

Ref. No. 4384/2019

NON-ENCUMBRANCE CERTIFICATE

This is to certify that, Non-agricultural land bearing **Final Plot No. 171+172** containing by total admeasurements **3702 Sq. Mtrs.** (allotted in lieu of Survey No. 337/4, containing by admeasurements 2832 Sq. Mtrs. and Survey No. 338/1, containing by admeasurements 3237 Sq. Mtrs.) of T.P. Scheme No. 234, situate lying and being at Moje Zundal, Taluka Gandhinagar in Registration District and Sub District Gandhinagar is owned and possessed by "**Eminence Realty**".

We further state that, a Residential and Commercial project known as "**VIVAAN EMINENCE**" is being developed on said Non-agricultural land bearing **Final Plot No. 171+172** containing by total admeasurements **3702 Sq. Mtrs.** (allotted in lieu of Survey No. 337/4, containing by admeasurements 2832 Sq. Mtrs. and Survey No. 338/1, containing by admeasurements 3237 Sq. Mtrs.) of T.P. Scheme No. 234, situate lying and being at Moje Zundal, Taluka Gandhinagar in Registration District and Sub District Gandhinagar by "**Eminence Realty**".

We state that, we are entrusted with the work of investigation of title of the said land and that, we have an experience of more than 10 (TEN) years in matters of investigation of title to the land and properties and to advise in the matters relating thereto.

We specifically state that there is no encumbrance of any type including title rights or financial charge of anybody over the said land and that, titles of the said lands are clear and marketable and free from encumbrance.

DATED THIS 30TH DAY OF SEPTEMBER, 2019.



.....
(Sharad N. Darji)

Advocate

Ref. No. 4384/2019

To,

"Eminence Realty", a partnership

firm through its Admn. Partner,

Manoj Ghanshyambhai Bhalala,

Resi.: 17, Shahi Kutir Bunglows,

Nikol, Ahmedabad-382418.

TITLE CERTIFICATE WITH REPORT

Reg :- Non-agricultural land bearing **Final Plot No. 171+172** containing by total admeasurements **3702 Sq. Mtrs.** (allotted in lieu of Survey No. 337/4, containing by admeasurements 2832 Sq. Mtrs. and Survey No. 338/1, containing by admeasurements 3237 Sq. Mtrs.) of T.P. Scheme No. 234, situate lying and being at Moje Zundal, Taluka Gandhinagar in Registration District and Sub District Gandhinagar and belonging to a partnership firm, **"Eminence Realty".**



As per instructions I have got necessary searches made for more than last 30 years from the **available** Revenue Records and Registration Records through our Search Clerk and have gone through relevant documents/papers and have investigated the title to the land in question and report on title as under :-

History of Survey No. 337/4

- 1... Originally prior to the year 1955, Chhalabhai Narsinhbhai, Naranbhai Haribhai and Vitthalbhai Haribhai were joint owners, occupiers and possessors of the land bearing Survey No. 377/4.
- 2... Thereafter, the co-owner and co-occupier of the land, Chhalabhai Narsinhbhai died intestate on dated 21-5-1955 leaving behind him his legal heirs Jethabhai Chhalabhai, Ishwarbhai Chhalabhai and Govindbhai Chhalabhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2126 dated 27-6-1955.
- 3... Thereafter, the co-owner and co-occupier of the land, Ishwarbhai Chhalabhai died intestate leaving behind him his only legal heir Ramanbhai Ishwarbhai

and hence his name has been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 3186 dated 16-11-1971.

- 4... Thereafter, the co-owner and co-occupier of the land, Govindbhai Chhalabhai died intestate on dated 10-2-1993 leaving behind him his legal heirs Kamuben Govindbhai, Kantibhai Govindbhai, Jayantibhai Govindbhai, Shantaben Govindbhai and Chhorabhai Govindbhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4146 dated 18-7-1994.
- 5... Thereafter, the co-owner and co-occupier of the land, Kantibhai Govindbhai died intestate on dated 15-2-2000 leaving behind him his legal heirs Gangaben wd/o Kantibhai Govindbhai, Ghanshyamkumar Kantibhai, Sandipkumar Kantibhai and Anjanaben Kantibhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4566 dated 18-7-1994.
- 6... Thereafter, the co-owner and co-occupier of the land, Vitthalbhai Haribhai died intestate and also his both sons-Dahyabhai Vitthalbhai & Ishwarbhai Vitthalbhai died intestate leaving behind them their legal heirs Mangalbai Dahyabhai, Chhotabhai Dahyabhai, Kamuben Dahyabhai, Gangaben Dahyabhai, Shantaben Dahyabhai and Shardaben Dahyabhai, Chimanbhai Ishwarbhai, Ravjibhai Ishwarbhai, Kashiben Ishwarbhai, Maniben Ishwarbhai and Kantaben Ishwarbhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4909 dated 1-12-2003.
- 7... Thereafter, the co-owner and co-occupier of the land, Naranbhai Haribhai died intestate and also his both sons-Bhagabhai Naranbhai & Dayabhai Naranbhai died intestate leaving behind them their legal heirs Chaturbhai Bhagabhai, Daiben Bhagabhai, Bhulabhai Dayabhai, Shardaben Dayabhai and Laliben Dayabhai and hence their joint names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4911 dated 9-12-2003.
- 8... Thereafter, the co-owner and co-occupier of the land Chamanbhai Ishwarbhai died intestate on dated 15-9-2004 leaving behind him his legal heirs Kokilaben



