

# 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,**

D/005, Elenza Crest, Sindhu Bhavan  
Road, Bodakdev, Ahmedabad-380059.

**Sub :** In the matter to the **Non-Agricultural Land** bearing **Final Plot No.174**, admeasuring 2064 Sq. Meters (allotted in lieu of Survey No.350, admeasuring 3440 Sq. Meters having City Survey No.3703) of T.P. Scheme No.2 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **Ahmedabad** and Sub District **SANAND** belonging to a Limited Liability Partnership Firm "**Eklingji Projects LLP**".

I refer the instructions given to me and necessary file 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 Sub Registrar Office, Sanand on dated 01/02/2021 by Application No.1284 & Receipt No.2021029003036 (from 2000 to 2021) and on dated 16/07/2021 by Application No.8197 & Receipt No.2021029020260 (from 1991 to 2021) and depends on the search as well as perusal of the above deeds/documents, I hereby submit my report on title as follows:

**That** Naranbhai Bhulabhai and others were absolute owner and occupier of the new tenure agricultural land bearing Survey No.350, admeasuring 3440 Sq. Meters prior to the year 1980.

**Thereafter** necessary promulgation made in the computerised revenue record as per order of the Mamlatdar, Sanand vide Order No.Village Record/Promulgation/ Sanand/Promulgation List Reg.No.8/Vashi/2008, dated 01/09/2008, and entry to that effect entered in the revenue records by Mutation Entry No.21820 on dated 23/10/2008, duly certified by the competent authority.



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// 2 //

**Thereafter** the landowner, Naranbhai Bhulabhai died and expired on or about dated 04/11/1998 and also Bhanuben Widow of Naranbhai Bhulabhai died and expired on or about dated 15/05/2009 without leaving any Will and name of Rukhiben Naranbhai entered in the revenue records as only legal heir of the deceased, and entry to that effect entered in the revenue records by Mutation Entry No.25870 on dated 05/07/2012, duly certified by the competent authority.

**Thereafter** the landowner, Devabhai alias Devjibhai Bhulabhai died and expired on or about dated 07/05/1994 and also Hiraben Widow of Devabhai alias Devjibhai Bhulabhai died and expired without leaving any Will and names of Baldevbhai Devabhai alias Devjibhai, Manubhai Devabhai alias Devjibhai, Ranchhodbhai Devabhai alias Devjibhai, Shantaben Devabhai alias Devjibhai, Sitaben Devabhai alias Devjibhai and Gitaben Devabhai alias Devjibhai 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.25871 on dated 05/07/2012, duly certified by the competent authority.

**Thereafter** the landowner, Savabhai Bhulabhai died and expired on or about dated 31/10/1998 and also Rupaben Widow of Savabhai Bhulabhai died and expired on or about dated 06/01/2008 without leaving any Will and names of Lilabhai Savabhai, Dashrathbhai Savabhai, Ishwarbhai Savabhai and Manguben Savabhai 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.25872 on dated 05/07/2012, duly certified by the competent authority.

**Thereafter** the Hon. District Collector, Ahmedabad has released the land bearing Survey No.350, admeasuring 3440 Sq. Meters from new tenure conditions and converted into old tenure conditions by their Order No.CB/Land-1/N.T./Premium/Sanand/S.No./Block No.350/SR-46/2017, dated 01/06/2018 SUBJECT TO Premium being payable at the time of N.A. Use and other conditions mentioned in the order being fulfilled, and also entry to that effect entered in the revenue records by Mutation Entry No.30112 on dated 08/06/2018, duly certified by the competent authority.

**Thereafter** the premium for the land bearing Survey No.350, admeasuring 3440 Sq. Meters was deposited before the government authority hence the Hon. District Collector, Ahmedabad has converted the land into old tenure conditions



Contd..3..

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// 3 //

by their Order No.CB/Land-1/N.T./Premium/Sanand/S.No./Block No.350/SR-46/2017 & 382/2018, dated 27/09/2018 SUBJECT TO conditions mentioned in the order being fulfilled, and also entry to that effect entered in the revenue records by Mutation Entry No.30482 on dated 17/11/2018, duly certified by the competent authority.

**Thereafter** the Town Planning Scheme No.2 (Sanand) was implemented for Mouje Village SANAND Sim and according to that the land bearing Survey No.350, total admeasuring 3440 Sq. Meters has been allotted Final Plot No.174, total admeasuring 2064 Sq. Meters (Final Plot No.174/1, admeasuring 1611 Sq. Meters and Final Plot No.174/2, admeasuring 453 Sq. Meters.)

**Thereafter** the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Final Plot No.174/1 & 174/2, total admeasuring 2064 Sq. Meters for multi-purpose by their Order No.CB/NA/AHMEDABAD/Sanand Gam/350/995906-2019, dated 11/01/2019 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.30637 on dated 30/01/2019, duly certified by the competent authority.

