

UDAY H. PATEL

ADVOCATE

Off. Address- Old Daliya Building, Opp. Town Hall, Besides Karnavati Hospital, near
Riverfront Flower Park, Ellisbridge, Ahmedabad-380 006.

(M) 98245 46587, 8758715623

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT "M/S PARISHI INFRASTRUCTURE, A PARTNERSHIP FIRM having its registered office at "A-101, Sthapana Apartment, Ankur Ahmedabad (hereinafter called the "**Promoter**") is the owner and possessor of the Non Agricultural land bearing Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town Planning Scheme No. 29 given in lieu of Survey No. 262/1 admeasuring about 10067 sq. mtrs. situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-02 (vadaj) more particularly described in the schedule hereunder written hereinafter called the "**PROJECT LAND**".



Further said Promoter has started constructing Residential project namely "**ARJUN EMERALD**" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 07-10-2022.

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In furtherance of said Title Certificate Cum Report dated 07-10-2022 and subject to what is stated therein, We hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations.

SCHEDULE

(Description of the Project Land)



ALL THAT piece or parcel of Non Agricultural land bearing Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town Planning Scheme No. 29 given in lieu of Survey No. 262/1 admeasuring about 10067 sq. mtrs. situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-02 (vadaj).

PLACE : AHMEDABAD

DATE : 07th October, 2022.

UDAY H. PATEL

Advocate

Enrollment No. G/455/1981



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TITLE CERTIFICATE WITH REPORT

Sub:- Non Agricultural land bearing Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town Planning Scheme No. 29 given in lieu of Survey No. 262/1 admeasuring about 10067 sq. mtrs. situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-02 (vadaj) and belonging to Parish Infrastructure, a Partnership Firm.

As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 04-10-2022) of available revenue and registration record of last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/ documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period of which the record is not available which would make the title defective, we hereby give our certificate with report on title as under:-

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- 1) That land bearing Survey No. 262 admeasuring about Acre 04-39 Gs. was belonging to Lalbhai Changanbhai Patel as karta and manager of his HUF since prior to the year 1952.
- 2) That as per Letter dated 20-07-1974, issued by Revenue Department, Government of Gujarat and as per order dated 08-08-1974 issued by District Collector, Ahmedabad, Revenue Records of village Vadaj were destroyed during Navnirman Agitation. Hence, vide Mutation Entry No. 10001 fresh Revenue Record of Village Vadaj were prepared as per said Mutation Entry and it appears that Lalbhai Chaganbhai Patel as karta and manager of his HUF was held as occupier of the said land bearing Survey No. 262 and the effect of same was made in revenue record vide Entry No. 10001.
- 3) The said Lalbhai Chaganbhai Patel gifted the said land bearing Survey No. 262 paiki admeasuring about 6019.30 sq. yds. paiki 940 sq. yds. to Vasudevbbhai Lalbhai Patel as karta and manager of HUF vide Gift Deed which was registered with the Sub Registrar of Ahmedabad under Serial No. 13217 dated 02-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10799 dated 16/11/1975.



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- 4) The said Lalbhai Chaganbhai Patel gifted the said land bearing Survey No. 262 paiki admeasuring about 6019.30 sq. yds. paiki 940 sq. yds. to Ghanshyambhai Lalbhai Patel as karta and manager of HUF vide Gift Deed which was registered with the Sub Registrar of Ahmedabad under Serial No. 13216 dated 02-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10800 dated 16/11/1975.
- 5) The said Lalbhai Chaganbhai Patel gifted the said land bearing Survey No. 262 paiki admeasuring about 6019.30 sq. yds. paiki 4139.75 sq. yds. to Ghanshyambhai Lalbhai Patel as karta and manager of HUF which was register with the Sub Registrar of Ahmedabad under Serial No. 13506. dated 06-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10801 dated 16/11/1975.
- 6) The said Maniben Lalbhai Patel gifted the said land bearing Survey No. 262 paiki admeasuring about 6019.30 sq. yds. paiki 940 sq. yds to Vasudevbhai Lalbhai Patel as karta and manager of HUF vide Gift Deed which was registered with the Sub Registrar of Ahmedabad under Serial No. 13219 dated 02-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10802 dated 16/11/1975.



