

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janiandco@gmail.com
10954/2017

REF. NO.

To,

SHGS ELENZA DEVELOPERS LLP

A Limited Liability Partnership Firm

Ahmedabad.

NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT SHGS ELENZA DEVELOPERS LLP, a Limited Liability Partnership Firm, having its registered office at 95/C, Vraj Nandan, arohi road, ghuma, Ahmedabad (hereinafter called the "Promoter") is the owner and possessor of the Non Agricultural Land bearing Survey No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in the Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal) more particularly described in the schedule hereunder written hereinafter called the "PROJECT LAND"

Further said Promoter has started constructing Residential cum Commercial project namely "ELENZA GREENS" on the said Project Land.

As per instructions, we have examined the titles of the abovereferred 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 16-07-2018.

In furtherance of said Title Certificate Cum Report dated 16-07-2018 and subject to what is stated therein and, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations except.



Charge of M/s Indiabulls Housing Finance Limited

That said Promoter has obtained term loan of Rs.7,01,05,700/- (Rupees Seven Crore One Lakh five Thousand Seven hundred Only) from M/s Indiabulls Housing Finance Limited and has mortgaged the said Project Land alongwith the proposed construction on which Project "ELENZA GREENS" is being constructed vide registered Simple Mortgage Deed executed on 28-06-2018 registered vide serial No.7352 on 28-06-2018 registered in office of Sub-registrar at District of Ahmedabad and Sub District of Ahmedabad-9 (Bopal).

SCHEDULE

(Description of the Project Land)

ALL THAT piece or parcel of Freehold Non Agricultural Land bearing Survey No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in the Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at Moje Ghuma, Taluka Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal).

PLACE : AHMEDABAD

DATE : 16th JULY, 2018

For Jani & Co,

Hursh P. Jani

HURSH P JANI

Solicitor & Advocate



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REF. NO.

10954/2018

To,
M/s. SHGS ELENZA DEVELOPERS LLP
A Limited Liability Partnership Firm

TITLE CERTIFICATE - CUM - REPORT

Reg.: Non Agricultural Land bearing Survey No.
805/B admeasuring 6576 sq. mtrs. now given
Final Plot No. 232/2 admeasuring 3946 sq. mtrs.
in the Draft Town Planning Scheme No. 3
(Ghuma) situate, lying and being at Moje
Ghuma, Taluka Dascroi, in the Registration
District of Ahmedabad and Sub District of
Ahmedabad - 9 (Bopal) and belonging to M/s.
SHGS ELENZA DEVELOPERS 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. 17-01-2018) of the available revenue and registration record for last 30 years through our search clerk and from that and from the affidavit filed before us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in its 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 property 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:

1. That as per the provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947, the

amalgamation scheme became applicable to the land of village Ghuma. Accordingly the land bearing following Survey Numbers were amalgamated and given Block Number as under and (1)Mohanlal Madhavdas, as self and as guardian of minors viz. (a)Damodar Madhavdas and (b) Govind Madhavdas were entered as the occupiers thereof:

Survey No.	Area	Block No.	Area
654/1	Acre 1 - 2 Gs	805	Acre 3 - 30 Gs
654/2	Acre 1 - 25 Gs		(i.e. 15,176 sq. mtrs.)
658/1	Acre 1 - 3 Gs		

Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2901 dated 01-04-1969.

2. That a charge of the State Bank of India was created on the land bearing Block No. 805 by Damodardas Madhavdas and its effect was made in the revenue records of the said land vide Entry No. 2967 dated 25-08-1973.
3. That said Damodardas Madhavdas obtained release of the charge of State Bank of India, Sabarmati Branch and the State Bank of India issued its No Due Certificate dated 21-07-1975 and its effect was made in the revenue records of the said land vide Entry No. 3037 dated 22-07-1975.
4. That a charge of the Ghuma Group Seva Sahakari Mandali Ltd. was created on the land bearing Block No. 805 by Govindbhai Madhabhai and others and its effect was made in the revenue records of the said land vide Entry No. 3205 dated 10-07-1978.
5. That said Mohanlal Madhavdas died intestate on or about 08-03-1978. Hence the names of his heirs viz. (1) Jayantibhai Mohanbhai (2) Chandrakantbhai Mohanbhai (3) Anandiben Mohanbhai (4) Urmilaben Mohanbhai and (5) Subhadraaben wd/o



Mohanbhai Madhavgbhai were entered in the revenue records of the land bearing Survey No. 3207 dated 10-10-1978.

