



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE
SANAD No. G/647/2007

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Date : 4 JAN 2021

NON ENCUMBRANCE CERTIFICATE



To,

Shree Vallabh Infracon
A Partnership Firm,
Add. Gandhinagar

This is to certify **Shree Vallabh Infracon, A Partnership Firm** is the owner, possessor and developer of the below said land which is hereinafter called as Said Land.

Revenue Survey No's.	156	F. P. No.	50 (S.P. No.1)
Area Sq.Mtrs. (Srv. No.)	13659	Area Sq.Mtrs (S.P.)	4071
Village	Chiloda (Naroda)	Taluka	Gandhinagar
District	Gandhinagar	Division	T.P.S. 99

Further said that the **Shree Vallabh Infracon, A Partnership Firm** has/have proposed/ started construction of Commercial and Residential Project in name of **PARIJAT RESIDENCY** hereinafter called as said project.

We have examined the title of the said form the search report attached herewith from the 2011 to 2020.

We hereby state that the said land is free from all encumbrances.

Also we have studied the book of accounts and other agreements and hereby conclude that the project with its construction work is free from all financial encumbrances or loans.

Place : Ahmedabad

Date : - 4 JAN 2021


Hiren A. Rajput
Advocate





Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Ref. No. 1029/2020

Date :

4 JAN 2021

To,

Shree Vallabh Infracon,

A Partnership Firm,

Add. Gandhinagar



TITLE REPORT WITH CERTIFICATE

Ref. : Non Agricultural land bearing Survey/Block No. 156 containing by admeasurements 13659 Sq.Mtrs. or thereabouts, As per T.P.S.No. 99 , Final Plot No. 50 admeasurements 8195 Sq. Mtrs. paiki Sub Plot No.1 admeasurements 4071 Sq.Mtrs. Situate, lying and being at Mouje : Chiloda(Naroda), Taluka : Gandhinagar in the Registration District and Sub District of Gandhinagar is belonging to **Shree Vallabh Infracon**, A Partnership Firm.

As per the instructions given by acting partner of **Shree Vallabh Infracon** to investigate the title of the immovable non agricultural land. Hence I have taken necessary available searches through my search clerk of the records being maintained by the Revenue Authorities concerned and that of the District Registrar and Sub - Registrar of Gandhinagar for the last more than 30 years viz.1980 to 2020 (the registration record of some year of Sub-Registrar's Office is destroyed/torn out/Not present and hence it can not be inspected and its search



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

is not available, while computerized search is not well maintained/prepared by State Government and hence may be some error therein) for the said purpose and also verify revenue record of the subject land and have gone through relevant documents/papers and have investigated the title to the land in question and report as under:-

1... Name of Aataji Madhaji (1/4 Share) , Fataji Jeshangji (1/2 Share) and Ranchhodji Maiji (1/4 Share) has been appeared as occupiers of the said land bearing survey no.156 prior to the year 1951-52.

2..... Thereafter the co-owner and co-occupier of the said land i.e. Ranchhodji Maiji died on 12/05/1964 intestate leaving behind him his heirs (1) Mahotji Ranchhodji (2) Shankaji Ranchhodji (3) Bai Resham widow of Ranchhodji Maiji, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1159, dated 28/04/1965.

3..... Thereafter the co-owner and co-occupier of the said land i.e. Aataji Madhaji died before 10 years intestate leaving behind him his heirs (1) Maganji Aataji (2) Chamraji Aataji, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 1825, dated 25/01/1990.

4..... Thereafter the co-owner and co-occupier of the said land i.e. Mahotji Ranchhodji died on 12/05/1995 intestate leaving behind him his heirs (1) Baldevji



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad



Mahotji (2) Popatji Mahotji (3) Keshiben Mahotji (4) Kamuben widow of Mahotji Ranchhodji, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2006, dated 25/08/1995.

5..... Thereafter the co-owner and co-occupier of the said land i.e. Fataji Jesangji died before 20 years intestate leaving behind him his heirs (1) Shardaben Fataji (2) Maniben Fataji (3) Kantiji Javanji (4) Jayantiji Javanji (5) Parbatji Javanji (6) Bhikhiben Javanji (7) Laliben widow of Javanji Fataji (8) Minor Dharmesh Bhupatsinh (9) Minor Nitaben Bhupatsinh (10) Minor Jashodaben Bhupatsinh (11) Nanduben widow of Bhupatsinh Javanji herself and as a gaurdian of her minor children., Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2303, dated 05/06/2004.

6.... Thereafter, the co-owner and co-occupier of the said land i.e. Shardaben Fataji, Maniben Fataji and Bhikhiben Jawanji had released their rights, title and interest in favour of their brothers and hence their name have been deleted from the revenue records and entry to that effect was mutated in the mutation register vide entry No.2320, dated 10/08/2004.