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- 7) The said Maniben Lalbhai Patel gifted the said land bearing Survey No.262 paiki admeasuring about 6019.30 sq. yrds. paiki 940 sq. yrds to Ghanshyambhai Lalbhai Patel as karta and manager of HUF which was registered with the Sub Registrar of Ahmedabad under Serial No. 13218 dated 02-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10803 dated 16/11/1975.
- 8) The said Maniben Lalbhai Patel gifted the said land bearing Survey No. 262 paiki admeasuring about 6019.30 sq. yrds. paiki 4139.75 sq. yrds. to Vasudevbhai Lalbhai Patel as karta and manager of HUF which was registered with the Sub Registrar of Ahmedabad under Serial No. 13488 dated 06-09-1975. Mutation entry to the said effect was made in revenue record vide Entry No. 10804 dated 16/11/1975.
- 9) The said Ghanshyambhai Lalbhai and their heirs made partition of the said land bearing Survey No.262 paiki admeasuring about 3419.30 sq. yrds. amongst them vide partition deed which was registered beofre the Sub Registrar of Ahmedabad at Serial No. 14222 dated 18-02-1975 and as per partition, the said land bearing Survey No.262 paiki admeasuring about 1539.75 sq. yrds. came to the share of Ghanshyambhai Lalbhai Patel, the said land bearing Survey No. 262 paiki admeasuring about 470 sq. yrds. came to the share of Vimlaben Ghanshyambhai Patel, the said land bearing



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Survey No.262 paiki admeasuring about 470 sq. yds. came to the share of Minor Mukesh Ghanshyambhai Lalbhai Patel and the said land bearing Survey No.262 paiki admeasuring about 940 sq. yds. came to the share of Minor Rasesh Ghanshyambhai Lalbhai Patel. Mutation entry to the said effect was made in revenue record vide Entry No. 10805 dated 16/11/1975.

- 10) The said Ghanshyambhai Lalbhai and their heirs made partition of the said land bearing Survey No.262 paiki admeasuring about 6019.30 sq. yds. amongst them vide partition deed which was registered beofre the Sub Registrar of Ahmedabad at Serial No. 13414 dated 05-09-1975 and as per partition, the said land bearing Survey No. 262 paiki admeasuring about 619.30 sq. yds. came to the share of Ghanshyambhai Lalbhai Patel, the said land bearing Survey No. 262 paiki admeasuring about 1800 sq. yds. came to the share of Vimlaben Ghanshyambhai Patel, the said land bearing Survey No.262 paiki admeasuring about 1800 sq. yds. came to the share of Minor Mukesh Ghanshyambhai Lalbhai Patel and the said land bearing Survey No.262 paiki admeasuring about 1800 sq. yds. came to the share of Minor Rasesh Ghanshyambhai Lalbhai Patel. Mutation entry to the said effect was made in revenue record vide Entry No. 10806 dated 16/11/1975.

- 11) The said Vasudevbbhai Lalbhai Patel and their family members made partition of the said land bearing Survey No.262 paiki



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admeasuring about 6019.30 sq. yds. amongst them vide partition deed which was registered beofre the Sub Registrar of Ahmedabad at Serial No. 13416 dated 05-09-1975 and as per partition, the said land bearing Survey No.262 paiki admeasuring about 619.30 sq. yds. came to the share of Vasudevbbhai Lalbbhai Patel, the said land bearing Survey No.262 paiki admeasuring about 2700 sq. yds. came to the share of Vinodaben w/o Vasudevbbhai Lalbbhai Patel and the said land bearing Survey No.262 paiki admeasuring about 2700 sq. yds. came to the share of Minor Kartik Vasudevbbhai. Mutation entry to the said effect was made in revenue record vide Entry No. 10807 dated 16/11/1975.

Patel Uday H.




- 12) The said Vasudevbbhai Lalbbhai Patel and their family members made partition of the said land bearing Survey No. 262 paiki admeasuring about 3019.30 sq. yds. amongst them vide partition deed which was registered beofre the Sub Registrar of Ahmedabad at Serial No. 14323 dated 19-09-1975 and as per partition, as per partition the said land the said land bearing Survey No. 262 paiki admeasuring about 2079.30 sq. yds. came to the share of Vasudevbbhai Lalbbhai Patel, the said land bearing Survey No. 262paiki admeasuring about 470 sq. yds. came to the share of Vinodaben w/o Vasudevbbhai Lalbbhai Patel and the said land bearing Survey No. 262 paiki admeasuring about 470 sq. yds. came to the share of Minor Kartik Vasudevbbhai. Mutation entry to

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the said effect was made in revenue record vide Entry No. 10808 dated-16/11/1975.

- 13) That said Ghanshyambhai Lalbhai died intestate on or about 01-11-2009, hence the names of his heirs (1) Vimlaben Ghanshyambhai (2) Mukeshbhai Ghanshyambhai (3) Raseshbhai Ghanshyambhai (4) Meenaben Ghanshyambhai and (5) Anupamaben Ghanshyambhai were recorded in the revenue records of said land. Mutation entry to the said effect was made in revenue record vide Entry No. 21575 dated 27-05-2010.

Patel V. V.


