

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.345**, admeasuring 789 Sq. Meters (allotted in lieu of Survey No.639/10, admeasuring 1315 Sq. Meters having City Survey No.3934) 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 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.1283 & Receipt No.2021029003035 (from 2000 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 Bachubhai Cheldas Patel was absolute owner and occupier of the agricultural land bearing Survey No.639/10, admeasuring 1315 Sq. Meters.

Thereafter the landowner, Bachubhai Cheldas Patel died and expired on or about dated 24/03/2001 and also Lilaben Bachubhai died and expired on or about dated 12/08/1993 without leaving any Will and names of Balbhadra Bachubhai and Tarulataben Bachubhai Patel 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.18168 on dated 30/05/2001, duly certified by the competent authority.



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Thereafter name of Savitaben Daughter of Cheldas Jethabhai was lapsed to enter in the revenue record hence her name entered on record as per order of the Mamlatdar, Sanand by their Letter No.Land/Vashi/1144, dated 11/07/2001, and entry to that effect entered in the revenue records.

Thereafter family partition took place for the land bearing Survey No.639/10 and other lands between brothers/landowners thereof and according to the partition, the land bearing Survey No.639/10 came to the share of Balbhadra Bachubhai and Tarulataben Bachubhai Patel, and entry to that effect entered in the revenue records by Mutation Entry No.18250 on dated 29/10/2001, duly certified by the competent authority.

Thereafter landowners, Balbhadra Bachubhai and Tarulataben Bachubhai Patel have sold and conveyed the agricultural land bearing Survey No.639/10, admeasuring 1315 Sq. Meters to (1) Dilipsinh Navalsinh Sisodiya (owner of undivided 20% land share), (2) Pravinaba Dilipsinh Sisodiya (owner of undivided 10% land share), (3) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 20% land share) and (4) Ashoksinh Bhimsinh Vaghela (owner of undivided 50% land share) by a Sale Deed, dated 15/02/2011, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 03/03/2011 under Serial No.1275, and entry to that effect entered in the revenue records by Mutation Entry No.24374 on dated 07/03/2011, duly certified by the competent authority on dated 30/06/2011.

Thereafter the Hon. District Collector, Ahmedabad has granted N.A. Use Permission for the land bearing Survey No.639/10, admeasuring 1315 Sq. Meters for residential purpose by their Order No.CB/CTS/NA/SR-230/20123, dated 15/05/2013 SUBJECT TO conditions mentioned therein being fulfilled, and entry to that effect entered in the revenue records by Mutation Entry No.31141 on dated 30/07/2019, duly certified by the competent authority on dated 03/10/2019.

Thereafter landowners, (1) Dilipsinh Navalsinh Sisodiya (owner of undivided 20% land share), (2) Pravinaba Dilipsinh Sisodiya (owner of undivided 10% land share), (3) Yuvrajsinh Dilipsinh Sisodiya (owner of undivided 20% land share) have sold and conveyed the residential purpose non-agricultural land



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bearing Survey No.639/10, admeasuring 1315 Sq. Meters Paiki their undivided 50% land share i.e. 657.50 Sq. Meters to Dharmdeepsinh Ashoksinh Vaghela by a Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 07/03/2019 under Serial No.2528, and entry to that effect entered in the revenue records by Mutation Entry No.30878 on dated 08/05/2019, duly certified by the competent authority on dated 03/07/2019.

Thereafter the Town Planning Scheme No.1 (Sanand) was implemented for Mouje Village SANAND Sim and according to that the land bearing Survey No.639/10, admeasuring 1315 Sq. Mtrs. has been allotted Final Plot No.345 and given total admeasuring 789 Sq. Mtrs.

Thereafter landowners, (1) Ashoksinh Bhimsinh Vaghela (owner of undivided 50% land share) and (2) Dharmdeepsinh Ashoksinh Vaghela (owner of undivided 50% land share) have sold and conveyed the residential purpose non-agricultural land bearing **Final Plot No.345**, admeasuring 789 Sq. Meters (allotted in lieu of Survey No.639/10, admeasuring 1315 Sq. Meters) of T.P. Scheme No.1 (Sanand) to a Limited Liability Partnership Firm "**Eklingji Projects LLP**" by a Sale Deed, duly registered in the Office of the Sub Registrar of Assurance at Sanand on dated 05/08/2019 under Serial No.9071, and entry to that effect entered in the revenue records by Mutation Entry No.31244 on dated 16/08/2019, duly certified by the competent authority on dated 25/10/2019.

Thereafter the Senior Town Planner, Ahmedabad Urban Development Authority has approved the building plans and also issued Development Permission for construction of 28 (twenty eight) residential units in the name of "**Radhe Elegance Phase-II**" upon the said land by their Letter No.PRM/320/10/2019/338 having IFP No/E-nagar : JSK/10/2019/0335, dated 27/10/2020-29/10/2020 SUBJECT TO conditions mentioned therein being fulfilled.

Thereafter a Limited Liability Partnership Firm "**Eklingji Projects LLP**" has commenced construction of a scheme of 28 (twenty eight) residential units on the said land with all necessary provisions of common amenities and facilities in the name of "**Radhe Elegance Phase-II**" SUBJECT TO scrutiny of the approved layout and building plans, development permissions as well as specifications approved by the competent authority.



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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 **Non-Agricultural Land** bearing **Final Plot No.345**, admeasuring 789 Sq. Meters (allotted in lieu of Survey No.639/10, admeasuring 1315 Sq. Meters having City Survey No.3934) 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 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;

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SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of **Non-Agricultural Land** bearing **Final Plot No.345**, admeasuring 789 Sq. Meters (allotted in lieu of Survey No.639/10, admeasuring 1315 Sq. Meters having City Survey No.3934) 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**.

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.

Dated on this 8TH day of FEBRUARY - 2021 at Ahmedabad



Mansinh
Mansinh K. Parmar
(Advocate)