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ENCUMBRANCE CERTIFICATE

Date: 10/07/2018

This is to certify that there is no encumbrance of any type including title, rights or financial on the land as described below of project **SHYAM VIHAR** to be constructed by M/s.Krishna Developers, situated at:- Shyam Vihar, Shahwadi Gam, Near-Shyam Villa, Narol, Ahmedabad.

Survey No. : 215/2 & 216/3
Village : Narol
Taluka : Maninagar
District : Ahmedabad
Final Plot No. : (41+47)/3/1
T. P. Scheme No. : 62



ADVOCATE
N. B. PADSALA
N. B. PADSALA

KRISHNA DEVELOPERS

N. B. PADSALA
PARTNER

Office : 412/A, 4th Floor, Silver Square, Nr. Dipak School, Nikol, Ahmedabad.

Court : Table No.334, City Civil & Session Court, Old High Court Bldg., Income Tax Cross Road, Navrangpura, Ahmedabad.



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Ref No.TC/46/2018

To,
M/s.Krishna Developers,
Mouje-Narol, Tal-Maninagar,
Dist-Ahmedabad.

TITLE CLEARANCE CERTIFICATE

Reg.: Investigation of title for an immovable property being Non Agriculture land bearing revenue Survey no.215/2 admeasuring 5160 sq. mts. and survey no.216/3 admeasuring 10421 sq.mts. collectively 15581 sq.mts included in town planning scheme no.62 and allotted final plot no.(41+47)/3/1 admeasuring 5257 sq.mts of Mouje-Narol, Taluka-Maninagar in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to M/s.Kirshna Developers representing through its managing partner Mr.Pravinkumar Gandalal Ramolia.



This is to certify that I have caused necessary searches to be taken with the available revenue records and Sub -Registry records for a period of last thirty years as annexed herewith and perusal and verification of copies of title deeds/documents produced to me by the above mentioned parties. I gave a public notice published in the daily news paper "Divya Bhaskar" on 23rd day of June' 2018, inviting claims, if any, in upon or to the property above referred to. I haven't received any claim till date in response thereto. Accordingly I have investigated the title to the said property as detailed and



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described in the Title Report annexed herewith and believing the same to be true, correct and genuine I hereby opine that the title of the said land is found clear, marketable and free from all charges or encumbrances and reasonable doubts; subject to:

- a) Usual Declaration cum Indemnity on Title being made.
- b) To follow the laws applicable at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Non Agriculture land bearing revenue Survey no.215/2 admeasuring 5160 sq. mts. and survey no.216/3 admeasuring 10421 sq.mts. collectively 15581 sq.mts included in town planning scheme no.62 and allotted final plot no.(41+47)/3/1 admeasuring 5257 sq.mts of Mouje-Narol, Taluka-Maninagar in the Registration Dist. and Sub-Dist. of Ahmedabad bounded as follows as per TPS and FP record:

On or towards the North :- F.P. No.(41+47)/2/1.
On or towards the South :- F.P. No.56/1/1.
On or towards the East :- F.P. No.50.
On or towards the West :- 18 Mt T.P. Road.

DATED THIS 10th day of July' 2018 at Ahmedabad.


S.D.Mishra

Advocate & Notary



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Ref No.TC/46/2018

To,
M/s.Krishna Developers,
Mouje-Narol, Tal-Maninagar,
Dist-Ahmedabad.

REPORT ON TITLE

Reg.: Investigation of title for an immovable property being Non Agriculture land bearing revenue Survey no.215/2 admeasuring 5160 sq. mts. and survey no.216/3 admeasuring 10421 sq.mts. collectively 15581 sq.mts included in town planning scheme no.62 and allotted final plot no.(41+47)/3/1 admeasuring 5257 sq.mts of Mouje-Narol, Taluka-Maninagar in the Registration Dist. and Sub-Dist. of Ahmedabad more particularly described in the schedule hereunder written belongs to M/s.Kirshna Developers representing through its managing partner Mr.Pravinkumar Gandlal Ramolia.