- 14) The said Vasudevbbhai Lalbhai Patel, during his life-time, got entered the names of his family members (1) Vinodaben Vasudevbbhai, (2) Kartik Vasudevbbhai, (3) Anush Vasudevbbhai and (4) Vaishali Vasudevbbhai as co-owners of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 23880 dated 09/01/2015.

- 15) That the District Inspector Land Records, AHMEDABAD vide its order dated 23/09/2016 bearing no. D.S.O./D.R.K./SR-31/15-16 issued Puravni patrak No 78 and accordingly, hissa durasti of land bearing Survey No. 262 admeasuring about 20134 sq. mtrs was done as follows;- (1) Survey No. **262/1** admeasuring about 10067 Sq. Mtrs belongs to (1) Vimlaben Ghanshyambhai, (2) Mukeshbhai Ghanshyambhai, (3) Rasheshbhai Ghanshyambhai,

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(4) Minaben Ghanshyambhai and (5) Anupamaben Ghanshyambhai and (2) Survey No. 262/2 admeasuring about 10067 Sq. Mtrs. belongs to (1) Vasudevbhai Lalbhai Patel H.U.F., (2) Vinodaben Vasudevbhai, (3) Kartik Vasudevbhai H.U.F. (4) Anush Vasudevbhai and (5) Vaishaliben Vasudevbhai. Mutation entry to the said effect was made in revenue record vide Entry No. 24664 dated 20-02-2017.

16) That the effect of Mutation entry No. 24664 dated 20-02-2017 was again made in revenue record vide Entry No. 24707 dated 21-04-2017.

17) That District Collector, Ahmedabad by order dated 02-11-2021 bearing No. 2637/07/18/021/2021 granted N.A. permission for the said land bearing Survey No. 262/1 admeasuring about 10067 sq. mtrs. Mutation entry to the said effect was made in revenue record vide Entry No. 26270 dated 02-11-2021.

18) That Town Planning officer by order dated 03/02/2021 bearing No. R.CH./No. 29 (Naranpura) (Bijo Ferfar) /Case No. 14/343 opined that upon implementation of Town planning Scheme No. 29, the said land bearing Survey No. 262/1 admeasuring about 10,067 sq. mtrs. is allotted Final Plot No. 408/1 and its area is fixed at 6,040 sq. mtrs.



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- 19) That said (1) Vimlaben Ghanshyambhai, (2) Mukeshbhai Ghanshyambhai, (3) Rasheshbhai Ghanshyambhai, (4) Minaben Ghanshyambhai and (5) Anupamaben Ghanshyambhai sold and conveyed the said bearing Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town planning Scheme No. 29 given in lieu of Survey No. 262/1 to Parish Infrastructure, a partnership Firm. Vide Sale Deed which was registered with the Sub Registrar of Ahmedabad - 02 (Vadaj) at Serial No. 7984 dated 08-04-2022 Mutation entry to the said effect was made in revenue record vide Entry No. 26467 dated 12-04-2022.
- 20) That Plans for making residential construction on the land of Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town planning Scheme No. 29 given in lieu of Survey No. 262/1 is sanctioned by Ahmedabad Municipal Corporation as offllows:- (1) Block No. A vide its Case No. BHNTS/WZ/050722/CGDCRV /A6255/R0/M1 and Rajachitthi No. 06825/050722/A6255/R0/M1 and (2) Block No. B+C+D+E vide its Case No. BHNTS/WZ/050722/CGDCRV/A6261/R0/M1 and Rajachitthi No. 06826/050722/A6261/R0/M1 dated 11-09-2022.
- 21) That as per the said approved plan, said Parish Infrastructure, a partnership Firm has commenced construction of residential scheme named "**ARJUN EMERALD**" on the said Final Plot land.

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In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural land bearing Final Plot No. 408/1 admeasuring about 6040 sq. mtrs. of Town Planning Scheme No. 29 given in lieu of Survey No. 262/1 admeasuring about 10067 sq. mtrs. situate, lying and being at Moje Vadaj, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub-District of Ahmedabad-02 (vadaj) and belonging to Parish Infrastructure, a Partnership Firm shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of the said land.
- [2] Terms and conditions laid down in N.A. Use Permission Order.
- [3] Usual Public Notice inviting objections being published in Local Newspaper.
- [4] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and Provision of Town Planning Scheme No. 29.

DATED THIS 07th DAY OF OCTOBER, 2022

Uday H. Patel

UDAY H. PATEL
(ADVOCATE)

G/hss/1981.



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Note of caution and disclaimer:-

- [1] This is to inofrm that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the registration record of most of the years from 1988 to 2006 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. That the computerized record is not well prepared/ maintained by State government agency and hence may be erroneous, resulting into our error.
- [3] We are inofrmed that at present no other litigation/suits are filed/pending beofre any Judicial/Quasi Judicial authorities.



