



Date : 07/07/2018

Non Encumbrance Certificate

This is to notify that there is no encumbrance of any type including title, rights or financial on the said land of the projects.

Samruddh Sky

Revenue Survey No: 528

Village : Singarva

Tehsil : Daskroi

Final Plot No : 77/2

Town Planning No : 131

Date : 7 JUL 2018

Place : Ahmedabad

FOR, PRANSI CORPORATION


PARTNER



TITLE REPORT CUM CERTIFICATE

Re : In the matter of investigation of title to the property being Non Agriculture land bearing TPS No. 131(Kathwada-Singarwa-Bhuvaldi) F. P NO. 77/2 admeasuring 2482 sq. mtrs. (Old Revenue Survey No. 206/1 Part, New Survey No.528/Part) Mouje Singarwa, Taluka Dascroi of Registration District Ahmedabad, Sub District Ahmedabad -12 (Nikol) standing and owned by Mrs. Pransi Corporation, a partnership firm.

Prior to the year 1948, the agricultural land being old tenure bearing Survey No. 206/1 was owned and possessed by one Bai Diwali daughter Thakarda Laherji Bajiji. Thereafter, said land was given by the said owner by oral gift to Dahayaji Motiji. Thereafter, the said Dahayaji Motiji sold and conveyed the said land to one Chandansingh Amarsingh on 01/06/1976. The mutation entry to that effect was made in the revenue records village form No. 6 by entry No. 1281 dated 23/10/1977. Thereafter, the said Chandansingh Amarsingh entered his four adult son's name (1) Vakhatsingh Chandansingh (2) Jilubha Chandansingh, (3) Bhupatsingh Chandansingh and (4) Balavantsingh Chandansingh as joint holders. The said entry to that effect was made in the revenue records village form No. 6 vide entry No. 2092 dated



08/04/2001. Thereafter, the said Chandansingh released his right voluntarily in favour of all his above four sons and mutation entry to that effect was made in the revenue records village form No. 6 vide entry No. 2093 dated 08/04/2001. Thereafter the said Balvantsingh Chandansingh Vaghela expired on 29th July, 2011 without any Will and thereafter his legal heirs (1) his wife Kokilaben (2) Son Indrajitsingh (3) Siddharthsing and (4) Dharmendrasingh were brought on the revenue records Village form No. 6 vide mutation entry No. 2849 dated 26/03/2012.

Thereafter all the above (1) Vakhatsingh Chandansingh (2) Jilubha Chandansingh, (3) Bhupatsingh Chandansingh (4) Kokilaben w/o Balvantsingh (5) Indrajitsingh (6) Siddharthsing and (7) Dharmendrasingh jointly sold and conveyed the above agricultural land bearing Revenue Survey No. 206/1 admeasuring 9160 sq. mtrs. to (1) Mukeshbai Babubhai Patel (2) Bipinbhai Bhagawanbhai Chandarana and (3) Rameshbhai Joitaram Patel vide registered sale deed bearing No. 1511 dated 23/08/2013 which was registered with Sub Registrar Office Ahmedabad -14 (Dascroi) and the mutation entry to that effect was made in the revenue record village form No. 6, vide entry No. 3095 dated 23/08/2013.

(W)



Thereafter the said Rameshbhai Joitaram Patel sold and conveyed his share of 10 per cent of total land i.e. 916 sq. mtrs. to above Mukeshbhai Babubhai Patel vide registered release deed bearing No.760 dated 11/04/2016 and mutation entry to that effect was made in the village form No.6 vide entry No. 3535 dated 11/05/2016. Thereafter above land of Moje Singarwa taluka Dascroi bearing old Revenue Survey No. 206/1 part 7051 sq. mtrs. (R.S No. 206/1 total 9160 Sq Mtrs. -2109 sq. mtrs. agricultural land = 7051 sq. mtrs) came in the Town Plannikng Scheme No. 131 (Katwada-Singarwa-Bhuvavladi) and as per Town Planning Final Plot No. 77/1 (1749 sq mtrs) and 77/2 (2482 sq. mtrs) totaling 4231 sq mtrs were allotted to the above survey numbrs after necessary deduction of the land as per Town Planning Schme. Thereafter, the said owners obtained N.A Permission from the District Collector, Ahmedabad to convert the land to residential purpose vide order No. CB/CTS-1/NA/Singarwa/206/1 (after Re-survey 528) SR/652/2016 dated 06/06/2016 for the land situated at Survey No. 206/1(Re-Survey No. 528) T.P.S No.131 (Katwada-Singarwa-Bhuvaladi), F.P No. 77/1 admeasuring 1749 sq. mtrs and F.P No. 77/2 admeasuring 2482 sq. mtrs totaling 4231 sq. mtrs. Mutation entry to that effect was made in the revenue records village form No. 6 vide entry No. 3577 dated 09/06/2016.