6. That the charge of the Ghuma Group Seva Sahakari Mandali Ltd. was released from the land bearing Survey No. 805 and its effect was made in the revenue records of the said land vide Entry No. 3330 dated 01-07-1981.
7. That said (1) Anandiben Mohanbhai and (2) Urmilaben Mohanbhai released all their right, title and interest from the land bearing Block No. 805 and its effect was made in the revenue records of the said land vide Entry No. 3345 dated 14-09-1981.
8. That the land bearing Block No. 805 and other lands were recorded in the names of (1) Jayantibhai Mohanbhai (2) Chandrakantbhai Mohanbhai (3) Subhadraaben wd/o Mohanbhai Madhavgbhai (4) Damodar Madhavlal and (5) Govind Madhavlal. A family partition was effected between the said persons pursuant to which the land bearing Block No. 805 came to the share of Jayantilal Mohanlal and others. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 3346 dated 14-09-1981.
9. That the land bearing Block No. 805 was recorded in the name of (1) Jayantilal Mohanlal (2) Chandrakant Mohanlal and (3) Subhadraaben wd/o Mohanlal. However, Damabhai Madhavgdas, paternal uncle of Jayantilal Mohanlal and Chandrakant Mohanlal also had a right, title and interest in the said land. Hence his name was added as co-owner in respect of the land bearing Block No. 805. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 4351 dated 07-05-1990.
10. That said Subhadraaben wd/o Mohanlal Madhavlal died intestate on or about 31-12-1991. However, as the names of her heirs were already on record, they were not once again mutated and only her name was deleted from the revenue records of the land bearing Block No. 805. Mutation entry to the said effect was made in the



revenue records of the said land vide Entry No. 7156 dated 11-03-2006.

Note: The daughters of Subhadraben wd/o Mohanlal Madhavlal viz. (1) Anandiben Mohanlal and (2) Urmilaben Mohanlal have executed necessary confirmation deeds in favour of the present title holder.

11. That as per the order of the Mamlatdar, Dascroi bearing no. R.T.S./Record Promulgation/34/08 dated 24-12-2008, the errors that were found during the record promulgation process on comparison and verification of the manual and computerized 7/12 forms and Village form no. 6, were directed to be rectified. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 8253 dated 10-06-2009. The details for rectification in respect of the land bearing Block No. 805 are not recorded in the mutation entry.

12. That a family partition was sought to be effected between said Jayantilal Mohanlal and others in respect of the land bearing Block No. 805 admeasuring 15,176 sq. mtrs. Hence necessary permission for division of Block No. 805 admeasuring 15,176 sq. mtrs. was granted by the Dy. Collector,, Viramgam, Ahmedabad vide order bearing no. ADM/Block Division/Ghuma/Block Division/S.R. No/ 135/11 dated 08-04-2011 and in pursuance thereof the land bearing Block No. 805 admeasuring 15,176 sq. mtrs. was divided as under:

Block No.	Area	Name of Occupier
805	4250 sq. mtrs.	Damabhai Madhabhai
	6576 sq. mtrs	Jayantibhai Mohanbhai Chandrakantbhai Mohanbhai
	4350 sq. mtrs.	Jayantibhai Mohanbhai Chandrakantbhai Mohanbhai



Jani & Co.
SOLICITORS & ADVOCATES
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Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 8925 dated 15-05-2011.

13. That as per the order of the District Inspector of Land Records, Ahmedabad bearing no. ADM/Ghuma/Block Division/L.R. No. 135/11 dated 07-05-2011 the K.J.P. Durasti Patrak No. 52 was issued whereby the durasti of the land bearing Block No. 805 was made as under:

Block No.	New Block No.	Area	Name of Occupier
805	805/A	4350 sq. mtrs.	Jayantilal Mohanlal Chandrakant Mohanlal
	805/B	6576 sq. mtrs.	Jayantilal Mohanlal Chandrakant Mohanlal
	805/C	4250 sq. mtrs.	Damabhai Madhabhai
Total		15,176 sq. mtrs.	

Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 8945 dated 18-05-2011.

14. That said Chandrakant Mohanlal died intestate on or about 04-10-2011. Hence the names of his heirs viz. (1) Jayaben Chandrakantbhai (2) Jigar Chandrakantbhai (3) Mansweta Chandrakantbhai and (4) Palak Chandrakantbhai were recorded in the revenue records of the land bearing Block No. 805/B. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9120 dated 03-11-2011.

15. That said Jayaben Chandrakantbhai and Mansweta Chandrakantbhai released all their right, title and interest from the land bearing Block No. 805/B in favour of (1) Jigar

Chandrakantbhai and (2) Palak Chandrakantbhai. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9196 dated 09-02-2012.

16. That upon implementation of the Draft Town Planning Scheme No. 3 (Ghuma), the land bearing Block No. 805/B was given Final Plot No. 232/2 and its area was determined to be 3946 sq. mtrs.