9... Thereafter, the co-owners of the land, Kashiben Ishwarbhai, Maniben Ishwarbhai and Kantaben Ishwarbhai have waived and relinquished their right, title and interest persisting in the said land and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 5063 dated 28-9-2004.

10... Thereafter, the co-owners of the land, Kamuben Dahyabhai, Gangaben Dahyabhai, Shantaben Dahyabhai and Shardaben Dahyabhai have waived and relinquished their right, title and interest persisting in the said land and hence their names have been deleted from the revenue records and entry to that effect was entered in the Mutation Register by Entry No. 5064 dated 28-9-2004.

11... Thereafter, the co-owner and co-occupier of the land Jayantibhai Govindbhai died intestate on dated 11-5-2007 leaving behind him his legal heirs Pinka Jayantibhai, Purvi Jayantibhai, Bhumika Jayantibhai and Kashiben wd/o Jayantibhai Govindbhai and hence their names have been entered in the revenue records upon hereditary rights, and entry to that effect was entered in the Mutation Register by Entry No. 5606 dated 18-6-2007.

12... Thereafter, the owners and occupiers of the land, Mangalabhai Dahyabhai Patel as self and as a power of attorney of all Jethabhai Chhalabhai Patel, Gangaben Kantibhai Patel, Ghanshyambhai Kantibhai Patel, Sandip Kantibhai Patel, Anjanaben Kantibhai Patel, Pinkaben Jayantibhai Patel, Purviben Jayantibhai Patel, Bhumikaben Jayantibhai Patel, Kashiben wd/o Jayantibhai Govindbhai Patel, Chhotabhai Govindbhai Patel, Ramanbhai Ishwarbhai Patel, Pankajkumar Chimanbhai Patel, Kalpeshkumar Chimanbhai Patel, Kokilaben Chimanbhai Patel, Ravjibhai Ishwarbhai Patel, Chhotabhai Dahyabhai Patel, Chaturbhai Bhagabhai Patel, Dahiben Bhagabhai Patel, Bhulabhai Dahyabhai Patel, Shardaben Dahyabhai Patel, Lalitaben Dahyabhai Patel, Kantaben Dahyabhai Patel, Kamuben Govindbhai Patel and Shantaben Govindbhai Patel have sold and conveyed the said land bearing Survey No. 377/4 containing by admeasurements 2832 Sq. Mtrs. to Timirkumar Rameshchandra Patel by

sale deed registered in the office of the sub-registrar of Gandhinagar on dated 8-6-2007 under Serial No. 7383 and entry to that effect mutated in Mutation Register by Entry No. 5666 dated 1-9-2007.

- 13... Thereafter, the owner and occupier of the land, Timirkumar Rameshchandra Patel has sold and conveyed the said land bearing Survey No. 377/4 containing by admeasurements 2832 Sq. Mtrs. to (1) Nikhil Jayantibhai Patel (owner of undivided 35% land share), (2) Manjulaben Rambhai Patel (owner of undivided 35% land share), (3) Dilipkumar Somabhai Patel (owner of undivided 15% land share), (4) Dharmeshkumar Ambalal Patel (owner of undivided 10% land share) and (5) Chintanbhai Kanubhai Patel (owner of undivided 5% land share) by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 30-5-2014 under Serial No. 7586 and entry to that effect mutated in Mutation Register by Entry No. 7500 dated 30-5-2014.
- 14... Thereafter, the owner and occupier of the land, (1) Nikhil Jayantibhai Patel (owner of undivided 35% land share), (2) Manjulaben Rambhai Patel (owner of undivided 35% land share), (3) Dilipkumar Somabhai Patel (owner of undivided 15% land share), (4) Dharmeshkumar Ambalal Patel (owner of undivided 10% land share) and (5) Chintanbhai Kanubhai Patel (owner of undivided 5% land share) have sold and conveyed the land bearing Survey No. 377/4, containing by admeasurements 2832 Sq. Mtrs. to (1) Chintan kantibhai Patel (owner of undivided 50% land share), (2) Pravinbhai Narsibhai Patel HUF through its Karta and Manager, Pravinbhai Narsibhai Patel (owner of undivided 50% land share) by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 15-7-2015 under Serial No. 10140 and entry to that effect mutated in Mutation Register by Entry No. 7834 dated 15-7-2015.
- 15... Thereafter, the land of Survey No. 337/4, containing by admeasurements 2832 Sq. Mtrs. was merged into T.P. Scheme No. 234 and allotted Final Plot No. 171 and area of 1760 Sq. Mtrs. given to it.
- 16... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for the land bearing Final Plot No. 171, containing by admeasurements 1760 Sq. Mtrs. of T.P. Scheme No. 234 for residential purpose by their Order No. CB/Land/N.A./S.R. 258/15/Vashi. 27976 to 27990/2015, dated 19-11-2015 and entry to that effect was

