

Ref. No. :

Date : 13 / 12 / 2017

To,
M/s. Windfield Projects LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE



Re.:- Residential Use Non Agricultural land bearing Final Plot No. 68 admeasuring about 3035 sq. mtrs. (allotted in lieu of Block No. 463 admeasuring about : He.Are.Sq.Mtrs.: 0-50-59) of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "ZION WIND FIELD", belonging to M/s. Windfield Projects LLP, a Limited Liability Partnership Firm being the absolute owner-occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper "Gujarat Samachar" dtd.19.07.2017, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of 30 years from 1987 to 2017. I have searched the Records of Concerned Sub-Registrar offices for the said period. And while taking the searches I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from all kind of litigations, charges, encumbrances and dues.

DATED THIS 13TH DAY OF DECEMBER, 2017



Maulik D. Modi
Advocate

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

Ref. No. :

Date : 13 / 12 / 2017

To,
M/s. Windfield Projects LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



TITLE CERTIFICATE



Re:- Residential Use Non Agricultural land bearing Final Plot No. 68 admeasuring about 3035 sq. mtrs. (allotted in lieu of Block No. 463 admeasuring about : He.Are.Sq.Mtrs.: 0-50-59) of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "**ZION WIND FIELD**", belonging to M/s. Windfield Projects LLP, a Limited Liability Partnership Firm being the absolute owner-occupier.
(Hereinafter referred to as the said "Property")

THIS IS TO CERTIFY THAT, We have investigated the titles of M/s. Windfield Projects LLP, a Limited Liability Partnership Firm, to the Residential Use Non Agricultural land bearing Final Plot No. 68 admeasuring about 3035 sq. mtrs. (allotted in lieu of Block No. 463 admeasuring about : He.Are.Sq.Mtrs.: 0-50-59) of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Projects in the aforesaid land in the name of "**ZION WIND FIELD**" and have caused to be taken searches of available and registration record for last about 30 years and from publishing the public notice regarding title clearance in daily news paper "Gujarat Samachar" dtd.19.07.2017 in the previous land owners and from the declaration filed before us and we have found the same to be clear and marketable and free from reasonable doubts and without encumbrances subject to :-

- (1) Pursue the rules & conditions laid down in N.A. Permission vide Order No.: CB/CTS-2/N.A./S.R.1681/16, dtd.04.11.2016.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Rajachitthi No. 9773/101017/A9239/R0/M1, dtd. 04.12.2017.

DATED THIS 13th DAY OF DECEMBER 2017



Maulik D. Modi
Advocate

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Date : 13 / 12 / 2017

To,
M/s. Windfield Projects LLP,
a Limited Liability Partnership Firm,
Ahmedabad.



TITLE REPORT



Re.: Residential Use Non Agricultural land bearing Final Plot No. 68 admeasuring about 3035 sq. mtrs. (allotted in lieu of Block No. 463 admeasuring about : He.Are.Sq.Mtrs.: 0-50-59) of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "**ZION WIND FIELD**", belonging to **M/s. Windfield Projects LLP**, a Limited Liability Partnership Firm being the absolute owner-occupier.
(Hereinafter referred to as the said "Property")

As per instructions given by you, I have caused necessary searches to be taken with the Revenue Records and Sub-Registry Records and from the information and documents obtained from the owner and also taken the Declaration of said property holder and have gone through relevant papers and have investigated the titles of the said property relating to **M/s. Windfield Projects LLP**, a Limited Liability Partnership Firm, is clear and marketable and free from all reasonable doubts subject to the following :-

Survey No. 303/2 (Previous Survey No. 303/1) :-

Land bearing Survey No.303/1 being the Agricultural one was held by Ambaram Dhulabhai as owner-occupier and self cultivator as per Revenue Records.

Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.

(Reference : Revenue Entry No.3468, dated 16.07.1951).

Thereafter Survey No. 303/2 was allotted to Survey No. 303/1.

Thereafter land owners Ambaram Dhulabhai Patel applied for joining the names of his Brother in the revenue record of the said property during his lifetime namely Keshavlal Dhulabhai. And as a result of that his name was entered in the revenue record being the Co-Owners.

