

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. 12084/2020

To,

M/s Ratnadeep Infrastructure.

TITLE CERTIFICATE CUM TITLE REPORT

Reg.: Non-Agricultural land bearing Final Plot
No. 93/2 admeasuring about 8,557 sq. mtrs. of
Draft Town Planning Scheme No. 66 (Ranip-
Chainpur-Chandlodiya) situate, lying and
being at Moje Ranip, Taluka Sabarmati, in the
Registration District of Ahmedabad and Sub
District of Ahmedabad - 02 (Vadaj) and
belonging to M/s Ratnadeep Infrastructure, a
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 up to date of search i.e. 05-04-2021) 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 records/ 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 report on title as under:-

- 1) That land bearing Survey No. 204/2 admeasuring about Acre 02-20 Gs. was belonging to Shanaji Bapuji prior to the year 1960. The said land was New Tenure land.
- 2) That the City Mamlatdar, vide its letter bearing No. Jamin. V 5696 to 5793 dated 07-11-1979 and the Government of Gujarat vide its order bearing No. Rehthan/Udhyog/Sthanik, exempted the said land bearing Survey No. 204/2 admeasuring about Acre 02-20 Gs.

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were recorded in the revenue record with respect to land bearing Survey No. 204/2. Mutation entry to the said effect was made in revenue record vide Entry No. 3198 dated 09-09-1998.

- 6) That a Special Civil Suit No. 220/1998 was filed before the Court of Civil Judge, Ahmedabad (Rural) by Priyalaxmi Industrial Co-op. Estate Ltd. (originally its name was Laxmi Industrial Co-Op. Estate (Suchit) Society) against Dahiben wd/o Shanaji Bapuji and others whereby the plaintiff had prayed for executing a registered Sale Deed in its favour, in lieu of Specific Performance of above "Agreement for Sale with Possession" Dated 30-05-1986. The Plaintiff had further prayed that if the defendants are unable to execute a Sale Deed in its favour, than the court shall pass an appropriate order and appoint a Court Commissioner for executing the Sale Deed or pay compensation of Rs. 48,40,000/- on account of loss incurred to the plaintiff or pay reasonable compensation equivalent to the loss incurred to the plaintiff and further prayed for permanent Injunction order to restrain the defendants or his agents, servants, attorneys, persons etc. from transferring the said land in favour of third parties.

During the pendency of the said suit, mutual settlement occurred between the parties. Thereafter, Karardad Purshis dated 05-10-1998 was submitted before the Civil Court, Ahmedabad and it was agreed between the parties that the defendants are not entitled to cancel the documents executed in favour of the plaintiff as consideration in lieu of the same has already been paid by the plaintiff vide above executed Agreement for Sale with possession. It was further agreed that the defendants shall execute a registered Sale Deed in favour of the plaintiff or any other party with the consent of the plaintiff and thereafter, the defendants shall not have any right, title and interest with respect to the said land. The Defendants further contended that they shall neither sell the said land to any other persons nor create any charge on the said land. Thereafter, the Civil Court, Ahmedabad vide its order dated 28-10-1998 disposed off the said suit as withdrawn and the effect of said

was made in the Second Rights Column of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 3212 dated 21-11-1998.

- 7) That said (1) Dahiben wd/o Shanaji as self and as karta and manager of HUF (2) Bhikhaji Sanaji as self and as guardian of his Minor son Dinesh Bhikhaji (3) Ranaji Shanaji (4) Dhuliben Shanaji (5) Amriben Shanaji (6) Shakriben Shanaji (7) Rameshji Shanaji (8) Vinodji Bhikhaji and (9) Vijaybhai Bhikhaji, all through their Power of Attorney Holder Prabhudas Karsandas Mistry, sold and conveyed the said land bearing Survey No. 204/2 admeasuring about 10,117 sq. mtrs i.e. 12,100 sq. yds. to (1) Divyang Anantrai (2) Ketan Bhavanidas (3) Nimish Manmohandas and (4) Hemang Manmohandas vide Sale Deed dated 14-05-1999 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No. 1862 dated 14-05-1999. Mutation entry to the said effect was made in revenue record vide Entry No. 3254 dated 14-05-1999.