I have caused necessary searches to be taken with the Revenue and Sub Registry records. I have taken root of title commencing from about 1988, prior to more than 30 years from as of now. For detailed facts and particulars, references may be taken from the documents, papers writings and records furnished to me and referred to herein below.

1. That the property is in question i.e. Non agriculture land situated at mouje- Narol, Taluka-Maninagar in the Registration District and Sub



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District of Ahmedabad, bearing revenue Survey No.215/2 acre 1 Gunta 11 and Survey No.216/3 Acre 2 Guntha 23 prior to 1950 belongs to Chaturbhai Nathabhai. Ref. mutation entry no.623 dated 15/11/1946.

2. Thereafter as per the order Ta.Hu. No. L.N.D./1791 dated 24/09/1951 the land of survey no.215/2 has been declared as fragment land under the provisions of The Bombay prevention of the Fragmentation and Consolidation of Holdings Act 1947 as the area of the said land was lesser than the declared standard area. Ref. mutation entry no.847 dated 27/05/1956.
3. Thereafter the owner of the said land had availed loan from Gujarat State Co.Op.Bank. Accordingly said bank has created its charge over the said land. Ref. mutation entry no.1109 dated 05/05/1961.
4. Thereafter a mutation entry no.1336 dated 09/11/1965 entered in the revenue record of said land which is not relevant to said land hence not narrated here
5. Thereafter the owner of the said land Chaturbhai Nathabhai died on 12/01/1966 leaving behind him his legal heir 1. Sonaben widow of Chaturbhai Nathabhai, 2. Naranbhai Chaturbhai, 3. Davalbhai Chaturbhai, 4. Natvarbhai Chaturbhai, 5. Rameshbhai Chaturbhai, 6. Kantibhai Chaturbhai, 7. Navinbhai Chaturbhai, 8. Chinubhai Chaturbhai, 9. Rohitbhai Chaturbhai, 10. Vinubhai Chaturbhai, 11. Kamlaben Chaturbhai, 12. Madhuben Chaturbhai, 13. Chandrikaben Chaturbhai and 14. Ilaben Chaturbhai. Accordingly the names of the said legal heir were entered in the revenue record of said land. Ref. mutation entry no.1361 dated 27/05/1966.
6. Thereafter the co-owner of the said land 1. Kamlaben Chaturbhai, 2. Madhuben Chaturbhai, 3. Chandrikaben Chaturbhai and 4.





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Ilaben Chaturbhai have released, relinquished and waived all their undivided right title and interest pertain to said in favour of other co-owner of the said land. Ref. mutation entry no.1362 dated 27/05/1966.

7. Thereafter the owner of the said land had repaid the loan availed from Gujarat State Co.Op. Bank Ltd.. Hence said bank has released the said land from its charge. Ref. mutation entry no.1609 dated 26/03/1976.
8. Thereafter the owner of the said land had availed loan from New Shahvadi Seva Sahkari Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.1636 dated 21/07/1971.
9. Thereafter the owner of the said land had availed loan from New Shahvadi Seva Sahkari Mandali Ltd.. Accordingly said mandali has created its charge over the said land. Ref. mutation entry no.1993 dated 21/04/1977.
10. Thereafter a further mutation entered in the revenue record of said land stating that the co-owner of the said land 1. Kamlaben Chaturbhai, 2. Madhuben Chaturbhai, 3. Chandrikaben Chaturbhai and 4. Ilaben Chaturbhai have released, relinquished and waived all their undivided right title and interest pertain to said in favour of other co-owner of the said land. Ref. mutation entry no.2065 dated 15/04/1978.
11. Thereafter the co-owner of the said land Sonaben widow of Chaturbhai Nathabhai died on 07/05/1987. The inheritance of said co-owner was already done earlier hence her name was deleted from the revenue record of the said land. Ref. mutation entry no.2315 dated 07/05/1987.





