

YOGESH M.BRAHMBHATT

B.com,L.L.B
ADVOCATE & NOTARY
GUJ. HIGH COURT
En.No.G/482/1985
Mo.No.9898021670

Office Address: G.F/21, Shivalik Plaza,Nr.Mamlatdar Office,Himatnagar
Highway Road,Vijapur,Ta.Vijapur,Dist.Mahesana(N.G)
Email:ymbrahmbhatt2205@gmail.com

Date: 12/06/2021

To,
M/s Garuda Developers,
Kudasan-Gandhinagar.

NON- ENCUMBRANCE CERTIFICATE

This is to certify that, **M/s Garuda Developers**, a partnership firm having its registered office at Survey No.353/C, Kudasan,Gandhinagar (hereinafter called the “**Promoter**”) is the owner and possessor of the Non-Agricultural Land For Multipurpose Use Bearing Block/Survey No.353/C Admeasuring 0-65-28 He.Are.Sq.Mt. (i.e. 6528 Sq.Mtrs.) Comprised in Town Planning Scheme No.04 (**Kudasan-Dholakuva**) and Allotted Final Plot No.99/2 Admeasuring 4243 Sq.Mtrs. Situated At Mouje-Kudasan Ta.Gandhinagar in the Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat and more particularly described in the schedule hereunder written here in called as “**Said Land/Project Land**”

Further said Promoter proposes to constructing the residential project namely “**Tulsi Heights**” on the said project land.

As per instructions, I have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 31 years through my search I have issued a Title Certificate cum report on dated 12/06/2021.

In furtherance of said Title Certificate cum report dated 12/06/2021 and subject to what is stated therein, I hereby issue this Non-

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Encumbrance Certificate and opine that the said Project Land is free from any encumbrances/litigations expect:

Charge of CAPRI GLOBAL CAPITAL LIMITED:

As per indenture of Mortgage (Without Possession) registered relating to Deposit of Title Deeds for Creation of charge executed on 22/02/2021 registered at Serial No. 6276 on 22/02/2021 in the office of Sub-Registrar Gandhinagar, the said promoter has mortgaged the said Project Land in favour of Capri Global Capital Limited and the details are more specifically mentioned in the Indenture of Mortgage.

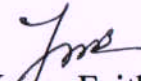
:SCHEDULE:

(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the Non-Agricultural Land for Multipurpose Use Bearing Block/Survey No.353/C Admeasuring 0-65-28 He.Are.Sq.Mt. (i.e. 6528 Sq.Mtrs.) Comprised in Town Planning Scheme No.04 (Kudasan-Dholakuva) and Allotted Final Plot No.99/2 Admeasuring 4243 Sq.Mtrs. Situated,lying and being At Mouje-Kudasan Ta&Dist.Gandhinagar in the Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat.

Date: 12/06/2021

Place: Vijapur



Yours Faithfully,

Yogesh M.Brahmbhatt

Advocate&Notary

Y.M.BRAHMBHATT

NOTARY

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DATE: 12/06/2021

TITLE CLEARANCE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

RE: Investigation of Title of Property Bearing Non-Agricultural Land For Multipurpose Use Bearing Block/Survey No.353/C (Old Survey Nos.244/2&244/3) Admeasuring 0-65-28 He.Are.Sq.Mt. (i.e. 6528 Sq.Mtrs.) Comprised in Town Planning Scheme No.04 (**Kudasan-Dholakuva**) And Allotted Final Plot No.99/2 Admeasuring 4243 Sq.Mtrs. Situated At Mouje-Kudasan Ta.Gandhinagar in The Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat Belonging to“**Garuda Developers**” A Partnership Firm Through Its Admn. Partner **Patel Ashvinkumar Ishvarlal**

With reference to the above subject and pursuant to instructions of the owner of said property to issue the report in respect to Title Clearance Certificate and Title Report of the property bearing Non-Agricultural Land For Multipurpose Use Bearing Block/Survey No.353/C (Old Survey Nos.244/2&244/3) Admeasuring 0-65-28 He.Are.Sq.Mt. (i.e. 6528 Sq.Mtrs.) Comprised in Town Planning Scheme No.04 (**Kudasan-Dholakuva**) And Allotted Final Plot No.99/2 Admeasuring 4243 Sq.Mtrs. Situated At Mouje-Kudasan Ta.Gandhinagar in The

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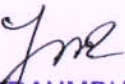
Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat.
I have investigated the title of said property and also take search
report of revenue record and record of Sub-Registrar Gandhinagar
for last 31 years. I have verified entries of revenue records and
submit my report and the title clearance certificate of property
described in the SCHEDULE hereunder written are clear and
marketable and same belonging to "**Garuda Developers**" A
Partnership Firm Through Its Admn. Partner **Patel Ashvinkumar
Ishvarlal**.

