

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janiandco@gmail.com

REF. NO.

11991/2020

To,

Elenza Green Projects LLP,

A Limited Liability Partnership firm



TITLE CERTIFICATE CUM TITLE REPORT

Reg.:- Non-Agricultural Land bearing Block No. 356 paiki (Khata No 1831) admeasuring about 9005 Sq. mtr. now given Final Plot No. 130 admeasuring about 5403 Sq. mtr. of Draft Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand and in the Registration District of Ahmedabad and Sub District of Sanand and belonging to M/s Elenza Green Projects LLP, A Limited Liability Partnership firm

As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 12-03-2021) of the available revenue and registration record for 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/copies/papers etc furnished in the file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said land during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:

➤ **History of land:-**

- (1) That as per the provisions of Sec. 6 of the Talukadari Abolition Act and order of the Collector bearing no. T.S.O 572 dated 13-05-1953, the name of Shri Jayvantsinhji

Sursinhji Thakore was entered as the occupier of the land bearing Survey No. 286/2 admeasuring Acre 02-35 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 01 dated 25-02-1955.

- (2) That as per the provisions of Sec. 6 of the Talukdari Abolition Act and order of the Collector bearing no. T.S.O 572 dated 13-05-1953, the name of Lala Shamsher was entered as the Protected Tenant of the land bearing Survey No. 286/2 admeasuring Acre 2-35 Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 14/135 dated 25-02-1955.
- (3) That Financial Assistance was obtained from Bhanumatiben Harishchandrasinhji d/o Late Shri Harishchandrasinh by Jayavantsinhji Sursinhji Thakore, hence the Charge of Bhanumatiben Harishchandrasinhji for Rs. 81,000/- was recorded on the said land and other lands as per order passed in Civil Case No. 114/1953 dated 10-02-1955 and Taluka order bearing No. R.T.S.-15 dated 31-07-1958. Mutation entry to the said effect was made in revenue record vide Entry No. 75 dated 15-12-1958.
- (4) Mutation Entry No 264 dated 26-10-1964 is related with other land bearing Survey No 286/1, hence we have not dealt with it.
- (5) That as per the Provisions of Talukadari Abolition Act and Order passed in Case No. 166 dated 12-05-1964 by the Agricultural Land Tribunal, the protected Tenant viz. Lalbhai Shamsherbhai had paid the Purchase Price of the land bearing Survey No. 286/2 admeasuring Acre 02-35 Gs. to Jayvantsinhji Sursinhji Thakore. Hence the name of Jayvantsinhji Sursinhji Thakore was removed and the name of Lalbhai Shamsherbhai was entered as land occupier of the said land bearing Survey No. 286/2 admeasuring Acre 02-35



Gs. Mutation entry to the said effect was made in revenue record vide Entry No. 306 dated 24-10-1964.

- (6) That said Jayvantsinhji Sursinhji obtained a release of the charge of Bhanumatiben Harichandrasinhji d/o Late Shri Harichandrasinh pursuant to the order of the Civil Judge bearing No. 2/2/65 dated 09-03-1965 and Taluka Order dated 05-04-1965. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 433 dated 24-12-1965.
- (7) That as per the notification of the District Inspector Land Records, Ahmedabad bearing no. KJP SR 9/76-77 dated 27-12-1966 passed pursuant to the amalgamation scheme approved by the Settlement Commissioner vide order bearing no. L.R. - 7 dated 29-04-1974, the amalgamation scheme became applicable to the land of village Shela. Accordingly the land bearing Survey No. 286/2 admeasuring 02-35 Gs. was given Block No. 356 and its area was determined to be 10927 sq. mtrs. and Lalbhai Shamsherbhai was held as occupier. Mutation entry to the said effect was made in revenue record vide Entry No. 715/175.
- (8) Contents of Mutation Entry No 1504/98 dated 26-03-1999 is not related with subject land in title, hence not dealt herewith.
- (9) That said Lalbhai Shamsherbhai died intestate on or about 26-04-2003, hence names of his heirs (1) Rahematben wd/o Lalbhai Shamsherbhai (2) Bibiben Lalbhai (3) Johraben Lalbhai (4) Mohammadbhai Lalbhai (5) Isubbhai Lalbhai (6) Sharifbhai Lalbhai and (7) Nasarbhai Lalbhai were entered in the revenue record vide Entry No 2492 dated 07-12-2003.

