



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Aryanparv Realty LLP,

B-203, Elanza Crest, near Sigma House,

Sindhu Bhavan Road, Bodakdev,

Ahmedabad – 380059:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 68 admeasuring about 7345 sq. mtrs. of Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatewadi-Sanathal), allotted in lieu of the (i) Land bearing Survey No. 419/1 admeasuring about 3845 sq. mtrs. (ii) Land bearing Survey No. 419/2 admeasuring about 4249 sq. mtrs. and (iii) Land bearing Survey No. 419/3 admeasuring about 4148 sq. mtrs. admeasuring in aggregate to 12242 sq. mtrs. situated within the limits of Village: Fatehwadi, Taluka: Vejalpur and District: Ahmedabad and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the “said Land”).

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1. PREFACE:

1.1

At the request of our client, **Aarambh Developers – a unit of Anaya Infracon Private Limited**, we had investigated its title to the said Land and issued a Title Certificate on 01.06.2019.





- 1.2 We have now been instructed by **Aryanparv Realty LLP** (hereinafter referred to as the "**Owner**") to provide an updated Title Certificate to the said Certificate dated 01.06.2019 and to investigate its title to the said Land.

2. **DISCLAIMERS:**

- 2.1 This Title Certificate is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.
- 2.2 The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the information provided to us during the course of our verification of such records and which we have assumed to be the case. We therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us/gathered by us.
- 2.3 Unless specifically stated otherwise in the main section of this Title Certificate, we do not comment on whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and/or the information provided to us have been complied with or not.

2.4

For the purpose of preparation of this Title Certificate we have conducted searches at the office of the concerned Sub-Registrar for the





past 30 years. However, searches at the office of the above mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. We were assigned to ascertain the devolution of title of the said Land for the period of last 30 years. However, where possible we have endeavored to ascertain the title beyond the said 30 years. However, we disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this Title Certificate.

- 2.5 We have only ascertained the title to the said Land from the revenue records and we have not commented on the statutory, user, development and environmental permissions required for the development on the said Land.
- 2.6 We have not undertaken any on-site verification of the said Land, not carried out verification of any negative Court proceedings before any Court/ Forum/ Authority, not verified any acquisition by any Government/ Semi-Government authorities other than that mentioned in the revenue records and therefore, disclaim any responsibility with regard to details relating to such aspects.
- 2.7 This Title Certificate has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.



3.

SCHEDULE OF THE SAID LAND:



All that piece and parcel of the land bearing Final Plot No. 68 admeasuring about 7345 sq. mtrs. of Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatewadi-Sanathal), allotted in lieu of the (i) Land bearing Survey No. 419/1 admeasuring about 3845 sq. mtrs. (ii) Land bearing Survey No. 419/2 admeasuring about 4249 sq. mtrs. and (iii) Land bearing Survey No. 419/3 admeasuring about 4148 sq. mtrs. admeasuring in aggregate to 12242 sq. mtrs. situated within the limits of Village: Fatehwadi, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows:

- East : Land bearing Block No. 418 (Final Plot No. 67)
West : Land bearing Block No. 412 paiki (Final Plot No. 61)
North : 18 Mtrs. Road
South : Land bearing Block No. 413/1+2 (Final Plot No. 99)

Note: The boundaries chronicled hereinabove are in accordance of the Sale Deed dated 21.12.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 16186, appearing herein below.

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other documents, the devolution of Title of the said Land is as under:

A. *Survey No. 419/1 admeasuring about 3845 sq. mtrs.:*

1. The revenue records indicate that the land bearing Survey No. 419/1 was originally in the ownership of Bai Narmada – widow of Kashiram Dayashankar. Thereafter, upon her death the name of her nephew i.e. Ramanlal Mohanlal was entered in the revenue records on 5.9.1943 vide mutation entry no. 611.





Note: The aforesaid mutation entry is relevant though not reflected in the latest Village Form No. 7/12.

2. Subsequently, the land bearing Survey No. 419/1 was sold and conveyed by Ramanlal Mohanlal in favour of Haribhai Mansukhram vide a registered Sale Deed dated 23.4.1946. The said event was entered in the revenue records on 11.5.1946 vide mutation entry no. 660.

Note: The aforesaid mutation entry is relevant though not reflected in the latest Village Form No. 7/12.