7..... Thereafter the co-owner and co-occupier of the said land i.e. Shankaji Ranchhodji died before 5 years intestate leaving behind him his heirs (1) Ambalal



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Shankaji (2) Bakiben Bhalaji (3) Kokilaben Bhalaji (4) Kapilaben Bhalaji (5) Minor Maheshbhai Bhalaji (6) Fuliben widow of Bhalaji Shankaji herself and as a legal guardian of minor Mahesh Bhalaji (7) Ashaben Manuji (8) Minor Pushpaben Manuji (9) Minor Chandrikaben Manuji (10) Minor Ranjeet Manuji (11) Minor Saraswati Manuji (12) Lilaben widow of Manuji Shankaji herself and as legal guardian of her Minor children, Hence their names have been entered in the 7/12 extract of the subject land on hereditary rights and entry to that effects was mutated in the mutation register vide entry No. 2370, dated 18/01/2005.

8.... Thereafter the co-owner and co-occupier of the said land i.e. Reshamben widow of Ranchodji Maiji died on 23/10/1973, Hence her name has been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 2434, dated 20/04/2006.

9.... Thereafter, there was some errors in the computerised record and hand written record therefore the order for correction has been issued by City Mamlatadar, Gandhinagar vide order No. Jamin/Vashi-/08, Dtd. 10/09/2008 and entry to that effect was mutated in the mutation register vide entry No. 2896 dated 18/10/2008.

10.... Thereafter, names of Shardaben Fataji, Maniben Fataji, Kantiji Javanji, Jayantiji Javanji, Parbatji Javanji, Bhikhiben Javanji, Lilaben widow of Javanji Fataji has been deleted by mistake from the 7/12 extract, Therefore the order for correction has been issued by Mamlatdar Gandhinagar vide his office bearing



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

order No. MAM/JAMIN/VASHI.2373/12, Dtd.16/02/2012 and as per order above mentioned all names were entered in the 7/12 extract and share of each family has been mentioned as per hand wriitten record of the land and entry to that effects was mutated in the mutation register vide entry No. 3770, dated 17/02/2012.

11..... Thereafter the co-owner and co-occupier of the said land i.e. Kamuben widow of Mahotji died on 28/08/2010, Hence her name has been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 3773, dated 22/02/2012.

12.... Thereafter, said land loards i.e. (1) Baldevji Mahotji (2) Keshiben Mahotji (3) Popatji Mahotji has soldout the land bearing Survey No. 156 admeasurments **1707 Sq. Mtrs.** to (1) Dayaben Arvindbhai Bambhroliya (25% Share) (2) Naynaben Vrajlal Bambhroliya (25 % Share) (3) Ranjanben Ashokbhai Bambhroliya (20 % Share) (4) Vrajlal Babubhai Bambhroliya (10 % Share) (5) Arjunbhai Ramanlal Patel (5 % Share) (6) Vikenbhai Naranbhai Parajapati (7.5 % Share) (7) Hiren Naranbhai Parajapati (7.5 % Share) by executing a Reg. Sale deed No. 2750, Dtd. 30/03/2012 and entry to that effects was mutated in the mutation register vide entry No. 3797, Dtd. 30/03/2012.

13.... Thereafter said land loards i.e. (1) Amraji Aataji (2) Maganji Aataji has soldout the land bearing Survey No. 156 admeasurments **3415 Sq. Mtrs.** to (1) Dayaben Arvindbhai Bambhroliya (25% Share) (2) Naynaben Vrajlal Bambhroliya (25 % Share) (3) Ranjanben Ashokbhai Bambhroliya (20 % Share)



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

(4) Vrajlal Babubhai Bambhroliya (10 % Share) (5) Arjunbhai Ramanlal Patel (5 % Share) (6) Vikenbhai Naranbhai Parajapati (7.5 % Share) (7) Hiren Naranbhai Parajapati (7.5 % Share) by executing a Reg. Sale deed No. 2753, Dtd. 30/03/2012 and entry to that effects was mutated in the mutation register vide entry No. 3798, Dtd. 30/03/2012.

14..... Thereafter, as per mutation entry No. 2320, Dtd. 10/08/2004 Shardaben Fataji, Maniben Fataji and Bhikhiben Jawanji had released their rights, title and interest in favour of their brothers but due to mistake their names still appeared in the revenue record, Therefore Mamlatdar, Gandhinagar issued a correction order vide No. Mam/Jamin/Vashi 4520/2012, Dtd. 04/04/2012 to give an effect of said mutation entry No. 2320 in revenue record and entry to that effect was mutated in the mutation register vide entry No.3802, dated 07/04/2012.

