

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

REF. NO. 10946/2017

To,

RATNAMANI BUILDCON

Ahmedabad.



NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT RATNA BUILDCON, a partnership firm, having its registered office at 1, Saumitri Society, Jodhpur Gam Road, Ahmedabad-380054 (hereinafter called the "Promoter") is the owner and possessor of the Non-agricultural land bearing Sub Plot No.1 admeasuring 2392 sq. mtrs of Final Plot No. 76 admeasuring about 6644sq. mtrs. given in lieu of [(1) old final Plot no. (90/A+90/B+93+94+99/A+100)/1 and (2) old Block No. (90/A+90/B+93+94+99/A+100) (old survey no. 81/1+81/2+81/3+83/2+83/3,87/1and 87/2)] forming part of Town Planning Scheme no. 1 (Bopal) situate, lying and being at Moje Bopal, 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 "PANCHMUKHI PRIDE" 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 23-06-2015.

In furtherance of said Title Certificate Cum Report dated 23-06-2015 and subject to what is stated therein and based on the Affidavit dated 16-04-2018, we hereby issue this Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigations.

FOR, RATNAMANI BUILDCON

M. Patel

PARTNER

Page 1 of 2

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

REF NO.

10151/2015

To,

Real Home Developers, a Partnership Firm



TITLE CERTIFICATE CUM TITLE REPORT

Reg:- Non-Agricultural land bearing Final Plot no. 76 admeasuring 6644 sq. mtrs [Old Final Plot no. (90/A+90/B+93+94+99/A+100)/1] of Draft Town Planning Scheme no. 1 (Bopal) given in lieu of Block no. 90 / A + 90/B + 93 + 94 + 99/ A + 100 admeasuring 28834 sq. mtrs situate, lying and being at Moje Bopal, Taluka Ahmedabad City (West), in the Registration District of Ahmedabad and Sub-District Ahmedabad-9 (Bopal) of and belonging to Real Home Developers, a Partnership Firm.

As per instructions, we have examined the title of the above referred land and have caused to be taken searches (partly manual and partly computerized upto the date of Search i.e. 05-02-2015) of 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 record/ documents/copies/papers etc furnished 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 said land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

FOR, RATNAMANI BUILDCON
RPRT

(A) History of Block no. 90/A (Old Survey no. 82/1 + 81/2) admeasuring 1012 sq.mtrs;

1. That the land in question i.e. the land bearing Survey no. 82/1 admeasuring Acre 0-2 Gs, Survey no. 81/2 admeasuring Acre 0-8 Gs and Survey no. 81/3 admeasuring Acre 0-11 Gs was belonging to Manilal Becharbhai prior to the year 1951.
2. That vide order bearing no. L.N.D. dated 10-03-1951 and as per the provisions of section 5 of The Bombay Prevention of Fragmentation And Consolidations of Holdings Act 1948, all Kyari lands admeasuring less than Acre 0-20 Gs and Jarayat Land admeasuring less than Acre 2-00 Gs were ordered to be declared as "Fragment land". The area of this Jarayat Land bearing Survey No. 82/1 was Acre 0-2 Gs, Survey no. 81/2 was Acre 0-8 Gs and Survey no. 81/3 was Acre 0-11 Gs. Hence it was declared as Fragment Land. Mutation Entry to the said effect was made in the revenue record of said land by Entry no. 827 dated 22-07-1951.
3. That names of (1) Parsottam Bechardas, (2) Jesangbhai Bechardas and (3) Dahyabhai Bechardas were entered as co-owners of the land bearing Survey no. 82/1, 81/2 and 81/3 along with Manilal Bechardas. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 1078 dated 01-12-1955.
4. That oral partition took place between (1) Manilal Becharbhai, (2) Parsottam Becharbhai, (3) Jesangbhai Becharbhai and (4) Dahyabhai Becharbhai, pursuant to which the land bearing Survey no. 82/1 admeasuring Acre 0-2 Gs and Survey no. 81/2 admeasuring Acre 0-8 Gs came to the share of Parsottam Becharbhai and land bearing Survey no. 81/3 admeasuring Acre 0-11 Gs came to the share of Dahyabhai Becharbhai. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 2096 dated 21-12-1957.



