry No.2293 dtd.25-8-06 was made in revenue record to that effect.

(14) Thereafter, Punjabhai Shivabhai Patel sold and transferred the said land of Block No. 45-A admeasuring 0-30-35 Hect.Are.Sq.Mtrs. to Divyang Pravinbhai Thakkar on dtd.4-3-10 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd. 4-3-10, at Sr. No.3760. Name of said purchaser Divyang Pravinbhai Thakkar was entered in revenue record by Mutation Entry No.2671 dtd.30-3-10. Said entry was certified by revenue authority on dtd.14-6-10. In view of the registered sale deed and certified mutation entry,

(5)

said purchaser became the owner and occupier of the said land.

(15) Thereafter, Somabhai Keshabhai, Savitaben Keshabhai, Kantaben Keshabhai, Ramilaben Ramanlal, Anand Ramanlal and Hardik Ramanlal sold and transferred the said land of Block No. 45-B admeasuring 0-30-35 Hect.Are.Sq.Mtrs. to Divyang Pravinbhai Thakkar on dtd. 8-3-10 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd. 4-3-10, at Sr. No. 3776. Name of said purchaser Divyang Pravinbhai Thakkar was entered in revenue record by Mutation Entry No. 2672 dtd. 30-3-10. Said entry was certified by revenue authority on dtd. 14-6-10. In view of the registered sale deed and certified mutation entry, said purchaser became the owner and occupier of the said land.

(16) Thereafter, Divyang Pravinbhai Thakkar sold and transferred the said land of Block No. 45-B admeasuring 0-30-35 Hect.Are.Sq.Mtrs. to Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra on dtd. 3-3-11 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd. 3-3-11, at Sr. No. 2817. Name of said purchasers Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra were entered in revenue record by Mutation Entry No. 2880 dtd. 2-3-11. Said entry was certified by revenue authority on dtd. 10-6-11. In view of the registered sale

(6)

deed and certified mutation entry, said purchasers Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra became the owner and occupier of the said land.

(17) Thereafter, Divyang Pravinbhai Thakkar sold and transferred the said land of Block No. 45-A admeasuring 0-30-35 Hect.Are.Sq.Mtrs. to Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra on dtd.3-3-11 by registered sale deed, duly registered with the Sub-Registrar, Gandhinagar on dtd.3-3-11, at Sr. No.2818. Name of said purchasers Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra were entered in revenue record by Mutation Entry No.2881 dtd.3-3-11. Said entry was certified by revenue authority on dtd.10-6-11. In view of the registered sale deed and certified mutation entry, said purchasers Hansaben Shyambhai Ganatra, Manthan Shyambhai Ganatra and Shantanu Shyambhai Ganatra became the owner and occupier of the said land.

(18) The District Collector, Gandhinagar has granted N.A. permission to the land of Block No.45/A and 45/B as per order No.CB/Jamin/B.Khe./S.R./8/11/Vashi 8837 to 8852 on dtd.8-5-12. Thereby said land has become non agriculture land for residential purpose. Mutation Entry No.3055 dtd.18-5-12 was made to that effect and same was certified by revenue authority on dtd.4-8-12.

(7)

(19) As Shantanu Shyambhai attained age of majority, word minor was deleted from his name by Mutation Entry no.3199 dtd.19-12-13.

(20) As part of investigation of the titles, I issued public notice in the Gujarat Samachar on dtd.17-9-14 and I have not received any objection and/or claim in response thereto.

(21) I have taken search of available sub-registry record as well as available revenue record for a period of last 30 years. I have verified relevant papers and documents produced before me by the party. On verification of such record and papers and documents, I have not found any claim and/or encumbrance, charge over the said piece of land.

(22) Looking to the transactions which took place, search of available sub-registry record as well as available revenue record and verification of papers and documents, I am of the opinion that the titles of the land under reference are clear and marketable without beyond any reasonable doubts and I certify the rights and titles as clear and marketable.

Place: Ahmedabad

Date : 13-10-14




Idrish M. Bengali

B.A., LL.M., Advocate

(8)

DESCRIPTION OF THE PROPERTY

All that piece and parcel of property being non-agricultural land bearing Block No. 45/A, 3035 Sq.Mtrs., Block No.45/B, 3035 Sq.Mtrs. T.P.S. No.19, F.P. No.107, admeasuring 3946 Sq.Mtrs. of Village Raysan, Taluka and District Gandhinagar.

Place: Ahmedabad

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