:SCHEDULE:

(DESCRIPTION OF THE PROPERTY)

All that piece and parcel of the Non-Agricultural Land for
Multipurpose Use Bearing Block/Survey No.353/C (Old Survey
Nos.244/2&244/3) Admeasuring 0-65-28 He.Are.Sq.Mt. (i.e. 6528
Sq.Mtrs.) Comprised in Town Planning Scheme No.04 (**Kudasan-
Dholakuva**) and Allotted Final Plot No.99/2 Admeasuring 4243
Sq.Mtrs. Situated At Mouje-Kudasan Ta.Gandhinagar in the
Registration Sub-Dist.Gandhinagar And Dist.Gandhinagar-Gujarat.
Boundaries of Block/Survey No.353/C as Under:-

East:- Final Plot Nos.101 and 100/1
West:- Final Plot No.99/1
North:- Final Plot Nos.103 and 150
South:- 12 Mtrs. Road


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:-TITLE REPORT:-

FLOW OF TITLE TO THE SAID PROPERTY:-

1. The Agriculture land bearing Survey No.244/3 admeasuring 4 Acre and 12 Gunthas and Survey No.244/2 admeasuring 2 Acre 16 Gunthas situated at Mouje:Kudasan Ta.Gandhinagar Originally belonged to Kalal Surajmal Shivram in the year 1951 as per revenue records of Village Form No.7/12.
2. Thereafter,Kalal Surajmal Shivram mortgaged the said land bearing Survey No.244/3 to (1) Kantilal Ambalal, (2) Vadilal Dahyalal and (3) Kacharabhai Bhagvandas and executed Mortgaged Deed With Possession of Rs.2200/- in their favour as stated in Mutation Entry No.54.
3. Thereafter,Kalal Surajmal Shivram died and The name of his heir Kalal Biharilal Surajmal was entered as owner in the revenue records of the said land bearing Survey No.244/2 as stated in Mutation Entry No.262
4. Thereafter, Kalal Biharilal Surajmal repaid the said loan amount to (1) Kantilal Ambalal, (2) Vadilal Dahyalal and (3) Kacharabhai Bhagvandas. Thereafter,Mortgage Charge of the said land bearing Survey No.244/3 was released by them in favour of Kalal Biharilal Surajmal as stated in Mutation Entry No.772 dtd.28/12/1958.

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5. Thereafter,Kalal Biharilal Surajmal availed loan from the Shri Vividh Karyakari Sahakari Mandali and mortgaged the said land bearing Survey No.244/2 in its favour as stated in Mutation Entry No.810 dtd.01/10/1959.
6. Thereafter,Kalal Biharilal Surajmal availed loan from the Kudasan Seva Sahakari Mandali and mortgaged the said land bearing Survey Nos.244/2 and 244/3 in its favour as stated in Mutation Entry No.1300 dtd.08/12/1974.
7. Thereafter,Consolidation Scheme was introduced by the District Inspector of Land Records,Ahmedabad and the said lands was given New Block No.353 admeasuring Hec.2=Are 71=13 Sq.Mtrs. belongs to Kalal Biharilal Surajmal in lieu of Survey no.244/2 and 244/3 as stated in Mutation Entry 1521/231 dtd.15/06/1979.
8. Thereafter,Kalal Biharilal Surajmal had availed loan from the Dena Bank,Por Branch and mortgaged the said land in its favour as stated in Mutation Entry No.1781 dtd.22/07/1986.
9. Thereafter,Kalal Biharilal Surajmal had repaid loan from the Dena Bank,Por Branch .Therefore,the said Bank had released its charge from the revenue records of the said land as stated in Mutation Entry No.1863 dtd.20/10/1987.
- 10.The Facts of Mutation Entry No.2458 are not applicable to the said land bearing Block/Survey No.353.