mutated in the Mutation Register vide Entry No. 7951, dated 7-12-2015.

- 17... Thereafter, the owners and occupiers of the land, (1) Chintan kantibhai Patel (owner of undivided 50% land share), (2) Pravinbhai Narsibhai Patel HUF through its Karta and Manager, Pravinbhai Narsibhai Patel (owner of undivided 50% land share) have sold and conveyed the non-agricultural land bearing Final Plot No. 171 (allotted in lieu of Survey No. 337/4) containing by total admeasurements 1760 Sq. Mtrs. of T.P. Scheme No. 234 to "Saumya Reality", a partnership firm by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 29-12-2016 under Serial No. 18366 and entry to that effect mutated in Mutation Register by Entry No. 8318 dated 20-1-2017.
- 18... Thereafter, the owner and occupier of the land, "Saumya Reality", a partnership firm through its Admin. Partner, Pravinbhai Narshibhai Patel sold and conveyed the non-agricultural land bearing Final Plot No. 171 (allotted in lieu of Survey No. 337/4) containing by total admeasurements 1760 Sq. Mtrs. of T.P. Scheme No. 234 to "**Eminence Realty**", a partnership firm by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 8-5-2019 under Serial No. 10844 and entry to that effect mutated in Mutation Register by Entry No. 9201 dated 13-5-2019.

History of Survey No. 338/1

- 1... Originally prior to the year 1951, Jethabhai Lallubhai was owner, occupier and possessor of the land bearing Survey No. 338/1.
- 2... Thereafter, owner and occupier of the land, Jethabhai Lallubhai died intestate leaving behind him his legal heirs Lalbhai Naranbhai, Shanabhai Naranbhai, Maniben Naranbhai, Shardaben Naranbhai and Bai Kanku wd/o Naranbhai Lallubhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 2794 dated 23-10-1964.
- 3... Thereafter, co-owner and co-occupier of the land, Shanabhai Naranbhai died intestate on dated 22-2-1994 and also his wife Sakarben Shanabhai leaving behind them their legal heirs Mahendrabhai Shanabhai, Rakeshbhai Shanabhai, Bharatbhai Shanabhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered

in the Mutation Register by Entry No. 4223 dated 18-2-1995.

- 4... Thereafter, co-owner and co-occupier of the land, Kankuben wd/o Naranbhai Lallubhai died intestate and hence her name has been deleted from the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 4994 dated 10-5-2004.
- 5... Thereafter, owner and occupier of the land, Lalbhai Naranbhai died intestate leaving behind him his legal heirs Lalitaben Lalbhai, Vikrambhai Lalbhai, Manubhai Lalbhai and Vimlaben Lalbhai and hence their names have been entered in the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 6681 dated 4-5-2011.
- 6... Thereafter, co-owner and co-occupier of the land, Maniben Naranbhai died intestate on dated 29-1-2014 and hence her name has been deleted from the revenue records upon hereditary rights and entry to that effect was entered in the Mutation Register by Entry No. 7568 dated 27-8-2014.
- 7... Thereafter, the land of Survey No. 338/1, containing by admeasurements 3237 Sq. Mtrs. was merged into T.P. Scheme No. 234 and allotted Final Plot No. 172 and area of 1942 Sq. Mtrs. given to it.
- 8... Thereafter, the Hon. District Collector, Gandhinagar has granted Non-Agricultural Use Permission for the land bearing Final Plot No. 172, containing by admeasurements 1942 Sq. Mtrs. of T.P. Scheme No. 234 for residential and commercial purpose by their Order No. CB/Land/N.A./S.R. 24/15/Vashi. 11288 to 11301/2015, dated 21-5-2015 and entry to that effect was mutated in the Mutation Register vide Entry No. 7786, dated 1-8-2015.
- 9... Thereafter, the owners and occupiers of the land, Mahendrabhai Shanabhai Patel, Bharatbhai Shanabhai Patel, Rakeshbhai Shanabhai Patel, Shardaben d/o Naranbhai Patel w/o Mafabhai Patel, Lalitaben d/o Lalbhai Patel w/o Kantibhai Patel, Vikrambhai Lalbhai Patel, Manubhai Lalbhai Patel and Vimlaben d/o Lalbhai Patel w/o Vinodkumar Patel have sold and conveyed the non-agricultural land bearing Final Plot No. 172 (allotted in lieu of Survey No. 338/1) containing by total admeasurements 1942 Sq. Mtrs. of T.P. Scheme No. 234 to "Saumya Reality", a partnership firm by sale deed