3. Later, the land bearing Survey No. 419/1 was sold and conveyed by Haribhai Mansukhram in favour of Manekben – daughter of Shivrathji Thavarathji vide a registered Sale Deed dated 23.4.1946. The said event was entered in the revenue records on 11.5.1946 vide mutation entry no. 662.

Note: The aforesaid mutation entry is relevant though not reflected in the latest Village Form No. 7/12.

4. Thereafter, the land bearing Survey No. 419/1 was sold and conveyed by Manekben – daughter of Shivrathji Thavarathji in favour of Shakarchand Mafatlal and Company – through its administrator i.e. Shakarchand Mafatlal vide a registered a Sale Deed dated 16.12.1946. The said event was entered in the revenue records on 25.1.1947 vide mutation entry no. 695.





5. Subsequently, names of the tenants who were cultivating the lands during the year 1946-47 were declared to be Protected Tenants and pursuant thereto, name of Chhota Kuber (Bakor) was entered as a Protected Tenant in the land bearing Survey No. 419/1. The said event was entered in the revenue records on 11.2.1948 vide mutation entry no. 735.

Note: The name of Chhota Kuber (Bakor) was subsequently removed from the revenue records as reflected vide mutation entry no. 1127.

6. Thereafter, vide a Circular dated 2.5.1951 bearing no. LND issued by the Government, land admeasuring less than the Standard Area as determined under the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947 were declared as fragment, pursuant thereto, land bearing Survey No. 419/1 admeasuring about 38 Gunthas which was reflected in the ownership of Shakarchand Mafatlal and Company – through its administrator i.e. Shakarchand Mafatlal was declared as fragment. The said event was entered in the revenue records on 2.5.1951 vide mutation entry no. 792.

7. Subsequently, vide an Order of the Collector dated 28.7.1953 bearing no. W.T.N 4035 and Circular dated 2.2.1955 bearing Taluka Hukam No. W.T.N. 908, all the Jaat Inami lands were included under the head of Khalsa Ryotwari lands and pursuant thereto the land bearing Survey No. 419/1 which was in the ownership of Shakarchand Mafatlal and Sons – represented through their Manager i.e. Shakarchand Mafatlal, was also included under the head of Khalsa Ryotwari. The said event





was entered in the revenue records on 28.4.1955 vide mutation entry no. 1102.

8. Thereafter, vide a Circular dated 8.3.1955 bearing no. TNC, name of the protected tenants who were not cultivating the land since last two years were removed and pursuant thereto, name of Chhota Bakor was removed from the land bearing Survey No. 419/1. The said event was entered in the revenue records on 1.6.1956 vide mutation entry no. 1127.
9. Subsequently, vide an Order bearing No. T.N.C., names of the persons who were cultivating the lands as farmers for the years 1954-55 were entered as Ordinary Tenants in the revenue records and pursuant thereto, name of Shanti Chela was entered as an Ordinary Tenant in the land bearing Survey No. 419/1 which was in the ownership of Shakarchand Mafatlal. The said event was entered in the revenue records on 4.8.1956 vide mutation entry no. 1134.
10. Thereafter, vide an Order of the Prant Officer, Viramgaam Prant dated 24.2.1961 bearing no. T.N.C. Appeal 76/ 60, it was ordered that the land bearing Survey No. 419/1 was to remain in the ownership of Shakarchand Mafatlal as 'Gharkhed' under section 32 G of the Gujarat Tenancy and Agricultural Lands Act, 1948 from the date 27.4.1961 and further that the Order which was previously passed by the Prant Officer, Viramgaam was cancelled. The said event was entered in the revenue records on 2.7.1961 vide mutation entry no. 1323.





11. Subsequently, upon the death of Shakarchand Mafatlal, names of his legal heirs i.e. (1) Natvarlal Shakarchand (2) Kiritkumar Shakarchand (3) Narendra Shakarchand (4) Indu Shakarchand and (5) Lakshmiben – widow of Shakarchand Mafatlal were entered in the revenue records on 7.1.1975 vide mutation entry no. 1848.
12. Thereafter, on account of demise of Kiritbhai Shakarchand, names of his legal heirs i.e. (1) Anandiben – widow of Kiritbhai Shakarchand (2) Paragbhai Kiritbhai and (3) Hemangini Kiritbhai were entered in the revenue records on 2.12.1995 vide mutation entry no. 2671.
13. Subsequently, name of Jagatkumar Natvarlal was entered as a co-owner in the revenue records on 1.10.1996 vide mutation entry no. 2715, the mutation entry further reflects that the said event was entered as all the other co-owners of the land bearing Survey No. 419/1 consented to the same.
14. Thereafter, upon the death of Lakshmiben – widow of Shakarchand Mafatlal, her name was removed from the revenue records on 4.10.1996 vide mutation entry no. 2720.
15. Subsequently, Narendrabhai Shankarchand had released his rights, title and interests in the land bearing Survey No. 419/1 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 8.10.1996 bearing no. 3760. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2721.





