

# 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.172** (allotted in lieu of Survey No.351, admeasuring 1942 Sq. Meters) admeasuring **1942 Sq. Meters** or thereabouts of T.P. Scheme No.2, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND**, 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 Sub Registrar Office, Sanand on dated 04/01/2020 by Application No.158 & Receipt No.201920029000305 (from 1989 to 2020) and depends on the search as well as perusal of above papers, deeds and documents, I hereby submit my report on title as follows :

**That** Revabhai Lalabhai was absolute owner and occupier of the land in question bearing Survey No.351, admeasuring 3237 Sq. Meters prior to the year of 1975 with new tenure conditions.

**Thereafter** the landowner, Revabhai Lalabhai died and expired on or about dated 09/09/1979 without leaving any Will and names of Dhulabhai Revabhai, Ishwarbhai Dhulabhai, Atmarambhai Dhulabhai and Karsanben Widow of Revabhai Lalabhai 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.13803 on dated 08/03/1986, duly certified by the competent authority on dated 15/04/1986.

**Thereafter** the landowner, Karsanben Widow of Revabhai Lalabhai died and expired on or about dated 17/01/1991 and also Ishwarbhai Revabhai died and



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expired on or about dated 23/10/1996 and their names have been deleted from the revenue records, and entry to that effect entered in the revenue records by Mutation Entry No.20379 on dated 17/10/2006, but the competent authority has cancelled the entry on dated 05/12/2006.

**Thereafter** the Deputy Collector, Dholka Prant, Dholka has released the land bearing Survey No.351, admeasuring 3237 Sq. Meters from restrictions of new tenure conditions U/s. 43 of The Tenancy Act by their Order No.Land/G./Dha.K. 43/exemption/Sanand/S.R. 47/08/Vashi. 1685/09, dated 24/02/2009 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.22106 on dated 22/02/2009, but the competent authority has cancelled the entry on dated 04/05/2009.

**Thereafter** the landowners, Dhudabhai Revabhai and Aatmaram Revabhai have agreed to sell the agricultural land bearing Survey No.351, admeasuring 3237 Sq. Meters to Kriyang Shankarbhai Patel by Agreement To Sell (without possession), duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 16/05/2008 under Serial No.3555.

**Thereafter** the landowners, (1) Dhudabhai Revabhai himself and as a Karta & Manager of his HUF and (2) Aatmaram Revabhai himself and as a Karta & Manager of his HUF, (3) Jadiben Wife of Atmaram Revabhai, (4) Pravinbhai Atmaram himself and as a Karta & Manager of his HUF, (5) Rajbhai Atmaram himself and as a Karta & Manager of his HUF, (6) Chandrikaben Daughter of Atmaram Revabhai, (7) Gangaben Wife of Dhudabhai Revabhai, (8) Baldevbhai Dhudabhai himself and as a Karta & Manager of his HUF, (9) Somabhai Dhudabhai himself and as a Karta & Manager of his HUF and (10) Mangalbhai Dhudabhai himself and as a Karta & Manager of his HUF have executed a General Power of Attorney U/s.45/A in favour of Kriyang Shankarbhai Patel, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 05/08/2008 under Serial No.5398 and thus appointed him as an Attorney Holder on behalf of them.

**Thereafter** the landowners, (1) Dhudabhai Revabhai himself and as a Karta & Manager of his HUF and (2) Aatmaram Revabhai himself and as a Karta & Manager of his HUF both through their Power of Attorney Holder-Kriyang Shankarbhai Patel have sold and conveyed the agricultural land bearing Survey No.351, admeasuring 3237 Sq. Meters or thereabouts to Kriyang Shankarbhai Patel, duly



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registered in the Office of the Sub Registrar of Assurance at Sanand on dated 25/02/2009 under Serial No.696 and entry to that effect entered in the revenue records by Mutation Entry No.22107 on dated 25/02/2009, duly certified by the competent authority on dated 04/05/2009.