(W)



Thereafter the said Bipinbhai Bhagawanbhia Chandarana died without any Will on 12/10/2016 and his legal heirs (1) Rekhaben w/o Bipinbhai (2) Komalben Bipinbhai and (3) Hiren Bipinbhai were brought on revenue records in the village form No. 6 vide mutation entry No.3642 dated 28/10/2016.

Thereafter the above Mukeshbhai Babubhai Patel sold his share of N.A Land admeasuring 846.20 sq. mtrs. situated at final plot No.77/1 and 77/2 to above Rameshbhai Joitaram Patel vide registered sale deed bearing No.327 dated 09/01/2017 registered with the Sub Registrar Office Ahmedabad -12 (Nikol) and mutation entry to that effect was made in the revenue records village form No. 6 vide entry No.3676 dated 13/01/2017. Thereafter the said Rekhaben W/O Bipinbhai Bhagawanbhia Chandarana and Komalben Bipinbhai Chandarana released their rights in the N.A land in favor of Hirenbhai BHipinbhai Chandarana vide a registered release deed (without consideration) No.6657 dated 16/05/2017 registered with the Sub Registrar Office Ahmedabad -12 (Nikol). Thereafore, the said N.A land came in the exclusive possession and ownership of (1) Hiren Bipinbhai Chandarana (2) Mukeshbhai Babubhai Patel and (3) Rameshbhai Joytaram Patel.

Thereafter the above (1) Hiren Bipinbhai Chandarana (2) Mukeshbhai Babubhai Patel and (3) Rameshbhai Joytaram Patel sold and conveyed above N.A land of F.P No. 77/2 of T.P S No. 131 admeasuring 2482 sq.





mtrs. to M/s. Pransi Corporation, a partnership firm vide Registered Sale deed bearing No.19531 dated 28/11/2017 which was registered with Sub Registrar Office Ahmedabad -12 (Nikol) and mutation entry to that effect was made in the revenue records village form No.6 vide entry No.3828 dated 20/12/2017. Thereafter the said firm got the plan passed for the construction of residential cum commercial building from the Ahmedabad Urban Development Authority vide No. PRM/79/03/2018/187 dated 16/05/2018.

I have caused necessary search to be taken with the Sub Registrar Office at Ahmadabad-1 (City) vide Receipt No. 2017002012051 dated 24/05/2017 and sub registrar office at Ahmedabad -7 (Odav) vide receipt No. 2017007013161 dated 22/05/2017 and sub registrar office Ahmedabad -12 (Nikol) vide receipt No.2017312016155 dated 30/05/2017 and receipt No.2018312022486 dated 7/06/2018 and sub registrar office Ahmedabad -14 (Dascroi) vide receipt No. 2017314002692d dated 01/06/2017 for a period of more than 30 years (from 1988) and also verified the required documents related to the title of the said property. A declaration, duly notarized, regarding the title of the property was also produced before me by the present owner and declared that the title of the said land is clear and marketable.



I have also released an advertisement regarding the issue of title report to the said owner in the local daily " Sandesh" on 01/06/2018 and I have not received any objection for the issue of the title report to the present owner and therefore, I am of the opinion that the title to the said N.A land bearing FP No. 77/2, TPS No.131 (Kathwada-Singarwa-Bhuvaladi) standing in the name of M/s Pransi Corporation, a partnership firm, is clear, marketable and free from any encumbrances and reasonable doubt, subject to the terms and conditions stipulated in the N.A permission issued by the Collector, Ahmedabad and Development Permission issued by the Ahmedabad Urban Development Authority.

Place : Ahmedabad
Date : 14.06.2018



P. T. Chacko
Advocate & Notary