16. Thereafter, Induben Shakarchand had released her rights, title and interests in the land bearing Survey No. 419/1 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 16.10.1996 bearing no. 3833. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2722.

17. Subsequently, (1) Paragbhai Kiritbhai (2) Anandiben – widow of Kiritbhai Shakarchand and (3) Hemanginiben Kiritbhai had sold and conveyed the land bearing Survey No. 419/1 alongwith other land parcels in favour of Jagatbhai Natvarlal vide Sale Deeds dated 1.9.1997 and 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial numbers 2938, 2937, 2936, 2935 and 2934. The said event was entered in the revenue records on 3.9.1997 vide mutation entry no. 2765.

Note: Upon perusal of the aforesaid Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2936, part land admeasuring about 961.25 sq. mtrs. out of the total land bearing Survey No. 419/1 was sold and conveyed by (1) Paragbhai Kiritbhai – acting as the member as well as the Karta of Kiritbhai Shakarchandbhai HUF (2) Anandiben – widow of Kiritbhai Shakarchand (3) Hemanginiben Kiritbhai in favour of Jagatbhai Natvarlal.

18. Subsequently, a partition was effectuated amongst Jagatbhai Natvarlal and Natvarlal Mafatlal vide a Deed of Partition dated 6.2.1999 registered at the Office of the Sub-Registrar of Assurances under serial no. 297, whereby, the land bearing Survey No. 419/1 came to the share





of Jagatbhai Natvarlal. The said event was entered in the revenue records on 5.11.1999 vide mutation entry no. 2899.

Note: Upon perusal of the aforesaid Deed of Partition, it reflects that Jagatbhai Natvarlal was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Sureshchandra Maganlal Joshi and whereas, Natvarlal Shakarchand was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Falguniben Ashokbhai Patel.

19. Thereafter, the land bearing Survey No. 419/1 admeasuring about 3845 sq. mtrs. was sold and conveyed by Jagatkumar Natvarlal in favour of (1) Tarunbhai Santrambhai (2) Santrambhai Khanchand (3) Gauravbhai Santrambhai and (4) Mrunalbhai Santrambhai vide a Sale Deed dated 19.1.2010 registered at the Office of the Sub-Registrar of Assurances under serial no. 685. The said event was entered in the revenue records on 3.2.2010 vide mutation entry no. 4101.

Note: Upon perusal of the afore-stated Sale Deed, it reflects that the Purchaser No. 2, 3 and 4 i.e. (i) Santrambhai Khanchand (ii) Gauravbhai Santrambhai and (iii) Mrunalbhai Santrambhai were represented through their Power of Attorney Holder i.e. Purchaser No. 1 viz. Tarunbhai Santrambhai.

B. Survey No. 419/2 admeasuring about 4249 sq. mtrs.:

20. The revenue records indicate that the land bearing Survey No. 419/2 was in the ownership of Ba Nani (widow) and pursuant to her death, name of Keshavlal Bhaishankar – represented through his legal





guardian i.e. Chanchal was entered as her legal heir. The said event was entered in the revenue records on 10.2.1930 vide mutation entry no. 365.

21. Thereafter, the land bearing Survey No. 419/2 along with other land parcels were sold and conveyed by Keshavlal Bhairam (Bhaishankar) in favour of Ambalal Santaram vide a Sale Deed dated 23.3.1933. The said event was entered in the revenue records on 15.4.1933 vide mutation entry no. 402.

Note: (1) The aforesaid event is relevant though not reflected in the latest Village Form No. 7/12 of the said Land. (2) It appears that Keshavlal Bhairam had attained majority as his name was reflected in his individual capacity and he was not represented through his legal guardian i.e. Chanchal.

22. Mutation entry no. 409 though reflected in the latest Village Form No. 7/12 of the said Land, it pertains to the land bearing Survey Numbers 352 and 395 and therefore, it is not relevant for the purposes of this Title Certificate.