(Reference : Revenue Entry No.4563, dated 09.03.1966).

Survey No. 304/1 :-

Land bearing Survey No.304/1 being the Agricultural one was held by Ambaram Dhulabhai as owner-occupier and self cultivator as per Revenue Records.



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Thereafter the said land was declared as "Fragmented Piece" alias "TUKDO" by an order of competent authority.

(Reference : Revenue Entry No.3468, dated 16.07.1951).

Thereafter land owners Ambaram Dhulabhai Patel applied for joining the names of his Brother in the revenue record of the said property during his lifetime namely Keshavlal Dhulabhai. And as a result of that his name was entered in the revenue record being the Co-Owners.

(Reference : Revenue Entry No.4563, dated 09.03.1966).

Thereafter the land owner availed loan from the Bank of India, accordingly the bank created charge / lien on the said property.

(Reference : Revenue Entry No.5064, dated 29.07.1975)

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No.364 was allotted in lieu of Revenue Survey No.303/2 & 304/1.

(Reference : Revenue Entry No.5220, dated 30.12.1976).

Thereafter the said land owner paiki Keshavlal Dhulabhai died on dtd.05.03.1979 leaving behind him, his heirs namely : Mahendra Keshavlal, Vishnukumar Keshavlal, Pushpaben Keshavlal and Shantaben wd/o. Keshavlal Dhulabhai.

(Reference : Revenue Entry No.5292, dated 06.03.1979).

Thereafter out of aforesaid land owners paiki Pushpaben Keshavlal and Shantaben wd/o. Keshavlal Dhulabhai waived their rights in favour of the rest of the land owners, Mahendra Keshavlal and Vishnukumar Keshavlal accordingly their name were deleted from the revenue record.

(Reference : Revenue Entry No.5293 dated 06.03.1979).

Block No. 463 :-

Thereafter as per the scheme of amalgamation took place in the Shilaj Village, the land bearing Block No.463 was allotted in lieu of Revenue Survey No.303/2 & 304/1.

(Reference : Revenue Entry No.6101, dated 15.04.1987).

Thereafter the said land owner paiki Ambalal Dhulabhai Patel died on dtd.27.10.2007 leaving behind him, his heirs namely : Anandiben Ambalal, Dilipbhai Ambalal, Alpaben Ambalal and Heirs of Late Gitaben Ambalal namely : Dixitaben Atulkumar, Sanketkumar Atulkumar.

(Reference : Revenue Entry No.10585, dated 06.02.2009).



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Thereafter out of aforesaid land owners paiki Anandiben Ambalal, Dixitaben Atulkumar, Sanketkumar Atulkumar waived their rights in favour of the rest of the land owners Dilipbhai Ambalal accordingly their name were deleted from the revenue record.
(Reference : Revenue Entry No.10587, dated 06.02.2009).

Thereafter the Daskroi Taluka and City Taluka of Ahmedabad were amalgamated and two (02) new taluka namely Ahmedabad City West and Ahmedabad City East were organized. Accordingly the Shilaj Village was involved in the territories of Ahmedabad City West by an order passed by Revenue Department, vide order no. 562/102011/275/L/1, dated 17.03.2012.
(Ref.: Revenue Entry No.11767, dated 03.05.2012)

Thereafter the said land owner paiki Mahendrabhai Keshavlal Patel died on dtd.06.07.2013 leaving behind him, his heirs namely : Patel Kailashben wd/o. Mahendralal, Patel Kamini Mahendrabhai, Patel Mittal Mahendrabhai, Patel Bhumi Mahendra, Patel Hiren Mahendra.
(Reference : Revenue Entry No.12674, dated 29.09.2015).

The land bearing Survey No.463 admeasuring about He.Are.Sq.Mtrs.: 0-50-59, included in Town Planning Scheme No.53/A (Shilaj-Hebatpur-Thaltej) and allotted Final Plot No.68, admeasuring about 3035 sq. mtrs.

Thereafter above referred owner-occupiers applied to convert the said land from Agricultural Land into Non Agricultural Land and Hon'ble District Collector, Ahmedabad converted the said land from Agricultural Land into Non Agricultural Land for Residential Use by his / her order No.: CTS-2/NA/S.R.-1681/16, dtd.04.11.2016.
(Reference : Revenue Entry No.13094, dated 18.11.2016).