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12. Thereafter a mutation entry no.2375 dated 15/03/1988 entered in the revenue record of said land which is not relevant to said land hence not narrated here.
13. Thereafter the co-owner of the said land Davalbhai Chaturbhai became aged and being old age during his aliveness the name of 1. Chandresh Davalbhai and 2. Kamlesh Davalbhai has been entered as co-owner in the revenue record of land of survey no.215/2. Ref. mutation entry no.2936 dated 28/06/2001.
14. Thereafter by virtue of order dated 27/09/2008 passed by Hon.City Mamlatdar Ahmedabad bearing no.RTS/Rectification/mistake list/SR No.1518/08, the computerized record 7/12 extract of said land and other land have some mistakes, same have been rectified and promulgated. Ref.mutation entry no.3730 dated 2/10/2008.
15. Thereafter the owner of the said land had repaid the loan availed from New Shahvadi Seva Sahkari Mandali Ltd.. Hence said mandali has released the said land from its charge. Ref. mutation entry no.3895 dated 03/09/2009.
16. Thereafter through notification dated 17-03-2012 issued by the Revenue Department, the Daskroi taluka and City Taluka of Ahmedabad district were revised and declared two new taluka as Ahmedabad City (East) and Ahmedabad City (West) apart from Narol village included under the Ahmedabad City (East) taluka. Entry to that effect has been entered in the revenue record of said land vide mutation entry no.4774 dated 03/05/2012.
17. Thereafter the co-owner of the said land Davalbhai Chaturbhai became aged and being old age during his aliveness the name of 1. Chandresh Davalbhai and 2. Kamlesh Davalbhai has been entered





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as co-owner in the revenue record of land. Ref. mutation entry no.5320 dated 05/06/2014.

18. Thereafter the owner of the said land 1. Natvarbhai Chaturbhai, 2. Kamleshbhai Davalbhai, 3. Davalbhai Chaturbhai, 4. Kantibhai Chaturbhai, 5. Navinbhai Chaturbhai, 6. Rameshbhai Chaturbhai, 7. Chinubhai Chaturbhai, 8. Vinubhai Chaturbhai, 9. Rohitbhai Chaturbhai, 10. Chandreshbhai Davalbhai and 11. Naranbhai Chaturbhai sold and conveyed 2169 sq. mts. land of Final plot no.56/2/1 of T.P. Scheme No.62 of corresponding survey no.215/2 to 1. Pravinbhai Gandubhai Ramoliya, 2. Armeshkumar Vrajlal Sojitra, 3. Rameshbhai Ranchhodbhai Patel, 4. Arvindbhai Ravjibhai Khunt and 5. Keshavbhai Bhagvanbhai Mangroliya by way of saledeed dated 06/09/2014 registered before the sub registrar office Ahmedabad under the sr. no.1724. Ref. mutation entry no.5370 dated 06/09/2014.

19. Thereafter a further mutation entered in the revenue record of said land stating that the co-owner of the said land Davalbhai Chaturbhai became aged and being old age during his aliveness the name of 1. Chandresh Davalbhai and 2. Kamlesh Davalbhai has been entered as co-owner in the revenue record of land. Ref. mutation entry no.5448 dated 07/04/2015.

20. Thereafter 2169 sq. mts. land of Final plot no.56/2/1 of T.P. Scheme No.62 of corresponding survey no.215/2 has been granted non-agriculture use permission for residential purpose by the Hon. District Collector Ahmedabad on dated 27/02/2015 bearing no.CB/Land-1/N.A./S.R.1383/2014. Ref. mutation entry no.5457 dated 24/04/2015.





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21. Thereafter by virtue of order passed by the Hon. Mamlatdar Maninagar bearing no. Jamin/Sudhara/Hukam/S.R.No.24/2015 dated 14/07/2015 the name of 1. Natvarbhai Chaturbhai, 2. Kamleshbhai Davalbhai, 3. Davalbhai Chaturbhai, 4. Kantibhai Chaturbhai, 5. Navinbhai Chaturbhai, 6. Rameshbhai Chaturbhai, 7. Chinubhai Chaturbhai, 8. Vinubhai Chaturbhai, 9. Rohitbhai Chaturbhai, 10. Chandreshbhai Davalbhai and 11. Naranbhai Chaturbhai were re-entered in the revenue record of survey no.215/2 as said names have been deleted in accordance with area calculated by earlier mutation entry no.5370 entered in the revenue record of said land. Ref. mutation entry no.5506 dated 15/07/2015.