FOR RAINAMANI BUILDCON
PARTNER



Jani & Co.

SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

Phone : (0) 26860026, 26860027

E-mail : janiandco@gmail.com

5. That amalgamation scheme became applicable to the land of village Bopal as per the Prevention of Fragmentation And Consolidation of Holdings Act, pursuant to which the Settlement Commissioner, Ahmedabad prepared the Consolidation Sheet which was approved by the State Government and was published in part 1 of Page No 1603 of Government Gazette. Pursuant to which, Survey No. 82/1, 81/2 and 81/3 was given Block No. 90 and its area was fixed at Acre 0-21 Gunthas. Mutation entry to this effect was made in the revenue record by Entry No. 2329 dated 20-04-1969.

6. That the recommendation made by the Settlement Commissioner, Ahmedabad vide his Letter bearing no. L.R. 7 dated 12-08-1970 was accepted by the Government on 29-09-1970 and accordingly the Draft Rectification Scheme 32(2) of Village Bopal was implemented as K.J.P. Hence as per the Durasti Patrak no. 4 issued by Headquarters Assistant District, Survey Ahmedabad, the land bearing Survey no. 81/1 admeasuring Acre 0-02 Gunthas, Survey no. 81/3 admeasuring Acre 0-11 Gunthas and Survey no. 81/2 admeasuring Acre 0-08 Gunthas belonging to Dahyabhai Becharadas and others was given Block no. 90 admeasuring Acre 0-21 Gunthas. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 2635 dated 06-01-1981.

7. That said Parsottam Becharbhai died intestate on or about 14-10-1978. Hence names of (1) Dahiben wd/o Parsottam Becharbhai, (2) Kamlaben Parsottam and (3) Bhailalbhai Parsottam were entered as his heirs in the revenue records of the land bearing Block no. 90/A. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 2856 dated 21-12-1982.

8. That said Bhailalbhai Parsottambhai Patel died intestate on or about 01-05-1993. Hence names of (1) Gomtiben wd/o Bhailalbhai, (2) Pradhyuman Bhailalbhai, (3) Indiraben Bhailalbhai, (4) Rajeshkumar Bhailalbhai and (5) Ushaben Bhailalbhai were entered

FOR, RATNAMANI BUILDCON
n.p.r.

PARTNER

as his heirs in the revenue records of the land bearing Block no. 90/A. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 4183 dated 25-05-1993.

9. That said (1) Kamlaben Parsottam, (2) Indiraben Bhailalbhai and (3) Ushaben Bhailalbhai released their rights from the said land. Mutation Entry to the said effect was made in revenue records of the said land vide Entry no. 4184 dated 25-05-1993.

10. That said Rajeshbhai Bhailalbhai and others had made an application before Deputy Collector, Viramgam Prant to sell the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs which was earlier declared as "Fragment Land". Hence Deputy Collector vide his order bearing no. Jamin/Fragmentsale/C/461/SR 9/06 dated 4-03-2006 granted permission to sell the above stated lands. In respect whereof a Mutation Entry no. 6186 dated 28-03-2006 was made in the revenue records of the said land.

11. That said (1) Pradhyuman alias Pradeepbhai Bhailalbhai, (2) Rajeshkumar Bhailalbhai, (3) Gomtiben wd/o Bhailalbhai Parsottam through their power of attorney holder Maheshbhai Kanjibhai Solanki sold and conveyed the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs to Savitaben Vasantbhai by a sale deed dated 07-03-2006 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 2308 dated 10-03-2006. Mutation Entry to the said effect was made in the revenue record vide Entry no. 6306 dated 10-05-2006. However the said entry was cancelled as the contents of the entry were not in consonance with the records.