- (10) That as per the certificate of Shela Seva Sahkari Mandali dated 03-07-2006, land bearing Block No 356 stands released from the charge of said Mandali. Mutation Entry to the said effect was made in the revenue record vide Entry No 2752 dated 27-07-2006.
- (11) That said (1) Rahematben wd/o Lalbhai Shamsheerbhai (2) Bibiben Lalbhai (3) Johraben Lalbhai (4) Mohammadbhai Lalbhai (5) Isubbhai Lalbhai (6) Sharifbhai Lalbhai and (7) Nasarbhai Lalbhai sold and conveyed land bearing Block No 356 admeasuring about 10927 sq.mtrs to (1) Ramabhai Shankarbhai Prajapati (having undivided 37% share) (2) Gopalbhai Mohandas Prajapati (having undivided 38% share) (3) Vitthalbhai Virabhai Prajapati (having undivided 12.50% share) and (4) Shantaben Kantilal Prajapati (having undivided 12.50% share) vide Sale deed dated 06-07-2006, registered before the Sub Registrar of Sanand at Serial No 2646. Mutation Entry to the said effect is made in the revenue record vide Entry No 2768 dated 04-09-2006.
- (12) That said (1) Ramabhai Shankarbhai Prajapati (2) Gopalbhai Mohandas Prajapati (3) Vitthalbhai Virabhai and (4) Shantaben Kantilal sold and conveyed land bearing Block No 356 admeasuring about 10927 sq.mtrs to (1) Dushyant Manishankar Pandya (2) Dipak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas vide sale deed dated 21-06-2007, registered before the Sub Registrar of Sanand at Serial No 3327 dated 21-06-2007. Mutation Entry to the said effect is made in the revenue record vide Entry No 2950 dated 09-07-2007.
- (13) That said (1) Dushyant Manishankar Pandya (2) Dipak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas sold and conveyed land bearing Block No 356 paiki admeasuring about 9005 sq.mtrs out of total land admeasuring about 10927 sq.mtrs to (1) Noormohammad Hajibhai Momin and



(2) Dinmohammad Hajibhai Momin vide sale deed dated 21-07-2008, registered before the Sub Registrar of Sanand at Serial No 4974 dated 21-07-2008. Mutation Entry to the said effect was made in the revenue record vide Entry No 3253 dated 29-07-2008.

- (14) That certain mistakes are found in the computerized record of land Block No 356, hence as per order bearing No Village Record/Error correction/Shela.1 to 7/Vashi.2008 dated 22-07-2008 of Mamlatdar, Sanand, said mistakes are rectified. Mutation Entry to the said effect is made in the revenue record vide Entry No 3261 dated 12-08-2008.
- (15) That due to typographical mistake area of land of Block No 356 sold vide Sale deed executed in favour of (1) Shri Noormohammad Hajibhai Momin and (2) Dinmohammad Hajibhai Momin was wrongly typed as 10927 sq.mtrs, however the actual area sold vide aforementioned sale deed dated 21-07-2008, registered before the Sub Registrar of Sanand at Serial No 4974 was Block No 356 paiki 9005 sq.mtrs. Hence Mamlatdar, Sanand vide its order bearing No Shela/3253/09 dated 06-05-2009 rectified said mistake and corrected land area sold to said (1) Shri Noormohammad Hajibhai Momin and (2) Dinmohammad Hajibhai Momin to 9005 sq.mtrs. Mutation Entry to the said effect is made in the revenue record vide Entry No 3394 dated 08-05-2009.
- (16) That contents of Mutation Entry No 4195 dated 18-02-2012 is related with land of Block No 453 which is not related subject land in title of land of Block No 356, hence we have not dealt with it.
- (17) That said (1) Dushyant Manishankar Pandya and (2) Hitesh Rasiklal Vyas released their undivided 2/3rd share i.e. undivided 2/3rd right, title and interest in the land i.e. land admeasuring about 1281.33 sq.mtrs out of land