22. Thereafter 1. Pravinbhai Gandubhai Ramoliya, 2. Arneshkumar Vrajilal Sojitra, 3. Rameshbhai Ranchhodbhai Patel, 4. Arvindbhai Ravjibhai Khunt and 5. Keshavbhai Bhagvanbhai Mangroliya sold and conveyed 2169 sq. mts. land of Final plot no.56/2/1 of T.P. Scheme No.62 of corresponding survey no.215/2 to Shyam Developers, a partnership firm through their partners 1. Pravinbhai Gandubhai Ramoliya, 2. Arneshkumar Vrajilal Sojitra, 3. Rameshbhai Ranchhodbhai Patel, 4. Arvindbhai Ravjibhai Khunt and 5. Keshavbhai Bhagvanbhai Mangroliya by way of sale deed dated 31/08/2015 registered before the sub registrar office Ahmedabad under the sr. no.5549. Ref. mutation entry no.5524 dated 01/09/2015.

23. Thereafter the co-owner of the said land Natvarbhai Chaturbhai died on 30/12/2015 leaving behind him his legal heir 1. Kamlaben widow of Natvarbha Chaturbhai, 2. Alkabai Natvarbhai, 3. Ashvinbhai Natvarbhai and 4. Hinabai Natvarbhai. Accordingly the





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names of the said legal heir have been entered in the revenue record of said land. Ref. mutation entry no.5584 dated 12/02/2016.

24. Thereafter the co-owner of the said land Naranbhai Chaturbhai and his wife Maniben widow of Naranbhai Chaturbhai were died on 13/01/2015 and 29/06/2001 respectively. Said co-owners were died childless therefor the name of the 1. Kamalben Chaturbhai, 2. Davalbhai Chaturbhai, 3. Rameshbhai Chaturbhai, 4. Kantibhai Chaturbhai, 5. Navinbhai Chaturbhai, 6. Chinubhai Chaturbhai, 7. Rohitbhai Chaturbhai, 8. Vinodbhai Chaturbhai, 9. Chandrikaben Chaturbhai, 10. Ilaben Chaturbhai, 11. Ashvinbhai Mahendrabhai, 12. Ushaben Mahendrabhai, 13. Chetanaben Mahendrabhai, 14. Naynaben Mahendrabhai, 15. Kamalaben widow of Natvarbhai, 16. Ashvin Natvarbhai, 17. Alkaben Natvarbhai and 18. Hinaben Natvarbhai have been entered as class-2 heirs of said deceased in the revenue record of land of survey no.216/3. Ref. mutation entry no.5622 dated 06/05/2016.

25. Thereafter the co-owner of the said land Naranbhai Chaturbhai and his wife Maniben widow of Naranbhai Chaturbhai were died on 13/01/2015 and 29/06/2001 respectively. Said co-owners were died childless therefor the name of the 1. Kamalben Chaturbhai, 2. Davalbhai Chaturbhai, 3. Rameshbhai Chaturbhai, 4. Kantibhai Chaturbhai, 5. Navinbhai Chaturbhai, 6. Chinubhai Chaturbhai, 7. Rohitbhai Chaturbhai, 8. Vinodbhai Chaturbhai, 9. Chandrikaben Chaturbhai, 10. Ilaben Chaturbhai, 11. Ashvinbhai Mahendrabhai, 12. Ushaben Mahendrabhai, 13. Chetanaben Mahendrabhai, 14. Naynaben Mahendrabhai, 15. Kamalaben widow of Natvarbhai, 16. Ashvin Natvarbhai, 17. Alkaben Natvarbhai and 18. Hinaben Natvarbhai have been entered as class-2 heirs of said deceased in





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the revenue record of land of survey no.215/2. Ref. mutation entry no.5623 dated 06/05/2016.

