

MANSINH K. PARMAR

M.Com. LL.B. (Advocate)

Court :

Ahmedabad District & Sessions Court,
Mirzapur, Ahmedabad-380001.



Office :

412, Sahjanand Palace, Opp. Rahul Tower,
100 Ft Road, Satellite, Ahmedabad-380015.
(M) 98240 36249

Ref. No.

Date :

TITLE CLEARANCE CERTIFICATE **WITH SEARCH REPORT**

To,

Eklingji Projects LLP,
Sanand, Ahmedabad.

Sub : In the matter to the **Non-Agricultural Land** bearing **Final Plot No.326+328**, admeasuring **4370 Sq. Meters** or thereabouts [land of Final Plot No.326, admeasuring 2974 Sq. Meters (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) and Final Plot No.328, admeasuring 1396 Sq. Meters (allotted in lieu of Survey No.629/2, admeasuring 2327 Sq. Meters)] of T.P. Scheme No.1 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Eklingji Projects LLP**.

I refer the instructions given to me and necessary papers, deeds and documents submitted to me and also as per your Sworn Declaration, I gone through all such documents submitted before me by you believing the same to be true and genuine, and accordingly I have taken necessary search with only *available* revenue records as well as records of the (1) Sub Registrar Office, Sanand on dated 04/09/2019 by Application No.12380 & Receipt No.2019029024667 (from 1989 to 2019), (2) Sub Registrar Office, Sanand on dated 20/05/2021 by Application No.5627 & Receipt No.2021029014089 (from 2005 to 2021 for Survey No.623) and (3) Sub Registrar Office, Sanand on dated 20/05/2021 by Application No.5628 & Receipt No.2021029014093 (from 2005 to 2021) and depends on the search as well as perusal of above papers, deeds and documents, I hereby submit my report on title as follows :

Survey No.623:

That Bhikhabhai Muljibhai and Shantaben Widow of Muljibhai Keshavlal were absolute owner and occupier of the land in question bearing Survey No.623, admeasuring 4957 Sq. Meters (including 202 Sq. Meters Pot Kharaba Land) prior to the year of 1975.



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Thereafter the landowners, Bhikhabhai Muljibhai and Shantaben Widow of Muljibhai Keshavlal have sold and conveyed the land bearing Survey No.623 to (1) Vanrajsinh Umedsinh Sisodiya, (2) Bharatsinh Umedsinh Sisodiya and (3) Dhirajben Widow of Umedsang Narsangji by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 16/05/1992 under Serial No.860, and entry to that effect entered in the revenue records by Mutation Entry No.21632 on dated 21/07/2008, duly certified by the competent authority on dated 17/10/2008.

Thereafter the landowners, (1) Vanrajsinh Umedsinh Sisodiya, (2) Bharatsinh Umedsinh Sisodiya and (3) Dhirajben Widow of Umedsang Narsangji have sold and conveyed the land bearing Survey No.623 to (1) Baldevbhai Sendhabhai Prajapati, (2) Sumanbhai Baldevbhai Prajapati, (3) Mahesh Baldevbhai Prajapati and (4) Sanjay Baldevbhai Prajapati by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 27/05/2010 under Serial No.5128, and entry to that effect entered in the revenue records by Mutation Entry No.23423 on dated 01/07/2010, duly certified by the competent authority on dated 17/08/2010.

Thereafter the landowners, (1) Baldevbhai Sendhabhai Prajapati, (2) Sumanbhai Baldevbhai Prajapati, (3) Mahesh Baldevbhai Prajapati and (4) Sanjay Baldevbhai Prajapati have sold and conveyed the land bearing Survey No.623 to (1) Babubhai Vitthaladas Patel (owner of undivided 40% share), (2) Dilipsinh Navalsinh Sisodiya (owner of undivided 20% share), (3) Raghuvirsinh Navalsinh Sisodiya (owner of undivided 20% share) and (4) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 20% share) by Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 15/09/2011 under Serial No.6268, and entry to that effect entered in the revenue records by Mutation Entry No.25359 on dated 01/03/2012, duly certified by the competent authority on dated 28/05/2012.

Thereafter the Town Planning Scheme No.1 (Sanand) sanctioned for Mouje Village SANAND Sim and according to that the land bearing Survey No.623, admeasuring 4957 Sq. Meters has been allotted Final Plot No.326, admeasuring 2974 Sq. Meters or thereabouts.



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Thereafter the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Final Plot No.326, admeasuring 2974 Sq. Meters (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) for residential purpose by their Order No.CB/CTS/NA/SR-418/2012, dated 13/07/2012 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.26182 on dated 19/10/2012, duly certified by the competent authority on dated 05/01/2013.