admeasuring about 1922 sq.mtrs of (Khata No 501) out of total land admeasuring about 10927 sq.mtrs of Block no 356 paiki in favour of Dipak Parmanandbhai Nimbark vide Release deed dated 30-11-2011, registered before the Sub Registrar of Sanand at Serial No 7749 dated 30-11-2011. Mutation Entry to the said effect is made in the revenue record vide Entry No 4201 dated 22-02-2012.

- (18) That names of (1) Aminaben Noormohammadbhai Momin and (2) Vaahidhussain Noormohammadbhai Momin are entered as co-owners alongwith Noormohammadbhai Hajibhai Momin in the land of Block No 356 and other lands. Mutation Entry to the said effect is made in the revenue record vide Entry No 4460 dated 15-04-2013.
- (19) That upon implementation of Draft Town Planning Scheme No 1 (Shela), land bearing Block No 356 admeasuring about 10927 sq.mtrs is given Final Plot No 86/1 admeasuring about 5403 sq.mtrs and Final Plot No 86/2 admeasuring about 1153 sq.mtrs
- (20) That N.A. Use permission for residential purpose for land bearing Final Plot No 86/2 admeasuring about 1153 sq.mtrs (having proportionate land of Block No 356 paiki) of Draft Town Planning Scheme No 1 (Shela) is granted vide order bearing No CB/CTS-1/N.A./Shela/Block No./S.No. 356/SR-1332/2015 dated 10-09-2015. Mutation Entry to the said effect is made in the revenue record vide Entry No 4824 dated 28-09-2015.
- (21) That said (1) Noormohammad Hajibhai Momin (2) Dinmohammad Hajibhai Momin (3) Aminaben Noormohammadbhai Momin and (4) Vaahidhussain Noormohammadbhai Momin sold and conveyed land bearing Final Plot No 86/1 admeasuring about 5403 sq.mtrs (having proportionate land admeasuring about 9005 sq.mtrs



of Block No 356 paiki) of Draft Town Planning Scheme No 1 (Shela) to Dipak Parmanandbhai Nimbark vide Sale deed dated 17-10-2016 registered before the Sub Registrar of Sanand at Serial No 7784 dated 17-10-2016. Mutation Entry to the said effect is made in the revenue record vide Entry No 5075 dated 17-10-2016.

- (22) That Power of Attorney with respect to abovementioned sale deed registered at Serial No 7784 dated 17-10-2016 is executed by (1) Noormohammad Hajibhai Momin (2) Dinmohammad Hajibhai Momin (3) Aminaben Noormohammadbhai Momin and (4) Vaahidhussain Noormohammadbhai Momin in favour of Shri Dipak Parmanandbhai Nimbark which is registered before the Sub Registrar of Sanand at Serial No 7785 dated 17-10-2016.
- (23) That Declaration cum Indemnity bond with respect to abovementined sale deed is executed by (1) Noormohammad Hajibhai Momin (2) Dinmohammad Hajibhai Momin (3) Aminaben Noormohammadbhai Momin and (4) Vaahidhussain Noormohammadbhai Momin which is registered before the Sub Registrar of Sanand at Serial No 7787 dated 17-10-2016.
- (24) That N.A. Use permission for residential purpose for land bearing Final Plot No 86/1 admeasuring about 5403 sq.mtrs (having proportionate land admeasuring about 9005 sq.mtrs of Block No 356 paiki) of Draft Town Planning Scheme No 1 (Shela) is granted by Collector, Ahmedabad vide its order bearing No CB/LAND-1/N.A./S.R.2040/2016 dated 06-04-2017. Mutation Entry to the said effect is made in the revenue record vide Entry No 5197 dated 12-05-2017. Said entry was cancelled by Circle officer on 16-08-2017 subsequently rejected by Mamlatdar on 16-07-2018, since there was some technical error and discrepancy with F-Form area.