15..... Thereafter, the co-owner and co-occupier of the said land i.e. Jayantibhai alies Jayantiji Javanji died on 06/01/2015, Hence her name has been deleted from the 7/12 extract of the subject land and entry to that effects was mutated in the mutation register vide entry No. 4602, dated 24/02/2015.

16... Thereafter, the co-owner and co-occupier i.e. Nitaben Bhupatsinh attaining the age of majority so the word **Minor** has been deleted from her name and entry to that effects was mutated in the mutation register vide entry No. 4633, Dtd. 17/04/2015.



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

17... Thereafter, the co-owner and co-occupier i.e. Dharmendra alies Dharmesh attaining the age of majority so the word **Minor** has been deleted from his name and entry to that effects was mutated in the mutation register vide entry No. 4790, Dtd. 25/01/2016.

18.... Thereafter said land loards i.e. (1) Parbatji Javanji (2) Lilaben widow of Javanji Fataji (3) Nitaben Bhupatsinh (4) Nanduben widow of Bhupatsinh (5) Dharmesh Bhupatsinh (6) Minor Jashodaben Bhupatsinh through her guardian Nanduben Bhupatsinh (7) Kantiji Javanji has soldout the land bearing Survey No. 156 admeasurments **6829 Sq. Mtrs.** to (1) Dayaben Arvindbhai Bambhroliya (25% Share) (2) Naynaben Vrajlal Bambhroliya (25 % Share) (3) Ranjanben Ashokbhai Bambhroliya (20 % Share) (4) Vrajlal Babubhai Bambhroliya (10 % Share) (5) Arjunbhai Ramanlal Patel (5 % Share) (6) Vikenbhai Naranbhai Parajapati (7.5 % Share) (7) Hiren Naranbhai Parajapati (7.5 % Share) by executing a Reg. Sale deed No. 2057, Dtd. 09/02/2016 and entry to that effects was mutated in the mutation register vide entry No. 4798, Dtd. 09/02/2016.

19... Thereafter the co-owner and co-occupier i.e. (1) Minor Maheshbhai Bhalaji alies Vijaybhai Bhalaji (2) Minor Pushpaben Manuji (3) Minor Chandrikaben Manuji (4) Minor Ranjeet Manuju (5) Minor Saraswati Manuji attaining the age of majority so the word **Minor** has been deleted from their name and entry to that effects was mutated in the mutation register vide entry No. 5116, Dtd. 01/09/2017.



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bungalows, Opp. Gangotri Bungalows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bungalows, Nikol, Ahmedabad

20... Thereafter said land loards i.e. (1) Chandrikaben Manuji (2) Ashaben Manuji (3) Maheshbhai Bhalaji (4) Bakiben Bhalaji (5) Lilaben widow of Manuji Shankaji (6) Ambalal Shankaji has soldout the land bearing Survey No. 156 admeasuments **1708 Sq. Mtrs.** to (1) Dayaben Arvindbhai Bambhroliya (25% Share) (2) Naynaben Vrajilal Bambhroliya (25 % Share) (3) Ranjanben Ashokbhai Bambhroliya (20 % Share) (4) Vrajilal Babubhai Bambhroliya (10 % Share) (5) Arjunbhai Ramanlal Patel (5 % Share) (6) Vikenbhai Naranbhai Parajapati (7.5 % Share) (7) Hiren Naranbhai Parajapati (7.5 % Share) by executing a Reg. Sale deed No. 14332, Dtd. 14/09/2017 and entry to that effects was mutated in the mutation register vide entry No. 5120, Dtd. 14/09/2017.

21.... Thereafter, owners of said land had applied befor the Collector Gandhinagar to convert the agricultural land of Survey/Block No.156 (F.P. No. 50) admeasuring 7795 Sq.Mtrs. into Residential Purpose and 400 Sq.Mtrs into Commercial Purpose. The Collector had allowed the application vide its order No.CB/JAMIN/B.KHE/S.R.237/17/VASHI.27618 TO 27631/2018, Dtd. 01/08/2018 and entry to that effect was mutated in the mutation register vide entry No. 5345, dated 24/08/2018.

22.... Thereafter, as per Rajachitthi No. 01566/250319/A2103/M1 issued by AMC in case No. LTS/NZ/250319/CGDCRV/A2103/M1, Dtd. 10/04/2019 said F.P. No. 50 devided into two sub plots. i.e. S.P. No. 1 admeasuring 4071 Sq.Mtrs. and S.P. No. 2 admeasuring 4124 Sq.Mtrs.