In the above Sale Deed, said Priyalaxmi Industrial Co-op. Estate Society Ltd. through its chairman ManMohandas Maganlal Sanghvi, as agreement holder, joined as confirming party and confirmed the Sale Deed.

- 8) That (1) Nimish Manmohandas Sanghvi (2) Divyang Anantrai Sanghvi (3) Hemang Manmohandas Sanghvi and (4) Ketan Bhavanidas Sanghvi sold and conveyed the said land bearing Survey No. 204/2 admeasuring about 10,117 sq. mtrs. to (1) Alpesh D. Patel (40% undivided share) and (2) Pravinbhai K. Patel (60% undivided share) vide Sale Deed dated 09-09-2008 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No. 15954 dated 10-09-2008. Mutation entry to the said effect was made in revenue record vide Entry No. 4222 dated 13-01-2008.

- 9) That as per the order dated 30-09-2008 passed by City Mamlatdar, Ahmedabad vide its order bearing No. RTS/Sudhara Hukum/Kshati yadi/ S.R. No. 2105/08, the errors that were found in



- 10) That said (1) Alpesh D. Patel (40% undivided share) and (2) Pravinbhai K. Patel (60% undivided share) agreed to sell the said land bearing Survey No. 204/2 paiki admeasuring about 5,058.50 sq. mtrs. out of total land admeasuring about 10,117 sq. mtrs. to Truptiben Yogeshbhai Bhavsar vide Agreement for Sale dated 09-09-2008 which was notarized before the Notary Public Roopa Vireen Shah at Serial No. 2531 dated 09-09-2008.
- 11) That on implementation of Draft Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya), land bearing Survey No. 198 + Survey No. 204/2 totally admeasuring about 20,538 sq. mtrs. was granted Original Plot No. 93 and Final Plot No. 93/1 admeasuring about 3,766 sq. mtrs. and Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. totally admeasuring about 12,323 sq. mtrs.
- 12) That as per order dated 29-01-2016 passed by District Collector, Ahmedabad bearing No. CB/CTS-2 /N.S. /Premium /Ranip /S.No. /Block No. 204/2/SR-23/2012-13/E.W.M.S. N.O-9138, the said land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) given in lieu of Survey No. 204/2 of New Tenure land was converted into Old Tenure Land for Non Agricultural Residential Use subject to fulfillment of conditions laid down in the said order. Mutation entry to the said effect was made in revenue record vide Entry No. 6260 dated 01-02-2016.
- 3) That the City Deputy Collector, (West) Ahmedabad vide its order bearing No. CDC (West)/Jamin/Sudhara hokum/Ranip/SR-08/16 dated 12-07-2016 rectified and deleted (1) "Priyalakshmi Co-op. Estate Ltd. recorded vide order passed in Civil Suit No. 220/98" and (2) "Priyalakshmi Co-op. Estate Ltd. through its organizers (1)

Anubhai Maganlal Sanghvi and (2) Ramanlal Purshottamdas Panchal as purchasers recorded by Registered Agreement for Sale" recorded vide Entry No. 2668, prevailing in the second rights column of the said land. Mutation entry to the said effect was made in revenue record vide Entry No. 6392 dated 16-07-2016.

- 14) That N.A. Use Permission for Residential+Commercial Use with respect to land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) given in lieu of Survey No. 204/2 was granted to Alpeshbhai D. Patel by District Collector, Ahmedabad vide its order dated 26-09-2016 bearing No. CB/ADM/T.B.Kh./Tatkal/K-65/S.R.-60/2016. Mutation entry to the said effect was made in revenue record vide Entry No. 6463 dated 05-10-2016.
- 15) That said (1) Alpesh D. Patel (40% undivided share) and (2) Pravinbhai K. Patel (60% undivided share) sold and conveyed the said land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) given in lieu of Survey No. 204/2 along with all other incidental rights with respect to the said land to M/s S.V. Corporation, a Partnership Firm vide Sale Deed dated 23-02-2017 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No. 2039 dated 08-03-2017. Mutation entry to the said effect was made in revenue record vide Entry No. 6577 dated 17-04-2017.