registered in the office of the sub-registrar of Gandhinagar on dated 9-11-2015 under Serial No. 16403 and entry to that effect mutated in Mutation Register by Entry No. 7938 dated 27-11-2015.

- 10... Thereafter, the owner and occupier of the land, "Saumya Reality", a partnership firm through its Admin. Partner, Pravinbhai Narshibhai Patel sold and conveyed the non-agricultural land bearing Final Plot No. 172 (allotted in lieu of Survey No. 338/1) containing by total admeasurements 1942 Sq. Mtrs. of T.P. Scheme No. 234 to "**Eminence Realty**", a partnership firm by sale deed registered in the office of the sub-registrar of Gandhinagar on dated 8-5-2019 under Serial No. 10843 and entry to that effect mutated in Mutation Register by Entry No. 9202 dated 13-5-2019.

Common History of Survey No. 337/4 and 338/1

- 1... Thereafter, the Ahmedabad Urban Development Authority (AUDA) has amalgamated lands of Final Plot No. 171, containing by admeasurements 1760 Sq. Mtrs. and Final Plot No. 172, containing by admeasurements 1942 Sq. Mtrs. and given Amalgamated Final Plot No. 171+172, containing by total admeasurements 3702 Sq. Mtrs. by their Letter No. PRM/164/3/2019/192, dated 12-4-2019.
- 2... Thereafter, the Ahmedabad Urban Development Authority (AUDA) has approved layout and building plans for the said land by their Letter No. PRM/233/6/2019/414, dated 6-9-2019.
- 3... I have issued a Public Notice in **GUJARAT SAMACHAR NEWS PAPER** dated **22-6-2019** (for Survey No. 337/4) and dated **23-6-2019** (for Survey No. 338/1) inviting any claim, rights or encumbrances if any in respect of the said land. But till date, I have not received any objection or obligation in response thereof from anybody.

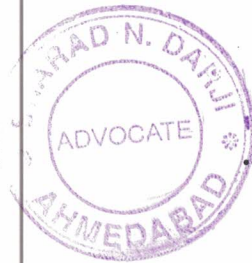
I have examined titles of the said land belonging to "**Eminence Realty**", a partnership firm and have caused to be taken searches of the **available** revenue and registration record for last 30 years through our search clerk to the **Non-Agricultural Land** bearing **Final Plot No. 171+172** containing by total admeasurements **3702 Sq. Mtrs.** (allotted in lieu of Survey No. 337/4, containing by admeasurements 2832 Sq. Mtrs. and Survey No.



338/1, containing by admeasurements 3237 Sq. Mtrs.) of T.P. Scheme No. 234, situate, lying and being at Moje Zundal, Taluka Gandhinagar in Registration District and Sub District Gandhinagar and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the documents/papers/copies etc furnished in the case file shown to us to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the said land during the period for which the records is not available which would make the title defective. I hereby opine that the same is clear and marketable and free from reasonable doubts and without encumbrances
subject to :-

- [1] Any other Law, Acts and Rules if applicable.
- [2] Fulfilment of conditions laid down in the N.A. Order and approved plans.
- [3] Provisions of the Town Planning and Urban Development Act and use as per Zone of AUDA and Plans of Construction being sanctioned by AUDA and Provisions of Town Planning Scheme.
- [4] Verification of all original documents.

DATED THIS 30TH DAY OF SEPTEMBER, 2019.



(Sharad N. Darji)

Advocate

Note :

- [1]. This is to inform that search of registration record of immediate past about 2-3 months is not available.
- [2]. Please note that the registration record of the year 1981 to 2007 of the Sub Registrar's office is destroyed/torn out hence it can not be inspected and its search is not available. That the computerized record (2007 to 2019) is not well prepared/maintained by the State Government Agency and hence may be erroneous and according to the report of the computerized search, I have issued this title clearance certificate cum report.