26. Thereafter the co-owner of said land Naranbhai Chaturbhai died on 13/01/2015. Said Naranbhai Chaturbhai during his aliveness made a notarised will and thereby deceased Naranbhai Chaturbhai bequeathed his undivided share pertain to said land to 1. Davalbhai Chaturbhai Patel, 2. Natvarbhai Chaturbhai Patel, 3. Rameshbhai Chaturbhai Patel, 4. Kantibhai Chaturbhai Patel, 5. Navinbhai Chaturbhai Patel, 6. Chinubhai Chaturbhai Patel, 7. Rohitbhai Chaturbhai Patel and 8. Vinubhai alias Vinodbhai Chaturbhai Patel. Accordingly the name of 1. Davalbhai Chaturbhai Patel, 2. Natvarbhai Chaturbhai Patel, 3. Rameshbhai Chaturbhai Patel, 4. Kantibhai Chaturbhai Patel, 5. Navinbhai Chaturbhai Patel, 6. Chinubhai Chaturbhai Patel, 7. Rohitbhai Chaturbhai Patel and 8. Vinubhai alias Vinodbhai Chaturbhai Patel were entered in the revenue record of said land. Ref. mutation entry no.5631 dated 01/06/2016.
27. Thereafter the co-owner of the said land 1. Alkaben Natvarbhai and 2. Hinaben Natvarbhai have released, relinquished and waived their undivided right title and interest of 651.3125 sq. mts. land apart from 1445 sq. mts. land bearing survey no.216/3 in favour of 1. Kamlaben widow of Natvarbhai and 2. Ashvinbhai Natvarbhai by way of registered release deed dated 15/07/2016 registered before the Sub-Registrar office at Ahmedabad under sr. no.1632. Ref. mutation entry no.5672 dated 19/07/2016.
28. Thereafter the co-owner of the said land 1. Alkaben Natvarbhai and 2. Hinaben Natvarbhai have released, relinquished and waived their undivided right title and interest of 96.5625 sq. mts. land apart from





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1445 sq. mts. land bearing survey no.215/2 in favour of 1. Kamlaben widow of Natvarbhai and 2. Ashvinbhai Natvarbhai by way of registered release deed dated 15/07/2016 registered before the Sub-Registrar office at Ahmedabad under sr. no.1633. Ref. mutation entry no.5673 dated 19/07/2016.

29. Thereafter as per the letter issued by the Hon. Dy. Town Planning, Officer, south zone, dated 25/01/2013 bearing ref. no.Estate South zone E.No.5045 the name of the Ahmedabad Municipal Corporation was entered in the second column of revenue record of land bearing survey no. 215/2 as the land of survey no. 215/2 was included in Draft Town Planning Scheme no.62 (narol-Vinzol) therefor the deducted land of survey no.215/2 paiki 2991 sq. mts. was entered on the name of AMC as per the rule of T.P. Scheme. Ref. mutation entry no.5766 dated 31/01/2017.

30. Thereafter the co-owner of the said land Ashvinbhai Natvarbhai has released, relinquished and waived his undivided right title and interest of 651.3125 sq. mts. land bearing survey no.216/3 in favour of his mother Kamlaben widow of Natvarbhai by way of registered release deed dated 23/01/2018 registered before the Sub-Registrar office at Ahmedabad under sr. no.161. Ref. mutation entry no.5968 dated 01/02/2018.

31. Thereafter the co-owner of the said land Ashvinbhai Natvarbhai has released, relinquished and waived his undivided right title and interest of land bearing survey no.215/2 in favour of his mother Kamlaben widow of Natvarbhai by way of registered release deed dated 23/01/2018 registered before the Sub-Registrar office at Ahmedabad under sr. no.162. Ref. mutation entry no.5969 dated 01/02/2018.