**Thereafter** as per order of the Deputy Collector, Sanand vide Order No.RTS/ Appeal No.15/14, dated 06/01/2015 rejected dispute application of applicants- Dineshbhai Ishwarbhai against the Mamlatdar, Sanand, and entry to that effect entered in the revenue records by Mutation Entry No.27704 on dated 13/01/2015, but the competent authority has cancelled the entry on dated 07/03/2015.

**Thereafter** the Hon. District Collector, Ahmedabad has released the land bearing Survey No.351, admeasuring 3237 Sq. Meters from new tenure conditions for residential purpose non-agricultural use of the land by their Order No.CB/N.T./ Premium/Sanand/Survey No/Block No. 351/S.R. 246/2018, dated 22/02/2019 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.30803 on dated 10/04/2019, duly certified by the competent authority on dated 07/06/2019.

**Thereafter** the Town Planning Scheme No.2 (Sanand) sanctioned for Mouje Village SANAND Sim and according to that the land bearing Survey No.351, admeasuring 3237 Sq. Meters has been allotted **Final Plot No.172**, admeasuring **1942 Sq. Meters** or thereabouts.

**Thereafter** the Hon. District Collector, Ahmedabad has granted Non-Agricultural Use Permission for the land bearing **Final Plot No.172** (allotted in lieu of Survey No.351, admeasuring 3237 Sq. Meters) admeasuring **1942 Sq. Meters** or thereabouts of T.P. Scheme No.2 for multipurpose by their Order No.CB/ NA/AHMEDABAD/Sanand/351/1008917/2019, dated 04/05/2019 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.30979 on dated 11/06/2019, duly certified by the competent authority on dated 19/08/2019.

**Thereafter** the landowner, Kriyang Shankarbhai Patel has sold and conveyed the said non-agricultural land bearing **Final Plot No.172** (allotted in lieu of Survey No.351, admeasuring 3237 Sq. Meters) admeasuring **1942 Sq. Meters** or thereabouts of T.P. Scheme No.2 to a partnership firm **Eklingji Projects**



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**LLP**, duly registered in the Office of Sub Registrar of Assurance at Sanand on dated 14/05/2019 under Serial No.5344 and entry to that effect entered in the revenue records by Mutation Entry No.30919 on dated 28/05/2019, duly certified by the competent authority on dated 30/07/2019.

**It is informed that** the Senior Town Planner, Ahmedabad Urban Development Authority has approved building plans and construction permission for a scheme of residential units on the said land by their Letter No.PRM/298/9/2019/479, dated 17/10/2019, issued on dated 19/10/2019 SUBJECT TO Conditions mentioned therein being fulfilled.

**Thereafter** said landowner, **Eklingji Projects LLP** has commenced construction of a scheme of 84 (eighty four) units residential units on the said land with all necessary provisions of common amenities and facilities in the name of "**Radhe Sagar**" SUBJECT TO Conditions mentioned in the plan/permission being fulfilled.

**AND** the said land is in 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 in concerned records of Government and Semi Government Authority/ies being Owner and Occupier.

**During my search**, I have not found any kind of lien, burden or encumbrance upon 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.172** (allotted in lieu of Survey No.351, admeasuring 1942 Sq. Meters) admeasuring **1942 Sq. Meters** or thereabouts of T.P. Scheme No.2, situate, lying and being at Village Mouje **SANAND** Sim, Taluka **SANAND** in the Registration District



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**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 & marketable rights and titles of said land together with 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 Plans being fulfilled;
- (3) Any other act and/or law applicable to the said land and construction from time to time;

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of **Non-Agricultural Land** bearing **Final Plot No.172** (allotted in lieu of Survey No.351, admeasuring 1942 Sq. Meters) admeasuring **1942 Sq. Meters** or thereabouts of T.P. Scheme No.2, 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 6<sup>TH</sup> day of JANUARY - 2020 at Ahmedabad**



  
**Mansinh K. Parmar**  
(Advocate)