- (25) That subsequently said Dipak Parmanandbhai Nimbark sold and conveyed land bearing Final Plot No 86/2 admeasuring about 1153 sq.mtrs (having proportionate land admeasuring about 1922 sq.mtrs of Block No 356 paiki) of Draft Town Planning Scheme No 1 (Shela) to M/s D.S. Builders, a Partnership firm vide Sale deed dated 03-05-2018 registered before the Sub Registrar of Sanand at Serial No 5675 dated 03-05-2018. Mutation Entry to the said effect is made in the revenue record vide Entry No 5546 dated 17-05-2018.

That being aggrieved against mutation entry no 5546 dated 17-05-2018, one Mehboobkhan Usman Khan raised objection and filed RTS Appeal bearing No 104/2018 before Mamlatdar, Sanand against Mr Dipak Parmanandbhai Nimbark and M/s D.S. Builders and prayed for cancellation of said Mutation Entry No 5546 dated 17-05-2018. In the said appeal Mamlatdar, Sanand vide its order bearing No R.T.S./Takarri Case No 104/2018 dated 08-08-2018 rejected the said objection of Mehboobkhan Usman Khan and ordered to certify the said Mutation Entry No 5546 dated 17-05-2018 accordingly said Mutation Entry No 5546 dated 17-05-2018 is certified on 08-08-2018 by Mamlatdar, Sanand.

- (26) That heirs of Late Usmanbhai Lalbhai i.e. (1) Mehboobkhan Usman Khan (2) Bismillahkhan Usman Khan (3) Raziyanu Usman Khan and (4) Hoorbanu Usman Khan all through their Power of Attorney Holder Sirajbhai Siddikbhai Shekh filed RTS Appeal no 65/2018 before Deputy Collector (Sanand Prant) against (1) Mamlatdar, Sanand, (2) Rehmatben wd/o Lalbhai Shamsherbhai and others and challenged the earlier Mutation Entry No 2492 dated 26-04-2003 for entering names of heirs of late Lalbhai Shamsherbhai and claimed that name of their Late father Usman Khan Lalbhai was not mutated in the revenue record as one of heirs of Late Lalbhai Shamsherbhai, hence they being heirs of Late Usman Khan

Lalbai have right, title and interest in the said land and also challenged the subsequent Mutation Entries No 2950 dated 11-10-2018 and Entry No 3253 dated 29-07-2008 with respect to various sale deeds registered in the said land. In the said appeal, Deputy Collector, Sanand Prant vide its order bearing No R.T.S./Appeal No 65/18 dated 06-02-2019 rejected the said appeal on merits and also on Limitation grounds. Mutation Entry to the said effect is made in the revenue record vide Entry No 5816 dated 17-02-2019.

(27) That Mutation Entry with respect to N.A. Use permission for residential purpose for land bearing Final Plot No 86/1 admeasuring about 5403 sq.mtrs (having proportionate land admeasuring about 9005 sq.mtrs of Block No 356 paiki) of Draft Town Planning Scheme No 1 (Shela) which is granted by Collector, Ahmedabad vide its order bearing No CB/LAND-1/N.A./S.R.2040/2016 dated 06-04-2017 is made in the revenue record vide Entry No 5855 dated 04-05-2019 which is certified on 24-06-2019. Mutation Entry to the said effect again made in the revenue record vide Entry No 5866 dated 09-05-2019 which is certified on 24-06-2019

(28) That Revised N.A. Use permission for land of Final Plot No 86/1 admeasuring about 5403 sq.mtrs (Block No 356 paiki admeasuring about 9005 sq.mtrs) of Draft Town Planning Scheme No 1 (Shela) is granted by Collector, Ahmedabad vide its order bearing No 2521/07/04/024/2019 dated 19-12-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 6162 dated 19-12-2019 which is certified on 07-03-2020.