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32. Thereafter said land of survey no.215/2 and 216/3, T.P.S.No.62, Final Plot No.(41+47)3/1 and (41+47)3/2+56/2/2 admeasuring 7182 sq. mts. has been granted non-agriculture use permission for multy purpose use by the Hon. District Collector Ahmedabad on dated 20/04/2018 bearing no.CB/CTS/N.A./S.R./570/2017. Ref. mutation entry no.6060 dated 30/06/2018.
33. Thereafter the owner of the said land have evolved a residential cum commercial project on the said land known as "Shyam Vihar" consisting of residential flats/apartments and shops; plans, specifications, designs and detailed drawings for the same has been sanctioned by Ahmedabad Municipal Corporation on dated 23/04/2018 and issued commencement certificate bearing Rajachitthi no.10220/130917/A9068/R0/M1 for Block-A, Rajachitthi no.10221/130917/A9069/R0/M1 for Block-B+C and Rajachitthi no.10222/130917/A9070/R0/M1 for Block-D+E consisting of 298 residential units and 50 commercial units.
34. Thereafter the co-owner of said land Davalbhai Chaturbhai died on 13/02/2018 leaving behind him his legal heir 1. Dahiben Davalbhai Patel, 2. Chandreshbhai Davalbhai Patel, 3. Kamleshbhai Davalbhai Patel and 4. Linaben Davalbhai Patel wife of Mayankbhai Patel. Accordingly the names of said legal heir have been entered in the revenue record of said land, Ref. mutation entry no.6033 dated 10/05/2018.
35. Thereafter the owner 1. Legal heirs of Davalbhai Chaturbhai, a). Dahiben Davalbhai Patel, b). Chandreshbhai Davalbhai Patel, c). Kamleshbhai Davalbhai, d). Linaben Davalbhai Patel wife of Mayankbhai Patel, 2. Rameshbhai Chaturbhai, 3. Kantibhai Chaturbhai, 4. Navinbhai Chaturbhai, 5. Chinubhai Chaturbhai, 6.





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Rohitbhai Chaturbhai, 7. Vinubhai Chaturbhai, 8. Chandreshbhai Davalbhai, 9. Kamleshbhai Davalbhai and 10. Kamalaben widow of Natvarbhai sold and conveyed said land of survey no.215/2 and 216/3, T.P.S.No.62, Final Plot No.(41+47)3/1 admeasuring 5257 to Krishna Developers, a partnership firm, representing through its managing partner Pravinbhai Gandubhai Ramoliya by way of sale deed dated 20/06/2018 registered before the sub registrar office at Ahmedabad-5 (Narol) under sr. no.4837. Ref. mutation entry no.6061 dated 02/07/2018 and 6066 dated 06/07/2018 respectively. Accordingly said Krishna Developers became the owner of the said land. Said entries are pending for certification.

36. That for the issuance of the Title Report and Certificate in respect of said land a public notice inviting objections and claims from the public at large was issued on 23/06/2018 in the daily newspaper "Divya Bhaskar" Ahmedabad, in lieu of the said public notice no any objection has been received by any person till this date.

37. Said report is reference of Revenue and Sub Registry records relevant for the purpose to study the devolution of title and to determine any charge or encumbrances, and does not contain whole revenue or Sub registry records.

38. As reported by my search Clerk, who has taken the search of Sub Registry records, it is found that some of the records of the year 1987 to 1993 is not maintained properly or damaged or found in torn condition in the office of Sub Registrar. Hence search may lack some particulars.





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39. I am informed by you that the said land was not given in security, nor you have created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings, nor any order, Decree or attachment or any order of any court or competent authority is in commission against the said property adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force, nor the said land has been declared to be unfit for human habitation and there are no other facts or particulars which can adversely affect the title.

Accordingly, I hereby Certify that, the said land as on date solely belongs to Krishna Developers and its partners and from the search of the record concerned, it appears that there is no charge or encumbrances over the said land. That Krishna Developers and its partners are the owner of the said land and except them no any other person having any right, title or interest over the said land. That the said land is clear, marketable and free from any charge or encumbrances and free from reasonable doubts till this date subject to:-

- a). Usual Declaration cum Indemnity on Title being made.
- b). To follow the laws applicable and in force, at the relevant time, to effect legally or properly sale, transfer or other transaction in connection of said lands or units planned over it.

DATED THIS 10th day of July' 2018 at Ahmedabad.

S.D.Mishra
Advocate & Notary