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11. Thereafter, Kalal Biharilal Surajmal died on 19/08/1994. Therefore, names of his legal heirs viz. (1) Jaysval Narmadaben Wd/o. Biharilal Surajmal, (2) Jaysval Kanailal Biharilal (3) Jaysval Savitaben Biharilal (4) Jaysval Madhuben Biharilal (5) Jaysval Manjulaben Biharilal were entered as co-owners in Mutation Entry No.2459 dtd.18/04/1995.
12. Thereafter, (1) Jaysval Savitaben Biharilal, (2) Jaysval Madhuben Biharilal (3) Jaysval Manjuaben Biharilal released their names was removed from the revenue records of the said land as stated in Mutation Entry No.2917 dtd.14/02/2000.
13. Thereafter, Computer errors were corrected in village form No.7/12 as stated in Mutation Entry No.5173 dtd.29/01/2009.
14. Thereafter, Kanaiyalal Biharilal Jaysval had availed loan from the Kudasan Seva Sahakari Mandli Ltd. and mortgaged the said land in its favour as stated in Mutation Entry No.6420 dtd.11/06/2011.
15. Thereafter, Narmadaben Wd/o. Biharilal Surajmal Jaysval died on 12/04/2014. Therefore, Her name was removed from the revenue records of the said land as stated in Mutation Entry No.10596 dtd.16/03/2018.
16. Thereafter, Kanaiyalal Biharilal Jaysval got entered the names of his family members viz. (1) Navnitkumar Kanaiyalal Jaysval (2) Hansaben Kanaiyalal Jaysval (3) Jyotsanaben Kanaiyalal Jaysval (4) Kusumben Kanaiyalal Jaysval (5) Sudhaben Kanaiyalal Jaysval as co-

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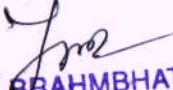
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Owners in the revenue records of the said land as stated Mutation Entry No.10678 dtd.20/04/2018.

17. Thereafter, Kanaiyalal Biharilal Jaysval had repaid the said loan to the Kudasan Seva Sahakari Mandali Ltd. Therefore, the said Mandali had Released its charge from the revenue records of the said land as stated in Mutation Entry No.10685 dtd.23/04/2018.

18. Thereafter, Family partition took place between family members and the said land bearing Block/Survey No.353 admeasuring Hec.2-Are 71-13 Mtrs. Paiki land admeasuring Hec.0-Are 80-35 Mtrs. Came to the share of (1) Kanaiyalal Biharilal Jaysval (2) Navnitkumar Kanaiyalal Jaysval (3) Hansaben Kanaiyalal Jaysval (4) Jyotsanaben Kanaiyalal Jaysval (5) Kusumben Kanaiyalal Jaysval and (6) Sudhaben Kanaiyalal Jaysval, land bearing Block/Survey No.353 Hec.2-Are 71-13 Mtrs. Paiki land admeasuring Hec.1-Are 25-50 Mtrs. Came to the share of (1) Kanaiyalal Biharilal Jaysval (2) Navnitkumar Kanaiyalal Jaysval (3) Hansaben Kanaiyalal Jaysval (4) Jyotsanaben Kanaiyalal Jaysval (5) Kusumben Kanaiyalal Jaysval and (6) Sudhaben Kanaiyalal Jaysval, land bearing Block/Survey No.353 Hec.2-Are 71-13 Mtrs. Paiki land admeasuring Hec.0-Are 65-28 Mtrs. Came to the share (1) Kanaiyalal Biharilal Jaysval (2) Navnitkumar Kanaiyalal Jaysval (3) Hansaben Kanaiyalal Jaysval (4) Jyotsanaben Kanaiyalal Jaysval (5) Kusumben Kanaiyalal Jaysval and (6) Sudhaben


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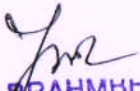
Kanaiyalal Jaysval as stated in Mutation Entry No.10686 dated 24/04/2018.