Thereafter the said Patel Kaminiben Mahendrabhai, Patel Mittalben Mahendrabhai and Patel Bhumi Mahendrabhai waived their rights in the said land in favour of Kailashben wd/o. Mahendrabhai Keshavlal and Patel Hiren Mahendrabhai by way of executing Release Deed registered in the office of Sub Registrar vide Sr. No.496, dtd.27.01.2017.
(Reference : Revenue Entry No.13156, dated 22.03.2017).

Thereafter the land owner repaid the entire outstanding towards the aforesaid loan and accordingly the Bank of India released the charge / lien earlier kept on the said property.
(Reference : Revenue Entry No.13279 dated 03.06.2017).



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Thereafter the said Dilipbhai Ambalal Patel waived his rights in the said land in favour of Patel Vishnubhai Keshavlal, Patel Kailashben wd/o. Mahendrabhai Keshavlal, Patel Hiren Mahendrabhai by way of executing Release Deed registered in the office of Sub Registrar vide Sr. No.1856, dtd.27.03.2017. (Reference : Revenue Entry No.13280, dated 03.06.2017).

Thereafter, the land owners namely : Vishnubhai Keshavlal Patel, Kailashben Wd/o. Mahendrabhai Keshavlal and Hiren Mahendrabhai Patel sold and conveyed the said land to M/s. Windfield Projects LLP, a Limited Liability Partnership Firm by executing Sale Deed registered in the office of Sub Registrar of Ahmedabad-9 (Bopal), vide Sr. No. 6447, dtd.15.09.2017. (Reference : Revenue Entry No.13382, dated 15.09.2017).

The Plans of Construction pertaining to the Scheme in the said land has been sanctioned by Ahmedbad Municipal Corporation vide their Order No. BHNTS/NWZ/101017/GDR /A9239/R0/M1, dtd.04.12.2017. Accordingly Commencement Letter (Vikas Parvangi) has also been issued in the same concerned on the same date. (Reference : Plans Approved by AMC and Commencement Letter issued by the same authority).

Accordingly the M/s. Windfield Projects LLP have initiated the construction of the scheme of residential use Units named as "ZION WIND FIELD" in/upon the said land in pursuance of the aforesaid plans and the scheme is under-construction.

And since then till today the said Residential Use Non Agricultural land bearing Final Plot No. 68 admeasuring about 3035 sq. mtrs. (allotted in lieu of Block No. 463 admeasuring about : He.Are.Sq.Mtrs.: 0-50-59) of Draft Town Planning Scheme No. 53/A, situated, lying and being at Moje Shilaj, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal), alongwith the ongoing construction of scheme of Residential Units in the aforesaid land in the name of "ZION WIND FIELD", belonging to M/s. Windfield Projects LLP, Limited Liability a Partnership Firm being the absolute owner-occupier.

We have taken search relating to the said property. We have taken search for the period of 30 years from 1987 to 2017 relating to the said property. I have searched the Concerned Sub-Registrar Office Records for the said period.

As a part of investigation of title, I have published a public notice in daily newspapers "Gujarat Samachar" dtd.19.07.2017 regarding the said property in the name of previous owners and in pursuance the said public notices, I have not received any objection from anybody for the said property.



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As a part of investigation of title, I have searched Revenue Records and Sub-Registry Records, I have not found any charges and any dues. There is not any dues or charges of any Bank or any Government or Semi Government or any Financial Institutions. The said property is free from any charges and any dues.

I may state that the title of M/s. Windfield Projects LLP, a Partnership Firm with respective to the above mentioned said property, is clear and marketable and free from any encumbrances and doubts subject to :

- (1) Pursue the rules & conditions laid down in N.A. Permission vide Order No.: CB/CTS-2/N.A./S.R.1681/16, dtd.04.11.2016.
- (2) Use as per the plans approved by Ahmedabad Municipal Corporation vide its Rajachitthi No. 9773/101017/A9239/R0/M1, dtd. 04.12.2017.

DATED THIS 13th DAY OF DECEMBER 2017



Maulik D. Modi

Advocate

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