In the above Sale Deed, (1) (a) Sureshbhai Dahyabhai Patel (b) Sushilaben d/o Bhogilal Bhavsar and w/o Harivadan Chikaniwala, as owners of Survey No. 198, and (2) Truptiben Harivadan w/o Yogesh Bhavsar, as agreement holder, joined as confirming party and confirmed the Sale Deed.

Note:- In the said Sale Deed, it was mentioned that as per mutual understanding, the owners of Survey No. 198 admeasuring about 9,731 sq. mtrs. had taken allotment of Final Plot No. 93/1 admeasuring about 3,766 sq. mtrs. However, in reality, as per 40%



Town Planning deduction they were entitled to 5,839 sq. mtrs. So, it was mutually agreed between the parties that at the time of Sale Deed of Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs., the owners of Survey No. 198 shall be paid additional consideration for their deficit Final Plot Land area admeasuring about 2,073 sq. mtrs. Hence, they have joined as Confirming Party in the above Sale Deed and taken consideration for their deficit land and sold to M/s S.V. Corporation.

- 16) That as per the opinion dated 16-02-2015 of Town planning officer, Ahmedabad, the said land bearing Survey No. 198 and 204/2 admeasuring about 19,848 sq. mtrs. was given original Plot No. 93 admeasuring about 20,538 sq. mtrs. and Final Plot No. 93/1 admeasuring about 3,766 sq. mtrs. and Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. respectively and the possession of remaining area admeasuring about 8,215 sq. mtrs. was given back to Ahmedabad Municipal Corporation (AMC) by the owners of the said land and accordingly, the name of Ahmedabad Municipal Corporation (AMC) shall be recorded in the second rights column of the land bearing Survey No. 198 and 204/2 as per the letter dated 19-06-2017 issued by Deputy Estate Officer (Western Zone). Mutation entry to the said effect was made in revenue record vide Entry No. 6615 dated 22-06-2017.
- 17) That Revised N.A. permission to change the purpose of the said land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) given in lieu of Survey No. 204/2 was granted to M/S S.V. Corporation by Collector, Ahmedabad vide its order bearing No. 2277/07/18/034/2019 dated 05-12-2019. Mutation entry to the said effect was made in revenue record vide Entry No. 7111 dated 05-02-2019.
- 18) That M/s S.V. Corporation, a Partnership Firm sold and conveyed the said land bearing Final Plot No. 93/2 admeasuring about 8,557

sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) to M/s. Ratnadeep Infrastructure, a Partnership Firm vide Sale Deed dated 08-02-2021 which was registered before the Sub Registrar of Ahmedabad-02 (Vadaj) at Serial No. 2539 dated 08-02-2021. Mutation entry to the said effect was made in revenue record vide Entry No. 7310 dated 09-02-2021.

- 19) That the Ahmedabad Municipal Corporation has sanctioned the Lay out Plan on 19-05-2021 and accordingly, granted Development Permission on 19-05-2021 for commercial as well as residential construction on the said land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya), which is mentioned as under:-

Block No.	Case No.	Rajachitthi No.
A+B	BHNTI/WZ/090321/ CGDCRV/A4680/R0/M1	04824/090321/A4680/R0/M1
C+D	BHNTI/WZ/090321/ CGDCRV/A4681/R0/M1	04825/090321/A4681/R0/M1
E	BHNTI/WZ/090321/ CGDCRV/A4682/R0/M1	04823/090321/A4682/R0/M1
F	BHNTI/WZ/090321/ CGDCRV/A4683/R0/M1	04826/090321/A4683/R0/M1

- 20) That as per the said approved plans, present owner "M/s. Ratnadeep Infrastructure", a Partnership firm has commenced development of commercial as well as Residential scheme named "RATNADEEP FLORA" consisting of various Commercial Units and Residential Units.

