

Date : 02/07/2021

:- NO ENCUMBRANCES CERTIFICATE :-



Re :- All that Non Agricultural (1) Residential use land, admeasuring 2700 Sq. Mtrs. and (2) Commercial use land, admeasuring 300 Sq. Mtrs., total admeasuring 3000 Sq. Mtrs. of land of the Final Plot No. 92/1 { Allotted in lieu of the Block No. 177/A/1, admeasuring 5000 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) } of Town Planning Scheme No. 406, situated lying and being at Mouje Village Bhadaj, Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District of Ahmedabad-8 { Sola } belonging to Akshaj Developers - A Partnership Firm..

THIS IS TO CERTIFY THAT, on persual and verification of certain papers and documents etc., I have already issued Title Report with Certificate regarding the abovementioned land on 26/11/2019. After that Akshaj Developers - A Partnership Firm has obtained the loan from the Kalupur Commercial Co-Operative Bank Limited, Ashram Road Branch, Ahmedabad and therefore now I am of the opinion that the Non

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Agricultural (1) Residential use land, admeasuring 2700 Sq. Mtrs. and (2) Commercial use land, admeasuring 300 Sq. Mtrs., total admeasuring 3000 Sq. Mtrs. of land of the Final Plot No. 92/1 { Allotted in lieu of the Block No. 177/A/1, admeasuring 5000 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) } of Town Planning Scheme No. 406, situated lying and being at Mouje Village Bhadaj, Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District of Ahmedabad-8 { Sola } belonging to Akshaj Developers - A Partnership Firm, is free from any financial charge or encumbrance subject to : Charge of Rs. 10,00,00,000/- { Rupees Ten Crores Only } { Secured Loan of Rs. 8,00,00,000/- and Secured Overdraft Facility of Rs. 2,00,00,000/- } of the Kalupur Commercial Co-Operative Bank Limited, Ashram Road Branch, Ahmedabad { Equitable Mortgage by deposit of the Title Deeds in respect to the said loan, is registered with the Sub-Registrar office at Ahmedabad - 8 { Sola } under Serial No. 8599, dated 24/08/2020 }.



Parimal B. Parikh
(Parimal B. Parikh)
Advocate & Notary

Parimal Parikh

Advocate & Notary

DATE : 26/11/2019

-: TITLE REPORT WITH CERTIFICATE :-



Re :- Investigation of title to the Non Agricultural
(1) Residential use land, admeasuring 2700
Sq. Mtrs. and (2) Commercial use land,
admeasuring 300 Sq. Mtrs., total admeasuring
3000 Sq. Mtrs. of land of the Final Plot No. 92/1
{ Allotted in lieu of the Block No. 177/A/1,
admeasuring 5000 Sq. Mtrs. (inclusive of
admeasuring 101 Sq. Mtrs. of Pot Kharaba
land) } of Town Planning Scheme No. 406,
situated lying and being at Mouje Village Bhadaj,
Taluka Ghatlodiya, in the Registration District
Ahmedabad and Sub District of Ahmedabad-8
{ Sola } belonging to Akshaj Developers - A
Partnership Firm.

As per instruction, I have got necessary searches made for
more than last thirty years from the **available** Records of Talati, Mamlatdar,
Sub-Registrar of Ahmedabad - 2 { Wadaj }, Ahmedabad - 13 { City },
Ahmedabad - 14 { Dascroi } and Ahmedabad - 8 { Sola } and have gone
through the necessary papers & documents produced before me and have
investigated the title to the land in question and report as under :-

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Advocate & Notary



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1.. Prior to the year 1970, Parshottambhai Mohanbhai was the only owner and possessor of the Old Tenure Agricultural Land bearing Block No. 177, admeasuring 17199 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land), situated at Mouje Village Bhadaj, Taluka Ghatlodiya and District of Ahmedabad.

2.. That, thereafter the owner and the possessor of the said land namely, Parshottambhai Mohanbhai died in the year of 1985 leaving behind him his legal heirs Kankuben Parshottambhai { Widow of Parshottambhai Mohanbhai }, Jayantibhai Parshottambhai, Manilal Parshottambhai, Amrutbhai Parshottambhai, Dasharathbhai Parshottambhai, Gomtiben Parshottambhai and Kamuben Parshottambhai. Necessary entry to that effect was entered in the Mutation Register under entry No. 2284 dated 01/04/1986., duly certified by the concerned revenue authority on 06/05/1986.

3.. That, thereafter the co-owner and the possessor of the said land namely, Manilal Parshottambhai died on 22/04/1991 leaving behind him his legal heir Rameshbhai Manilal. Necessary entry to that effect was entered in the Mutation Register under entry No. 2700 dated 30/06/1994., duly certified by the concerned revenue authority on 06/08/1994.