Thereafter the landowner, Babubhai Vitthalbhai Patel (owner of undivided 40% share) died and expired on or about dated 05/02/2017 without leaving any Will and names of Champaben Widow of Babubhai Vitthalbhai, Jagdishkumar Babubhai, Vipulchandra Babubhai, Alpaben Babubhai and Lataben Babubhai entered in the revenue records as legal heirs of the deceased for undivided land share of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.29215 on dated 09/03/2017, duly certified by the competent authority on dated 24/04/2017.

Thereafter the landowner, (1) Champaben Widow of Babubhai Vitthalbhai, Jagdishkumar Babubhai, Vipulchandra Babubhai, Alpaben Babubhai and Lataben Babubhai (owner of undivided 40% share), (2) Dilipsinh Navalsinh Sisodiya (owner of undivided 20% share), (3) Raghuversinh Navalsinh Sisodiya (owner of undivided 20% share) and (4) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 20% share) have sold and conveyed said non-agricultural land bearing **Final Plot No.326**, admeasuring **2974 Sq. Meters** or thereabouts (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) of T.P. Scheme No.1 to a partnership firm **Eklingji Projects LLP**, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 06/12/2018 under Serial No.13599 and entry to that effect entered in the revenue records by Mutation Entry No.30536 on dated 15/12/2018, duly certified by the competent authority on dated 26/02/2019.

Thereafter the Hon. District Collector, Ahmedabad has granted Revised N.A. Use Permission for the land bearing **Final Plot No.326**, admeasuring **2974 Sq. Meters** or thereabouts (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) of T.P. Scheme No.1 by their Order No.2231/07/04/070/2019, dated 26/11/2019 SUBJECT TO conditions mentioned therein being fulfilled,

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and entry to that effect entered in the revenue records by Mutation Entry No.31534 on dated 26/11/2019, duly certified by the competent authority on dated 06/01/2020.

Survey No.629/2:

That Ambalal Kalidas was absolute owner and occupier of the land in question bearing Survey No.629/2, admeasuring 2327 Sq. Meters prior to the year of 1980.

Thereafter the landowner, Ambalal Kalidas died and expired on or about dated 03/07/1987 and also his Son-Sankalchand Ambalal died and expired on or about dated 05/01/2005 without leaving any Will and names of Dhuliben Sankalchand, Baldevbhai Sankalchand, Pushpaben Sankalchand and Rakesh Sankalchand entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.19452 on dated 28/03/2005, duly certified by the competent authority on dated 21/05/2005.

Thereafter the landowner, Pushpaben Sankalchand has willingly released, renounced and waived her undivided rights and shares from the said land hence her name deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.23557 on dated 22/07/2010, duly certified by the competent authority on dated 01/10/2010.

Thereafter the landowner, Rakesh Sankalchand died and expired on or about dated 28/03/2018 without leaving any Will and names of Sharmishthaben Widow of Rakeshbhai Sankalchand herself and as a guardian of Minors Nimaben Rakeshbhai and Pranay Rakeshbhai entered in the revenue records as legal heirs of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.30080 on dated 24/05/2018, duly certified by the competent authority on dated 23/07/2018.

Thereafter the landowner, Nimaben Daughter of Rakeshbhai Sankalchand has attended adult age hence effect of her guardian-Sharmishthaben has been removed and her name entered as Nimaben Rakeshbhai in the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.31390 on dated 01/10/2019, duly certified by the competent authority on dated 19/12/2019.



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Thereafter the Town Planning Scheme No.1 (Sanand) sanctioned for Mouje Village SANAND Sim and according to that the land bearing Survey No.629/2, admeasuring 2327 Sq. Meters has been allotted Final Plot No.328, admeasuring 1396 Sq. Meters or thereabouts.

Thereafter the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Survey No.623, admeasuring 2974 Sq. Meters (as per final plot area) for residential purpose by their Order No.CB/CTS/NA/SR 418/2012, dated 13/07/2012 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.26182 on dated 19/10/2012, duly certified by the competent authority on dated 05/01/2013.

Thereafter the landowner, Pranay Son of Rakeshbhai Sankalchand has attended adult age hence effect of his guardian-Sharmishthaben has been removed and his name entered as Pranay Rakeshbhai in the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.32453 on dated 08/01/2021, duly certified by the competent authority on dated 30/03/2021.

Thereafter the Estate Officer, Ahmedabad Urban Development Authority has issued a Letter No.Estate/Deduction/Land, dated 21/01/2021 for effect of town planning deduction in revenue record and accordingly Survey No.629/2 Paiki 931 Sq. Mtrs. has been mutated in the name of AUDA in the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.32594 on dated 09/03/2021, duly certified by the competent authority on dated 12/04/2021.