12. That said Dahiben wd/o Parsottam Becharbhai had passed away on or about 30-11-1990, hence her name was deleted from the revenue records of the land bearing Block no. 90/A. Mutation



FOR, RATNAMANI BUILDCON
PARTNER



Entry to the said effect was made in the revenue records of the said land by Entry no. 6401 dated 03-08-2006.

13. Subsequently the effect of above stated sale deed dated 07-03-2006 in favour of Savitaben Vasantbhai was again made vide Mutation Entry no. 6402 dated 03-08-2006 and the same was certified on 10-10-2006.

14. That said Savitaben Vasantbhai Rathod through her power of attorney holder Maheshbhai Kanjibhai Solanki sold and conveyed the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs to Gunvantkumar Kantilal Patel by a sale deed dated 17-01-2007 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 572 dated 17-01-2007. In the said sale deed (1) Maheshbhai Kanjibhai Solanki and (2) Maheshbhai Manilal joined as Confirming Parties and confirmed the sale deed. Mutation Entry to the said effect was made in the revenue record vide Entry no. 6945 dated 18-03-2008.

15. That said Gunvantkumar Kantilal Patel sold and conveyed the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs to Rupeshbhai Balvantrai Brahmabhatt by a sale deed dated 27-12-2007 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 12817 dated 27-12-2007. Mutation Entry to the said effect was made in the revenue record vide Entry no. 7209 dated 12-01-2009.

16. That pursuant to the order passed by Mamlatdar, Dascroi dated 21-01-2009 bearing no. RTS/Record Promulgation/74/09, whereby promulgation action was taken for making necessary corrections in the computerized records of 7/12 form as well as the handwritten records by comparing with the records of Mutation entries in the Form-6. Mutation entry to the said effect was made in the revenue record by Entry no. 7240 dated 16-02-2009.

FOR, RATNAMANI BUILDCON
PARTNER

17. That said Rupeshbhai Balvantrai Brahmhatt sold and conveyed the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs to Sharad Chandubhai Patel by a sale deed dated 10-03-2011 registered before the Sub-Registrar of Ahmedabad-3 (Memnagar) at serial no. 2956 dated 10-03-2011. Mutation Entry to the said effect was made in the revenue record vide Entry no. 8435 dated 15-05-2011.

18. That while making the S-Form with respect to the above stated entry no. 8435 dated 15-15-2011 related to sale of land bearing Survey no. 90/A and 90/B, the effect of Survey no. 90/A was erroneously left to be recorded. Hence vide order bearing no. Ja.No.322/Bopal/Correction Order/2011 dated 02-08-2011 passed by Circle Officer (Ambli), rectification was made and subsequently Survey no. 90/A was ordered to be mentioned in the S-Form of the said land. Mutation Entry to the said effect was made in the revenue record vide Entry no. 8586 dated 03-08-2011.

19. That N.A. Use permission for residential purpose for the land bearing Block No. 90/A admeasuring 1012 sq.mtrs was granted by District Collector, Ahmedabad vide order bearing No. CB/LAND-2/N.A/S.R.797/2011 dated 02-02-2012. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 8832 dated 21-03-2012.

20. That said Sharad Chandubhai Patel sold and conveyed the land bearing Block no. 90/A admeasuring 1012 sq. mtrs and Block no. 90/B admeasuring 1113 sq. mtrs to GSS Realty LLP, a partnership firm by a sale deed dated 13-03-2012 registered before the Sub-Registrar of Ahmedabad-9 (Bopal) at serial no. 1329 dated 13-03-2012. Mutation Entry to the said effect was made in the revenue record vide Entry no. 8834 dated 21-03-2012.