4.. That, thereafter the co-owner and the possessor of the said land namely, Kankuben Parshottambhai { Widow of Parshottambhai

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Mohanbhai } died on 04/11/1993, as the names of her legal heirs were already continued in the concerned revenue records as the co-owners and the possessors of the said land and accordingly her name was struck off from the concerned revenue records as the co-owner and the possessor of the said land. Necessary entry to that effect was entered in the Mutation Register under entry No. 2771 dated 27/01/1995., duly certified by the concerned revenue authority on 14/03/1995.

5.. That, thereafter the co-owners and the possessors of the said land namely, Gomtiben Parshottambhai and Kamuben Parshottambhai had released their rights, titles and interest from the said land in favour of Amrutbhai Parshottambhai, Jayeshbhai Parshottambhai and Rameshbhai Parshottambhai., and accordingly their names were struck off from the concerned revenue records as the co-owners and the possessors of the said land. Necessary entry to that effect was entered in the Mutation Register under entry No. 3951 dated 08/12/2006., duly cancelled by the concerned revenue authority on 21/02/2007.

6.. That, thereafter the co-owners and the possessors of the said land namely, Gomtiben Parshottambhai and Kamuben Parshottambhai had released their rights, titles and interest from the said land in favour of Jayantibhai Parshottambhai, Amrutbhai Parshottambhai, Dasharathbhai Parshottambhai and Rameshbhai Parshottambhai., and accordingly their names were struck off from the concerned revenue records as the

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co-owners and the possessors of the said land. Necessary entry to that effect was entered in the Mutation Register under entry No. 4001, dated 05/04/2007., duly cancelled by the concerned revenue authority on 07/08/2007.

7.. That, thereafter the co-owners and the possessors of the said land namely, Gomtiben Parshottambhai and Kamuben Parshottambhai had released their rights, titles and interest from the said land in favour of Jayantibhai Parshottambhai, Amrutbhai Parshottambhai, Dasharathbhai Parshottambhai and Rameshbhai Manilal., and accordingly their names were struck off from the concerned revenue records as the co-owners and the possessors of the said land. Necessary entry to that effect was entered in the Mutation Register under entry No. 4029 dated 16/05/2007., duly certified by the concerned revenue authority on 07/08/2007.

8.. That, thereafter vide the Order dated 09/05/2008 of the District Inspector Land Records, Ahmedabad and K. J. P. Durasti Patrak No. 41, the said land bearing Block No. 177, admeasuring 17199 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) was divided into two parts and accordingly the new ;

Block No. 177/A was allotted and the area thereof was fixed to the extent of admeasuring 15074 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) and

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Block No. 177/B was allotted and the area thereof was fixed to the extent of admeasuring 2125 Sq. Mtrs..

Necessary entry to that effect was entered in the Mutation Register under entry No. 4205 dated 17/05/2008., duly certified by the concerned revenue authority on 26/06/2008.

9.. That, thereafter the Deputy Collector, Viramgam Prant, Ahmedabad vide his Order No. ADM / Bhadaj / Block Partition / SR 374 - 10, dated 25/09/2010, had granted the permission for Block Partition of the land bearing Block No. 177/A, admeasuring 15074 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land). Necessary entry to that effect was entered in the Mutation Register under entry No. 4783 dated 05/10/2010., duly certified by the concerned revenue authority on 01/11/2011.

10.. That, thereafter the District Inspector Land Records, Ahmedabad vide his Order No. KJP / SR 357, dated 02/11/2010, made the Hissa Durasti and from the Durasti Patrak No. 67 of the land bearing Block No. 177/A, admeasuring 15074 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) was divided into four parts and accordingly the new ;

Block No. 177/A/1 was allotted to the Jayantibhai Parshottambhai, and the area thereof was fixed to the extent of admeasuring 5000

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Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land),

Block No. 177/A/2 was allotted to the Dasharathbhai Parshottambhai, and the area thereof was fixed to the extent of admeasuring 5058 Sq. Mtrs.,

Block No. 177/A/3 was allotted to the Amrutbhai Parshottambhai, and the area thereof was fixed to the extent of admeasuring 2533 Sq. Mtrs. and

Block No. 177/A/4 was allotted to the Rameshbhai Manilal, and the area thereof was fixed to the extent of admeasuring 2533 Sq. Mtrs..

Necessary entry to that effect was entered in the Mutation Register under entry No. 4831 dated 11/11/2010., duly certified by the concerned revenue authority on 25/01/2011.