Thereafter the landowner, (1) Champaben Widow of Babubhai Vitthalbhai, Jagdishkumar Babubhai, Vipulchandra Babubhai, Alpaben Babubhai and Lataben Babubhai (owner of undivided 40% share), (2) Dilipsinh Navalsinh Sisodiya (owner of undivided 20% share), (3) Raghuvirsinh Navalsinh Sisodiya (owner of undivided 20% share) and (4) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 20% share) have sold and conveyed said non-agricultural land bearing **Final Plot No.328**, admeasuring **1396 Sq. Meters** or thereabouts (allotted in lieu of Survey No.629/2, admeasuring 2327 Sq. Meters) of T.P. Scheme No.1 to a partnership firm **Eklingji Projects LLP**, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 02/02/2021 under

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Serial No.1175 and entry to that effect entered in the revenue records by Mutation Entry No.32622 on dated 30/03/2021, duly certified by the competent authority on dated 26/05/2021.

Survey No.623 and 629/2:

It is informed that the Senior Town Planner, Ahmedabad Urban Development Authority has approved building plans and construction permission for a scheme of 132 (one hundred thirty two) units consisting of 110 residential units and 22 commercial units being Block-A+B for the land bearing **Final Plot No.326**, admeasuring **2974 Sq. Meters** or thereabouts (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) of T.P. Scheme No.1 by their Letter No.PRM/205/5/2019/441, dated 24/09/2019, issued on dated 27/09/2019 SUBJECT TO Conditions mentioned therein being fulfilled.

It is further informed that the Senior Town Planner, Ahmedabad Urban Development Authority has granted amalgamation of the land bearing the land bearing **Final Plot No.326+328** (allotted in lieu of Survey No.623 and 629/2 having City Survey No.3914 and 3916) of T.P. Scheme No.1 by their Letter No.1543527/10/2020/436, dated 21/12/2020, issued on dated 01/01/2021 SUBJECT TO Conditions mentioned therein being fulfilled.

It is further informed that the Senior Town Planner, Ahmedabad Urban Development Authority has approved revised building plans and construction permission for a scheme of 190 (one hundred ninety two) units consisting of 165 residential units and 25 commercial units being Block-A,B,C on the said land by their Letter No.PRM/8/1/2021/165, dated 04/05/2021, issued on dated 06/05/2021 SUBJECT TO Conditions mentioned therein being fulfilled.

Thereafter said landowner, **Eklingji Projects LLP** has commenced construction of a scheme consisting of residential units and commercial units on the said land with all necessary provisions of common amenities and facilities in the name of "**Eklingji Parisar**".

AND the said land is in the absolute ownership of a partnership firm **Eklingji Projects LLP** and it is having vacant and peaceful possession thereof without any kind of interruption of anybody and the said land is running in its names

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in concerned records of Government and Semi Government Authority/ies being Owners and Occupiers SUBJECT TO allotment and sale deed executed/to be executed for different units along with undivided land share thereof.

During my search, I have not found any kind of lien, burden or encumbrance upon the said land belonging to a partnership firm **Eklingji Projects LLP** and also said land with construction is free from all such encumbrances and attachments.

In conclusion of above, the landowner, a partnership firm **Eklingji Projects LLP** having clear and marketable rights and titles of the said land (more particularly described in the schedule mentioned hereunder) and the said land together with construction lying thereon is free from all encumbrances and reasonable doubts SUBJECT TO above.

CERTIFICATE :

This is to certify that **Non-Agricultural Land** bearing **Final Plot No.326+328**, admeasuring **4370 Sq. Meters** or thereabouts [land of Final Plot No.326, admeasuring 2974 Sq. Meters (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) and Final Plot No.328, admeasuring 1396 Sq. Meters (allotted in lieu of Survey No.629/2, admeasuring 2327 Sq. Meters)] of T.P. Scheme No.1 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **AHMEDABAD** and Sub District **SANAND** belonging to a partnership firm, **Eklingji Projects LLP** as per submitted file papers/deeds/documents and government semi government records. Further it is certify that belonging to a partnership firm **Eklingji Projects LLP** having clear and marketable rights and titles of the said land together with the construction (more particularly described in the schedule written hereunder) and it is free from all encumbrances and reasonable doubts SUBJECT TO :

- (1) Usual Declaration on title being made at the time of transfer;
- (2) Conditions mentioned in N.A. Use Permission and Development Permission/ Plans being fulfilled;
- (3) Any other act and/or law applicable to the said land and construction from time to time;
- (4) Allotment/Agreement for Sale/Sale Deed, if any executed for any unit along with undivided land share thereof;



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SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of **Non-Agricultural Land** bearing **Final Plot No.326+328**, admeasuring **4370 Sq. Meters** or thereabouts [land of Final Plot No.326, admeasuring 2974 Sq. Meters (allotted in lieu of Survey No.623, admeasuring 4957 Sq. Meters) and Final Plot No.328, admeasuring 1396 Sq. Meters (allotted in lieu of Survey No.629/2, admeasuring 2327 Sq. Meters)] of T.P. Scheme No.1 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **AHMEDABAD** and Sub District **SANAND** together with construction lying thereon.

Dated on this 31ST day of MAY - 2021 at Ahmedabad



Mansinh K. Parmar
(Advocate)