(29) That said heirs of Late Usman Khan Lalakhan i.e. (1) Mehboob Khan Usman Khan (2) Bismilla Banu Usman Khan (3) Raziyanu Usman Khan and (4) Hoorbanu Usman Khan gave their confirmation in favour of (1) M/s D.S. Builders and (2) Shri Dipak Parmanandbhai Nimbark with respect to sale of

land of Final Plot No 86/1 admeasuring about 5403 sq.mtrs (Block No 356 paiki admeasuring about 9005 sq.mtrs) and Final Plot No 86/2 admeasuring about 1153 sq.mtrs (Block No 356 paiki admeasuring about 1922 sq.mtrs) in favour of said (1) M/s D.S. Builders and (2) Dipak Parmanandbhai Nimbark which is registered before the Sub Registrar of Sanand at Serial No 5408 dated 15-05-2019.

- (30) That said Dipak Parmanandbhai Nimbark sold and conveyed said N.A. Land bearing Final Plot No 86/1 admeasuring about 5403 sq.mtrs [Block No 356 paiki (Khata No 764) admeasuring about 9005 sq.mtrs] of Draft Town Planning Scheme No 1 (Shela) to M/s Elenza Green Projects LLP, A Limited Liability Partnership firm vide Sale deed dated 04-11-2020, registered before the Sub Registrar of Sanand at Serial No 9001 dated 04-11-2020. Mutation Entry to the said effect is made in the revenue record vide Entry No 6394 dated 13-11-2020 which is certified on 15-12-2020.

➤ **Public Notice**

That in response to our "Public Notice" published in daily news paper "Gujarat Samachar" dated 30-08-2020; we have not received any objections from anyone till date.

➤ **Plan Pass**

That Plan for making residential cum commercial construction on the land of Final Plot No 86/1 of T.P. No 1 (Shela) is sanctioned by Ahmedabad Urban Development Authority vide its order bearing No IFP No/E-Nagar: JSK/10/2020/0150 No. PRM/ 146/ 10/ 2020/89 dated 01-03-2021 issued on 03-03-2021.

➤ **ELENZA GREENFIELD:**

That as per the said approved plan, M/s Elenza Green Projects LLP has commenced commercial cum residential



construction on the land of Final Plot No 86/1 and named it
ELENZA GREENFIELD.

In view of what is stated above, we hereby opine that the title of above referred Non-Agricultural Land bearing Block No. 356 paiki (Khata No 1831) admeasuring about 9005 Sq. mtr. now given Final Plot No. 130 admeasuring about 5403 Sq. mtr. of Draft Town Planning Scheme No. 1 (Shela) situate, lying and being at Moje Shela, Taluka Sanand and in the Registration District of Ahmedabad and Sub District of Sanand and belonging to M/s Elenza Green Projects LLP, A Limited Liability Partnership firm is clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity bond being made at the time of Sale/ transfer/Mortgage of said land.
- [2] Fulfillment of Terms and conditions laid down in N.A.Use permission.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA and plans of construction being sanctioned by AUDA and provisions of Draft Town Planning Scheme No. 1 (Shela).

DATED THIS 17TH DAY OF MARCH, 2021

Hursh P. Ja.
ATTORNEY-AT-LAW
Enrl No. G/559/2007

Note of caution and disclaimer:

- [1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.
- [2] Please note that the manual registration record of most of the years from 1989 to 31-03-2007 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] Please ascertain that the Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/

water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. Also verify that there is no acquisition/reservation in said Land and there are no pending litigations or injunction/status quo granted therein in respect of said Land.

- [4] We are informed that at present no litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.