19. Thereafter, KJP Durasti was made by the District Inspector and Land Records vide Order dtd 09/08/2018 and as per DURSTI PATRAK No.99 the said land bearing Block/Survey No.353 admeasuring Hec.2-Are 71-13 Mtrs.Divided as follows:-

Sr.No.	Block/Survey No.	Area Hec.-Are-Mtrs.
1.	353/A	0-85-35
2.	353/B	1-25-50
3.	353/C	0-65-28

As Stated in Mutation Entry No.11066 dtd.20/08/2018.

20. Thereafter, the said land was covered under the Town Planning Scheme No.04(Kudasan-Dholakuva) and allotted Final Plot No.99 admeasuring 4243 Sq.Mtrs. in lieu of Block/Survey No.353/C admeasuring 6528 Sq.Mtrs.
21. Thereafter, the said land bearing Block/Survey No.353/C admeasuring 6525 Sq.Mtrs. which comprised in Town Planning Scheme No.04(Kudasan-Dholakuva) and allotted Final Plot No.99 admeasuring 4243 Sq.Mtrs. was converted in to Non Agriculture Multipurpose Use by the Collector, Gandhinagar vide Order


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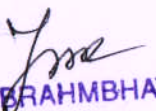
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No.CB/N.A./GANDHINAGAR/KUDASAN/353/C/996269/2019 dtd.
30/01/2019 as stated in Mutation Entry No.11488 dated 12/02/2019.

22.Thereafter,(1) Hansaben Kanaiyalal Jaysval, (2) Jyotsanaben Kanaiyalal Jaysval, (3) Kusumben Kanaiyalal Jaysval and (4) Sudhaben Kanaiyalal Jaysval released their rights,titles and interests from the said land bearing Block/Survey No.353/C admeasuring 6528 Sq.Mtrs. alongwith other land in favour of Navnitkumar Kanaiyalal Jaysval by Registered Right Release Deed No.16230 dated 02/07/2019 as stated in mutation Entry No.11934 dated 10/07/2019.

23.Thereafter,the Town Planning Officer,Gandhinagar Town Planning Project,Gandhinagar vide his order dated 19/07/2019 revised Final Plottings and gave Block/Survey No.353/C as New Final Plot No.99/2 of Town Planning Scheme No.04(Kudasan-Dholakuva)and its measurement was determine as 4243 Sq.Mtrs.

24.Thereafter,The said land owner (1) Kanaiyalal Biharilal and (2) Navnitkumar Kanaiyalal Jaysval sold and conveyed the land bearing Block/Survey No.353/C,Final Plot No.99/2 admeasuring 4243 Sq.Mtrs. of Draft Town Planning Scheme No.04(Kudasan-Dholakuva) to Garuda Developers,A Partnership Firm by executing Registered Sale Deed of conveyance in the office of Sub-Registrar of Gandhinagar vide Sr.No.17870,dtd.22/09/2020 and the Mutation Entry No.13040 posted on 22/09/2020.


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The said Kanaiyalal Biharilal and Navnitkumar Kanaiyalal Jaysval have also executed Reg. Power of Attorney vide Document No.17875 dtd.22/09/2020 & Indemnity Bond vide Document No.17876 dtd.22/09/2020 in favour of Garuda Developers through its admn.partner Patel Ashvinkumar Ishvarlal.

Accordingly, Garuda Developers a Partnership Firm become the owner and possessor of the said Non Agriculture Land for Multipurpose Use.

That the Gandhinagar Urban Development Authority granted development permission for said land and approved Lay-out Plan by its Order No.PRM/KUDASAN/253/10/2019/80/2019 dtd.03/01/2020.

Thereafter,the Garuda developers requested to revise the development permission on the said land and the Gandhinagar Urban development Authority granted revised development permission and approved Lay-out Plan by its Order No. PRM/KUDASAN/253/10/2019/5353/2021 dtd.04/06/2021. The **Garuda Developers**, a partnership firm build-up a residential scheme of flats on said land under the name and style of **"Tulsi Heights"**

25.I have published Public Notice in main edition of "SANDESH" dated 25/09/2020 inviting objections (if any) from the interested persons (if any) against the issuance of this Title Certificate.

Pursuant thereto, I have not received any objection from anybody


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against issuance of this Title Certificate.