**Thereafter** landowners, (1) Rukhiben alias Rekhaben Naranbhai Wife of Vijaybhai Desai, (2) Baldevbhai Devabhai alias Devjibhai, (3) Manubhai Devabhai alias Devjibhai, (4) Ranchhodbhai Devabhai alias Devjibhai, (5) Shantaben Devabhai alias Devjibhai Wife of Ishwarbhai Desai, (6) Sitaben Devabhai alias Devjibhai Wife of Gopalbhai Rabari, (7) Gitaben Devabhai alias Devjibhai Wife of Rajubhai Rabari, (8) Lilabhai Savabhai, (9) Dashrathbhai Savabhai, (10) Ishwarbhai Savabhai and (11) Manguben Savabhai Wife of Melabhai Desai have sold and conveyed the multi-purpose non-agricultural land bearing Final Plot No.174, total admeasuring 2064 Sq. Meters (Final Plot No.174/1, admeasuring 1611 Sq. Meters and Final Plot No.174/2, admeasuring 453 Sq. Meters.) (allotted in lieu of Survey No.350, admeasuring 3440 Sq. Meters) of T.P. Scheme No.2 (Sanand) to a Limited Liability Partnership Firm "**Eklingji Projects LLP**" by a Sale Deed, dated 08/04/2019, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 09/04/2019 under Serial No.3826, and entry to that effect entered in the revenue records by Mutation Entry No.30857 on dated 04/05/2019, duly certified by the competent authority on dated 16/07/2019.



Contd..4..

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// 4 //

**Thereafter** the Senior Town Planner, Ahmedabad Urban Development Authority has approved the building plans and also issued Development Permission for construction of 91 (ninety one) units consisting of 68 residential units and 23 commercial units in the name of "**Radhe Exotica**" upon said land by their Letter No. PRM/320/10/2019/337 having IFP No/E-nagar : JSK/08/2020/0106, dated 27/10/2020-29/10/2020 SUBJECT TO conditions stated therein being fulfilled.

**Thereafter** a Limited Liability Partnership Firm "**Eklingji Projects LLP**" has commenced construction of a scheme of total 91 (ninety one) units consisting of 68 residential units and 23 commercial units on said land with all necessary provisions of common amenities and facilities in the name of "**Radhe Exotica**" SUBJECT TO scrutiny of the approved layout and building plans, development permissions as well as specifications approved by the competent authority.

**AND** the said land is in absolute ownership of a Limited Liability Partnership Firm "**Eklingji Projects LLP**" and it is having vacant and peaceful possession thereof without any kind of interruption of anybody and said land is running in its name in concerned records of Government and Semi Government Authority/ies being Owner and Occupier SUBJECT TO allotment and sale deed executed for different units along with undivided land share.

**During my scrutiny**, I have not found any kind of lien, burden or encumbrance upon the said land of a Limited Liability 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 Limited Liability 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.

**CERTIFICATE :**

This is to certify that the **Non-Agricultural Land** bearing **Final Plot No.174**, admeasuring 2064 Sq. Meters (allotted in lieu of Survey No.350, admeasuring 3440 Sq. Meters having City Survey No.3703) of T.P. Scheme No.2 (Sanand), Situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the



Contd..5..

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// 5 //

Registration District **Ahmedabad** and Sub District **SANAND** belonging to a Limited Liability Partnership Firm "**Eklingji Projects LLP**" as per submitted file papers/deeds/documents as well as government semi government records. Further it is certify that a Limited Liability Partnership Firm "**Eklingji Projects LLP**" having clear and marketable rights and titles of the said land along with construction lying thereon (more particularly described in the schedule written hereunder) and also 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 being fulfilled;
- (3) Conditions mentioned in the Development Permission and Approved Plans being fulfilled;
- (4) Any other act and/or law applicable to the said land from time to time;
- (5) Allotment / Sale Deed executed for different units along with undivided land share;

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of the **Non-Agricultural Land** bearing **Final Plot No.174**, admeasuring 2064 Sq. Meters (allotted in lieu of Survey No.350, admeasuring 3440 Sq. Meters having City Survey No.3703) of T.P. Scheme No.2 (Sanand), situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District **Ahmedabad** and Sub District **SANAND**.

**Note** :- I insist all original title deeds and documents are being produced and the same are to be observed and scrutinized before any transaction/disbursal.

- Search taken with the competent government authorities through *only available and legible* records/registers and depends thereon I have issued this title opinion/report.
- I have issued this Title Clearance Certificate With Search Report only depends on the search, my recitals of only submitted papers/documents/deeds and information given to me believing the same true, correct & genuine as per sworn declaration of the party.

**Dpated on this 20<sup>TH</sup> day of JULY - 2021 at Ahmedabad**



**Mansinh K. Parmar**  
(Advocate)