FOR, RATNAMANI BUILDCON
PARTNER

(B) History of Block no. 90/B (Old Survey no. 81/3) admeasuring 1113 sq.mtrs:

1. That the land bearing Survey no. 82/1 admeasuring Acre 0-2 Gs, Survey no. 81/2 admeasuring Acre 0-8 Gs and Survey no. 81/3 admeasuring Acre 0-11 Gs was belonging to Manilal Becharbhai prior to the year 1951.
2. That vide order bearing no. L.N.D. dated 10-03-1951 and as per the provisions of section 5 of The Bombay Prevention of Fragmentation And Consolidations of Holdings Act 1948, all Kyari lands admeasuring less than Acre 0-20 Gs and Jarayat Land admeasuring less than Acre 2-00 Gs were ordered to be declared as "Fragment land". The area of this Jarayat Land bearing Survey No. 82/1 was Acre 0-2 Gs, Survey no. 81/2 was Acre 0-8 Gs and Survey no. 81/3 was Acre 0-11 Gs. Hence it was declared as Fragment Land. Mutation Entry to the said effect was made in the revenue record of said land by Entry no. 827 dated 22-07-1951.
3. That names of (1) Parsottam Becharbhai, (2) Jesangbhai Becharbhai and (3) Dahyabhai Becharbhai were entered as co-owners of the land bearing Survey no. 82/1, 81/2 and 81/3 along with Manilal Becharbhai. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 1078 dated 01-12-1955.
4. That oral partition took place between (1) Manilal Becharbhai, (2) Parsottam Becharbhai, (3) Jesangbhai Becharbhai and (4) Dahyabhai Becharbhai, pursuant to which the land bearing Survey no. 82/1 admeasuring Acre 0-2 Gs and Survey no. 81/2 admeasuring Acre 0-8 Gs came to the share of Parsottam Becharbhai and land bearing Survey no. 81/3 admeasuring Acre 0-11 Gs came to the share of Dahyabhai Becharbhai. Mutation Entry

FOR, RATNAMANI BUILDCON
PARTNER

to the said effect was made in the revenue records of the said land by Entry no. 2096 dated 21-12-1957.

5. That amalgamation scheme became applicable to the land of village Bopal as per the Prevention of Fragmentation And Consolidation of Holdings Act, pursuant to which the Settlement Commissioner, Ahmedabad prepared the Consolidation Sheet which was approved by the State Government and was published in part I of Page No 1603 of Government Gazette. Pursuant to which, Survey No. 82/1, 81/2 and 81/3 was given Block No. 90 and its area was fixed at Acre 0-21 Gunthas. Mutation entry to this effect was made in the revenue record by Entry No.2329 dated 20-04-1969.
6. That the recommendation made by the Settlement Commissioner, Ahmedabad vide his Letter bearing no. L.R. 7 dated 12-08-1970 was accepted by the Government on 29-09-1970 and accordingly the Draft Rectification Scheme 32(2) of Village Bopal was implemented as K.J.P. Hence as per the Durasti Patrak no. 4 issued by Headquarters Assistant District, Survey Ahmedabad, the land bearing Survey no. 81/1 admeasuring Acre 0-02 Gunthas, Survey no. 81/3 admeasuring Acre 0-11 Gunthas and Survey no. 81/2 admeasuring Acre 0-08 Gunthas belonging to Dahyabhai Becharadas and others was given Block no. 90 admeasuring Acre 0-21 Gunthas. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 2635 dated 06-01-1981.
7. That said Dahyabhai Becharbhai died intestate without any issue in or around the year 1960. Hence name of Hiraben wd/o Dahyabhai Becharbhai was entered as his heir in the revenue records of the land bearing Block no. 90/B. Mutation Entry to the said effect was made in the revenue records of the said land by Entry no. 2849 dated 21-12-1982.
8. That prior to her death Hiraben wd/o Dahyabhai Becharbhai had executed a Will registered at serial no. 21521 dated 30-11-1988



FOR RAINMANI BUILDCON
PARTNER