- 26.The Garuda Developers has mortgaged the said land as a Project Land in favour of Capri Global Capital Limited and the details are more specifically mentioned in the Indenture of Mortgage. the Charge of Capri Global Capital Limited As per indenture of Mortgage (Without Possession) registered relating to Deposit of Title Deeds for Creation of charge executed on 22/02/2021 registered vide Serial No. 6276 on 22/02/2021 in the office of Sub-Registrar Gandhinagar.
- 27.From the search at the Office of Sub Registrar Gandhinagar,I have not found any charge or encumbrance to have been created on the said land except Charge of Capri Global Capital Limited. I also mentioned that some pages of Index-II Register are torn.
- 28.I have examined the revenue records in respect of the said land relating to past 31 years.

In view of what is stated hereinabove, I hereby certified that titles to the said Non Agriculture Land for Multipurpose Use which is described in SCHEDULE hereinabove written are clear and Marketable and the same are belonging to **Garuda Developers a Partnership Firm.**

I may state that the title of aforesaid property is clear, marketable and free from any encumbrances(Except Charge of Capri Global Capital Limited) and doubt subject to:-

1. Pursue the rules and conditions laid down in N.A Permission.

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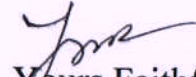
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2. Use as per the plans approved by Gandhinagar Urban Development Authority (GUDA).
3. Booking/Allotment if made by **Garuda Devemopers** a partnership firm regarding to sale of the proposed residential unit scheme "**Tulsi Heights**".

This certificate is issued on the basis of documents and information submitted to me by the owner. I will not liable for non submission of any documents by the owner to me. I have no responsibility to carry out any review of my comments for charges in laws or regulations occurring after the date of issue of this report.

Date: 12/06/2021

Place:Vijapur



Yours Faithfully,

Yogesh M.Brahmbhatt

Advocate&Notary

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LIST OF SCRUTINISED DOCUMENTS

I have examined and consider the following documents which are produce before me.

1. Certified Copies of V.H.F No.8-A,7 and 6 records of rights of Mouje-Kudasan, Ta.Gandhinagar, Dist.Gandhinagar.
2. Original Certificate issued on 26/06/2019 by Talati Cum Mantri,Kudasan Gram Panchayat,Gandhinagar.
3. Copy of Notarised Partition Deed Dated 23/04/2018 Executed between Kanaiyalal Biharilal and Others.
4. Original Registered Right Release Deed and Original Registration Fee Payment Receipt of Document No.16230 dated 02/07/2019 executed by Hansaben Kanaiyalal Jaysval and others in favour of Navnitkumar Kanaiyalal Jaysval.
5. Original Index-II issued by the Sub-Registrar,Gandhinagar for Registered deed Document No.16230/2019
6. Original Copy of Registered Sale Deed Document No.17870/2020, Dated 22/09/2020.The Said Land Purchase by Garuda Developers through its Admn. Partner Patel Ashvinkumar Ishvarlal.
7. Original Copy of Reg. Power of Attorney Deed Document No.17875/2020 dtd.22/09/2020 and Indemnity Bond Document No.17876/2020, dtd.22/09/2020 in favour of Garuda Developers Through its Admn. Partner Patel Ashvinkumar Ishvarlal.


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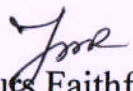
Office Address: G.F/21, Shivalik Plaza,Nr.Mamlatdar Office,Himatnagar
Highway Road,Vijapur,Ta.Vijapur,Dist.Mahesana(N.G)
Email:ymbrahmbhatt2205@gmail.com

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8. Public Notice copy of Block/Survey No.353/C Non-Agriculture land of Kudasan in "SANDESH" Daily News Paper on Ahmedabad edition dt.25/09/2020, Friday on Page no.08.But nobody has raised any objection before me till today hence I issued this title clearance certificate.
9. Search Receipt of Block/Survey No.353/C issued by Sub-Registrar office Gandhinagar vide Search Receipt No. 2021048033423 on 09/06/2021.
10. Search Receipt of Block/Survey No.353/C issued by Sub-Registrar office Gandhinagar vide Search Receipt No. 2021048033511 on 09/06/2021.

Date: 12/06/2021

Place:Vijapur


Yours Faithfully,
Yogesh M.Brahmbhatt
Advocate&Notary

Y.M.BRAHMBHATT
NOTARY
GOVT.OF GUJARAT