11.. That, thereafter the owner and the possessor of the land bearing Block No. 177/A/1, Jayantibhai Parshottambhai got entered the names of his sons Bharatbhai Jayantibhai and Gautambhai Jayantibhai. Necessary entry to that effect was entered in the Mutation Register under entry No. 4962 dated 17/05/2011., duly certified by the concerned revenue authority on 10/08/2011.

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12.. That, thereafter Town Planning Scheme No. 406 { Bhadaj } was made applicable to the land of Mouje Village Bhadaj and as per the said Town Planning Scheme No. 406 { Bhadaj }, the Final Plot No. 92/1, admeasuring 3000 Sq. Mtrs. was allotted in lieu of the said land bearing Block No. 177/A/1, admeasuring 5000 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land).

13.. That, thereafter the Non Agricultural (1) Residential use permission for the land admeasuring 2700 Sq. Mtrs. and (2) Commercial use permission for the land admeasuring 300 Sq. Mtrs. of the Final Plot No. 92/1 { Allotted in lieu of the Block No. 177/A/1, admeasuring 5000 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) } of Town Planning Scheme No. 406 was granted by District Collector, Ahmedabad by an order dated 24/07/2018 bearing order No. CB / Land - 1 / N. A. / S. R. - 260 / 2018 / FMPS No. 299503. Necessary entry to that effect was entered in the Mutation Register under entry No. 6286 dated 16/08/2018., duly certified by the concerned revenue authority on 23/10/2018.

14.. That, thereafter the co-owners and the possessors of the said land namely, Jayantibhai Parshottambhai Patel, Bharatbhai Jayantibhai Patel and Gautambhai Jayantibhai Patel by sale deed dated 01/08/2018, sold and conveyed the said land to Akshaj Developers - A Partnership Firm., which sale deed was registered with the Sub Registrar office at Ahmedabad

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- 8 { Sola } under Serial No. 14323 on the same day. Necessary entry to that effect was entered in the Mutation Register under entry No. 6309 dated 30/08/2018., duly certified by the concerned revenue authority on 01/11/2018.

That, thereafter Lilaben Jayantibhai Patel { Wife of Jayantibhai Parshottambhai Patel }, Sunitaben Bharatbhai Patel { Wife of Bharatbhai Jayantibhai Patel }, Nikitaben Bharatbhai Patel { Wife of Jigarkumar Mafatlal Patel }, Shreyansh Bharatbhai Patel, Minaben Gautambhai Patel { Wife of Gautambhai Jayantibhai Patel } and Parthbhai Gautambhai Patel had confirmed the ownership of Akshaj Developers - A Partnership Firm of the said land and also confirmed the sale deed, registered in favour of Akshaj Developers - A Partnership Firm by Deed of Confirmation dated 01/08/2018., which Deed of Confirmation was registered with the Sub Registrar office at Ahmedabad - 8 { Sola } under Serial No. 14330 on the same day.

That, thereafter Gomtiben Parshottambhai { Wife of Madhavlal Patel } and Kamuben alias Kamlaben Parshottambhai { Wife of Dhulabhai Patel } had confirmed the ownership of Akshaj Developers - A Partnership Firm of the said land and also confirmed the sale deed, registered in favour of Akshaj Developers - A Partnership Firm by Deed of Confirmation dated 01/08/2018., which Deed of Confirmation was registered with the Sub Registrar office at Ahmedabad - 8 { Sola } under

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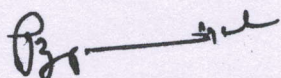
(9)

Serial No. 14337 on the same day.

15.. As a part of investigation of title, I also gave public notice, which appeared in the daily newspaper " GUJARAT SAMACHAR " inviting claims if any, I have not received any claim in response thereto., I have not found any charge or encumbrances in upon, or to the above mentioned property.

16.. In view of what is herein above stated I am of the opinion that the title to the Non Agricultural (1) Residential use land, admeasuring 2700 Sq. Mtrs. and (2) Commercial use land, admeasuring 300 Sq. Mtrs., total admeasuring 3000 Sq. Mtrs. of land of the Final Plot No. 92/1 { Allotted in lieu of the Block No. 177/A/1, admeasuring 5000 Sq. Mtrs. (inclusive of admeasuring 101 Sq. Mtrs. of Pot Kharaba land) } of Town Planning Scheme No. 406, situated lying and being at Mouje Village Bhadaj, Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District of Ahmedabad-8 { Sola } belonging to Akshaj Developers - A Partnership Firm is clear and marketable and free from reasonable doubts & encumbrances, Subject to 1.. Facts mentioned hereinabove, 2.. Terms and Conditions mentioned in the Non Agricultural Permission being fulfilled and 3.. any other laws, Rules, Acts made applicable.




(Parimal B. Parikh)
Advocate & Notary