17. That the Non Agricultural use permission for residential use was granted in respect of the land bearing Block No. 805/B now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in the Draft Town Planning Scheme No. 3 (Ghuma) by the District Collector, Ahmedabad vide order bearing no. C.B./C.T.S. - 1/N.A./Ghuma/ Survey No./Block No. 805/B/S.R. - 2606/2015 dated 22-03-2016. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10248 dated 31-03-2016.

18. That said (1) Jayantilal Mohanlal Patel (2) Jigar Chandrakantbhai Patel and (3) Palak Chandrakantbhai Patel sold and conveyed the land bearing Block No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in Draft Town Planning Scheme No. 3 (Ghuma) to M/s Bhumidhan Developers, A Partnership Firm vide a sale deed dated 04-04-2016 registered before the Sub Registrar, Ahmedabad - 9 (Bopal) at Serial No. 2143 on 04-04-2016. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10262 dated 16-04-2016.

19. That the following Confirmation Deeds have been executed in favour of M/s Bhumidhan Developers, A Partnership Firm, by the family members of said Jayantilal Mohanlal and others:

Sr. No.	Name of Executing Parties	Regn. No.	Date of Execution
			Date of Regn.
1	1. Ilaben w/o Jayantilal Mohanlal Patel	2144	04-04-2016



	2. Nishaben d/o Jayantilal Mohanlal Patel and w/o Yogeshkumar Patel		04-04-2016
	3. Amiben d/o Jayantilal Mohanlal Patel and w/o Dilipbhai Patel		
	4. Roshaniben d/o Jayantilal Mohanlal Patel and w/o Sandipkumar Patel		
2	1. Priyankaben Jayantilal Patel	2145	04-04-2016
	2. Anandiben d/o Mohanlal Madhavlal Patel and w/o Rasiklal Patel		04-04-2016
	3. Urmilaben d/o Mohanlal Madhavlal Patel and w/o Hareshbhai Patel		
3	1. Jayaben w/o Chandrakantbhai Mohanlal Patel	2146	04-04-2016
	2. Manswetaben d/o Chandrakantbhai Mohanlal Patel		04-04-2016

20. That said M/s Bhumidhan Developers, A Partnership Firm through its Partners, (1) Bhikhabhai Ambaram Patel (2) Pritiben Alpeshbhai Patel (3) Madhuben Bhikhabhai Patel (4) Riya Shaileshkumar Patel (5) Alaap Shaileshbhai Patel (6) Ashaben Shaileshbhai Patel (7) Shaileshbhai Bhikhabhai Patel (8) Amitaben Paragbhai Patel and (9) Rameshbhai Haribhai Patel sold and conveyed the land bearing Block No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in Draft Town Planning Scheme No. 3 (Ghuma) to M/s SHGS ELENZA DEVELOPERS LLP, A Limited Liability Partnership Firm vide a sale deed dated 26-06-2018 registered before the Sub Registrar, Ahmedabad - 9 (Bopal) at Serial No. 7341 on 28-06-2018. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 11029 dated 04-07-2018.

21. Thereafter M/s SHGS ELENZA DEVELOPERS LLP, A Limited Liability Partnership Firm, availed the credit facility from M/s Indiabulls Housing Finance Limited and mortgaged the said Land bearing Block No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in Draft Town Planning Scheme No. 3 (Ghuma) alongwith the proposed *construction on the said land in favour of M/s Indiabulls Housing Finance Ltd, vide a Mortgage Deed dated 28-06-2018 registered before the Sub Registrar, Ahmedabad-9 (Bopal) at Serial No. 7352 on 28-06-2018.*

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural Land bearing Survey No. 805/B admeasuring 6576 sq. mtrs. now given Final Plot No. 232/2 admeasuring 3946 sq. mtrs. in the Draft Town Planning Scheme No. 3 (Ghuma) situate, lying and being at **Moje Ghuma**, Taluka Dascroi, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 9 (Bopal) and belonging to M/s. SHGS ELENZA DEVELOPERS LLP, A Limited Liability Partnership Firm Shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-



- [1] The Mutation Entry No.11029 with respect to the sale Deed being certified.
- [2] The loan amount being paid and No Objection Certificate being obtained from the M/s. Indiabulls Housing Finance Ltd.
- [3] Fulfillment of the terms and conditions of the N.A. Use permission order.
- [4] 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. 3 (Ghuma).

DATED THIS 16TH DAY OF JULY, 2018

Hunish P. Jani

ATTORNEY-AT-LAW



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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 registration record of the year 1986 to 1994 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. The records for the years 1994 to 2018 are computerized. 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 Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. 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 the said land.
- [4] We are informed that at present no litigation/suits are filed /pending before any Judicial/Quasi Judicial authorities.