જાહેલ નં./નામ:-

સર્ય રિપોર્ટ :-

સ.ર. કચેરી:-

તાલુકા:-

અલ્લા:-

શોધની તારીખ:-

મોજે:- 25/5/21 શોધના વર્ષ:-

શોધની વર્ષ વાર વિગત:					સર્વે નં.	બ્લોક નં.	ટોપી નં.	કા. પ્લોટ નં.	સ. પ્લોટ નં.
1989	1990	1991	1992	1993	1994	1994	1994	1994	1994
1995	1996	1997	1998	1999	2000	2000	2000	2000	2000
2001	2002	2003	2004	2005	2006	2006	2006	2006	2006
2007	2008	2009	2010	2011	2012	2012	2012	2012	2012
2013	2014	2015	2016	2017	2018	2018	2018	2018	2018
2019	રિમાર્ક:- F= ફાટેલુ રેકર્ડ								
2020									
2021									

માલિક:-

નોંધ:-

(2-63 નં 248 ના 15)

(1) સરકારી કચેરીમાં જે તે પરિસ્થિતિમાં મળેલ રેકર્ડ તપાસેલ છે.

(2) સરકારી કચેરીમાં જે તે પરિસ્થિતિમાં મળેલ રેકર્ડ તપાસેલ છે.

(3) સરકારી કચેરીમાં જે તે પરિસ્થિતિમાં મળેલ રેકર્ડ તપાસેલ છે.

Inspector General of Registration
Revenue Department, Government of Gujarat
અરજી પહોંચ

મિલકત નું વર્ણન : Survey No-262/1, TP-29, FP-408/1

Search in : વાડજ /VADAJ

પહોંચ નંબર ૨૦૨૨૦૦૩૦૦૦૪૫૫૨૭

અરજી નંબર

૨૧૦૬૩

અરજી વર્ષ

૨૦૨૨

તારીખ ૪

માહે

ઓક્ટોબર

સને

૨૦૨૨

રજુ કરનારનું નામ Nikhil S Jani

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... વર્ષ : ૧૯૯૪ થી ૨૦૨૨

૪૦૦.૦૦

ઈડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

અન્ય ફી.....

કુલ એકંદરે રૂ.

૪૦૦.૦૦

અંકે રૂપીયા ચાર સો પૂરા

M. C. Thakkar
સબ રજીસ્ટ્રાર
અમદાવાદ-૨ વાડજ

અંકે રૂ. : 400.00

20221004766933961

સબ રજીસ્ટ્રાર, અમદાવાદ-૨ વાડજ

ઈન્સપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)
મિલકત પરના બોજા અંગેનું પત્રક / Encumbrance Certificate (E.C)

Search in : Nikhil S Jani અરજી નંબર : 21063 ગામ નું નામ : VADAJ

Search Year : 1994 - 2022 મિલકતનું વર્ણન : Survey No-262/1, TP-29, FP-408/1

દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad-2 Vadaj મા -29 વર્ષના ઇન્કેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પ્રમાણપત્ર પુરતો જ મર્યાદીત છે. આ શોધમા તા. 04/10/2022 સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે.
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કાસ અથવા ખરાપણા વિશે બાંહેધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધ મા નુકસાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ.

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર(જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા ઓફેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના કુકમનામાં અથવા ઓફેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
માલિકી ફેરખાત/વિચારૂ રૂ.171000000.00	સર્વે-262/1 ની 10067 ચો.મી જમીનનો સમાવેશ ટીપી સ્કીમ-29 (નારણપુરા) માં થતાં તેને ફળવવામા આવેલ ફા પ્લોટ-408/1, ની 6040 ચો.મી બહુલેક્ષના ઉપયોગની બીનખેતીની ખુલ્લી જમીન			પટેલ રસેશ ધનશ્યામભાઈ પટેલ વિમળાબેન ધનશ્યામભાઈ પટેલ મુકેશ ધનશ્યામભાઈ મીનાબેન તે ધનશ્યામભાઈ પટેલના દીકરી તે ભરતકુમાર દશરથલાલ ના પત્નિ અનુપમાબેન તે ધનશ્યામભાઈ પટેલના દિકરી તે આશુતોષ ગૌતમકુમાર ના પત્નિ	PARISHI INFRASTRUCTURE એ નામની ભાગીદારી પેઢી	08-04-2022 08-04-2022	7984	

ઇ-પેમેન્ટ થી ટ્રાન્ઝેક્શન નંબર 20221004766933961 Date 04/10/2022 થી મળેલ છે.



સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad-2 Vadaj

પ્રિન્ટ તારીખ : 04/10/2022 12:18:57