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

23.... Thereafter said land loards i.e. (1) Dayaben Arvindbhai Bambhroliya (2) Naynaben Vrajlal Bambhroliya (3) Ranjanben Ashokbhai Bambhroliya (4) Vrajlal Babubhai Bambhroliya (5) Arjunbhai Ramanlal Patel (6) Viken Naranbhai Prajapati (7) Hiren Naranbhai Prajapati has soldout the land bearing Survey/ Block No. 156 admeasuring 13659 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 99**, **Final Plot No. 50** admeasuments **7795 for residential purpose and 400 Sq. Mtrs. for commercial purpose** total admeasuring 8195 Sq.Mtrs. paiki Sub plot No. 2 admeasuring 4124 Sq.Mtrs. of residential purpose to **Shree Vallabh Buildcon.**, A Partnership Firm by executing a Reg. Sale deed No. 7540, Dtd. 29/03/2019 and entry to that effects was mutated in the mutation register vide entry No. 5526, Dtd. 15/04/2019.

24... Thereafter said land loards i.e. (1) Dayaben Arvindbhai Bambhroliya (2) Naynaben Vrajlal Bambhroliya (3) Ranjanben Ashokbhai Bambhroliya (4) Vrajlal Babubhai Bambhroliya (5) Arjunbhai Ramanlal Patel (6) Viken Naranbhai Prajapati (7) Hiren Naranbhai Prajapati has soldout the land bearing Survey/ Block No. 156 admeasuring 13659 Sq.Mtrs. or thereabouts, As per **T.P.S. No. 99**, **Final Plot No. 50** admeasuments **7795 for residential purpose and 400 Sq. Mtrs. for commercial purpose** total admeasuring 8195 Sq.Mtrs. paiki Sub plot No. 1 admeasuring 4071 Sq.Mtrs. of residential and commercial purpose to **Shree Vallabh Infracon**, A Partnership Firm by executing a Reg. Sale deed No. 23694, Dtd. 10/12/2020 and entry to that effects was mutated in the mutation register vide entry No. 5999, Dtd. 14/12/2020.

25... I have examined the titles of Non Agriculture Land and have caused to be taken searches of available revenue and registration record for last 30 years



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

(computerised search from 1994 to 2020) to the non agricultural land for Industrial purpose bearing **Survey/Block No. 156** containing by admeasuments **13659 Sq.Mtrs.** or thereabouts, As per **T.P.S.No. 99** , **Final Plot No. 50** admeasuments **8195 Sq. Mtrs. paiki Sub Plot No. 1** admeasuments **4071 Sq.Mtrs.**, Situate, lying and being at Mouje : Chiloda (Naroda), Taluka : Gandhinagar in the Registration District and Sub District of Gandhinagar and from that and also believing the documents/papers/copies etc. furnished in the case file shown to me be true and genuine.

I hereby opine that the same is clear and marketable and free from reasonable douts and without encumbrances **subject to:-**

- (1) Fulfillment of the Provision of the Land Revenue Code, Bombay Tenancy and Agricultural Lands Act, The Bombay Fragmentation and consolidation of holdings act, Town Planning Act, Stamp Act, Registration act or any other act, rule/notification, gazette etc, which may apply.
- (2) Fulfillment of all the terms and condition mentioned in the orders issued for the scheduled and in any concerned case.
- (3) Production of all relevant and necessary original papers, documents, orders, deeds etc of the said land.
- (4) Mutation Entry No. 5999 which is yet to be pending to certified.



Mo. +91 99 25 387638

HIREN A. RAJPUT

B.com., LL.B., ADVOCATE

Off. 1 : 8, Shyam Arcade, Opp. Gangotri Bunglows, Opp. Gangotri Bunglows, Nikol, Ahmedabad

Off. 2 : B/303, Shantiniketan Business Center, Opp. Gangotri Bunglows, Nikol, Ahmedabad

THE SCHEDULE ABOVE REFERRED TO

Non Agricultural land bearing Survey/Block No. 156 containing by admeasurments 13659 Sq.Mtrs. or thereabouts, As per T.P.S.No. 99 , Final Plot No. 50 admeasurments 8195 Sq. Mtrs. paiki Sub Plot No.1 admeasurments 4071 Sq.Mtrs. Situate, lying and being at Mouje : Chiloda(Naroda), Taluka : Gandhinagar in the Registration District and Sub District of Gandhinagar.

Date : 4 JAN 2021

Hiren A. Rajput

Advocate

Note of caution and disclaimer:-

- (1) In case....
If any deed(s) / writing etc. executed though power of attorney holder then consent deed / letter is required to be taken from the person (s) who have given power of attorney i.e. from original owner.
- (2) In case of alienation minor's right is required to be safeguarded and consent of all major member is required to be taken if any sale or transfer executed by karta of any H.U.F in past or heritage property owner.
- (3) This report is based only on the search of revenue records, record of sub-registrar and the documents and information provided by the concern party.
- (4) I have issued this report to only my client.