PUBLIC NOTICE AND OBJECTIONS:-

In response to our Public Notice Published in daily News Papers (1) in Gujarat Samachar dated 03-11-2020 and (2) in Divya Bhaskar dated 03-11-2020 in the name of earlier land owners, we have received following objections;

We have received two objections from (1) Advocate Arjanbhai R. Gamara on behalf of his clients Kailashben d/o Visaji Dosaji and 10 others (erstwhile owners of land bearing Survey No. 198) vide his letter dated 06-11-2020 and (2) Advocate Yogesh G. Kanade on behalf of his clients Shobha alias Shobhnaben second wd/o Visaji Dosaji and two others (erstwhile owners of land bearing Survey No. 198) vide his letter dated 06-11-2020 stating inter alia that they had right, title and interest in the said land bearing Survey No. 204/2, as the proportionate area admeasuring about 2,073 sq. mtrs. of Survey No. 198 after deduction in Town Planning Scheme No. 66, was included in the land of Survey No. 204/2 which was given Final Plot No. 93/2 as per F-Form and Mutation entry No. 6615. He further stated that many revenue litigations with respect to land bearing Survey No. 198 are pending and also stated that the Sale Deeds executed with respect to land bearing Survey No. 198 forming part of Survey No. 204/2, shall be cancelled as consent of my clients were not obtained before executing such Sale transactions. We gave our reply vide our letter dated 11-01-2021 to both the objectionists and inter alia stated that the objectionists, in lieu of Irrevocable General Power of Attorney with consideration registered at Serial No. 4524 dated 17-10-1998, sold the said land vide Sale Deed registered at Serial No. 1680 dated 05-04-1999 in favour of Divyang Anantrai and 3 others. Hence, they did not have any right, title and interest in the land bearing Survey No. 198. Thereafter, Town Planning Scheme No. 66 was implemented and Survey No. 198 and Survey No. 204/2 totally admeasuring about 20,538 sq. mtrs. were given Final Plot No. 93/1 admeasuring about 3,766 sq. mtrs. and Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. Thereafter, various Sale transactions were made with respect

to the said land and said M/S S.V. Corporation became the owner of said land and constructed a scheme known as "S.V. Square" on the said land. Further, In the Sale Deed registered at Serial No. 2039 dated 08-03-2017 with respect to land bearing Survey No. 204/2, it was mentioned the land owners of Survey No. 198 and 204/2 were same, hence, the proportionate area admeasuring about 2,073 sq. mtrs. of Survey No. 198 after deduction in Town Planning Scheme No. 66, was included in the land of Survey no. 204/2 and accordingly, the consideration amount with respect to the same was paid to the owners of Survey No. 198 by the owners of Survey No. 204/2 and the owners of Survey No. 198 joined as confirming party in the Sale Deed. Thus, the consideration amount with respect to the proportionate area is received by the owners of Survey No. 198 and the said objectionists did not have any right, title and interest in the said land as they have already sold the said land in the year 1999. Hence, the said objection is raised with malafide intention and therefore, we rejected the same vide out letter dated 11-01-2021.

In view of what is stated above, we are of the opinion that the titles of above referred Non-Agricultural land bearing Final Plot No. 93/2 admeasuring about 8,557 sq. mtrs. of Draft Town Planning Scheme No. 66 (Ranip-Chainpur-Chandlodiya) given in lieu of Survey No. 204/2 admeasuring about 10,117 sq. mtrs. situate, lying and being at Moje Ranip, Taluka Sabarmati, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 02 (Vadaj) and belonging to M/s Ratnadeep Infrastructure, a 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 transfer of said land.
- [2] Fulfillment of Terms and Conditions laid down in the N.A Use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being



sanctioned by AUDA/AMC and provisions of Draft Town
Planning Scheme No. 66 (Ranip- Chainpur-Chandlodiya)

DATED THIS 26th DAY OF MAY, 2021

Hursh P. Jani
ATTORNEY-AT-LAW

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 1985 to 1993 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. The records for the year 1994 to 2017 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.