23. Subsequently, the land bearing Survey No. 419/2 was sold and conveyed by Ambalal Santaram in favour of Shakrabhai Dahyabhai vide an oral contract on 5.5.1935. The said event was entered in the revenue records on 20.5.1935 vide mutation entry no. 440.

24. Thereafter, the land bearing Survey No. 419/2 was sold and conveyed by Shakrabhai Dahyabhai in favour of Shakarchand Mafatlal and





Company – through its administrator i.e. Shakarchand Mafatlal vide a registered Sale Deed dated 16.12.1946. The said event was entered in the revenue records on 25.1.1947 vide mutation entry no. 696.

25. Subsequently, names of the tenants who were cultivating the lands during the year 1946-47 were declared to be Protected Tenants and pursuant thereto, name of Chhota Kuber (Bakor) was entered as a Protected Tenant in the land bearing Survey No. 419/2. The said event was entered in the revenue records on 11.2.1948 vide mutation entry no. 735.

Note: The name of Chhota Kuber (Bakor) was removed from the revenue records as reflected vide ensuing mutation entry no. 1127.

26. Thereafter, vide a Circular dated 2.5.1951 bearing no. LND issued by the Government, land admeasuring less than the Standard Area as determined under the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947 were declared as fragment, pursuant thereto, land bearing Survey No. 419/2 admeasuring about 1 Acre 2 Gunthas which was reflected in the ownership of Shakarchand Mafatlal and Company – through its administrator i.e. Shakarchand Mafatlal was declared as fragment. The said event was entered in the revenue records on 2.5.1951 vide mutation entry no. 792.

27. Subsequently, vide an Order of the Collector dated 28.7.1953 bearing no. W.T.N 4035 and Circular dated 2.2.1955 bearing Taluka Hukam No. W.T.N. 908, all the Jaat Inami lands were included under the head of Khalsa Ryotwari lands and pursuant thereto the land bearing Survey





No. 419/2 which was in the ownership of Shakarchand Mafatlal and Sons – represented through their Manager i.e. Shakarchand Mafatlal, was also included under the head of Khalsa Ryotwari. The said event was entered in the revenue records on 28.4.1955 vide mutation entry no. 1102.

28. Thereafter, vide a Circular dated 8.3.1955 bearing no. TNC, name of the protected tenants who were not cultivating the land since last two years were removed and pursuant thereto, name of Chhota Bakor was removed from the land bearing Survey No. 419/2. The said event was entered in the revenue records on 1.6.1956 vide mutation entry no. 1127.

29. Subsequently, vide an Order bearing No. T.N.C., names of the persons who were cultivating the lands as farmers for the years 1954-55 were entered as Ordinary Tenants in the revenue records and pursuant thereto, name of Shanti Chela was entered as an Ordinary Tenant in the land bearing Survey No. 419/1 which was in the ownership of Shakarchand Mafatlal. The said event was entered in the revenue records on 4.8.1956 vide mutation entry no. 1134.

30. Thereafter, vide an Order of the Prant Officer, Viramgaam Prant dated 24.2.1961 bearing no. T.N.C. Appeal 76/ 60, it was ordered that the land bearing Survey No. 419/2 was to remain in the ownership of Shakarchand Mafatlal as 'Gharkhed' under section 32 G of the Gujarat Tenancy and Agricultural Lands Act, 1948 from the date 27.4.1961 and further that the Order which was previously passed by the Prant





Officer, Viramgaam was cancelled. The said event was entered in the revenue records on 2.7.1961 vide mutation entry no. 1323.

31. Subsequently, upon the death of Shakarchand Mafatlal, names of his legal heirs i.e. (1) Natvarlal Shakarchand (2) Kiritkumar Shakarchand (3) Narendra Shakarchand (4) Indu Shakarchand and (5) Lakshmiben – widow of Shakarchand Mafatlal were entered in the revenue records on 7.1.1975 vide mutation entry no. 1848.

Note: The aforesaid event is relevant though not reflected in the latest Village Form No. 7/12 of the said Land.

32. Thereafter, on account of demise of Kiritbhai Shakarchand, names of his legal heirs i.e. (1) Anandiben – widow of Kiritbhai Shankarchand (2) Paragbhai Kiritbhai and (3) Hemangini Kiritbhai were entered in the revenue records on 2.12.1995 vide mutation entry no. 2671.

33. Subsequently, name of Jagatkumar Natvarlal was entered as a co-owner in the revenue records on 1.10.1996 vide mutation entry no. 2715, the mutation entry further reflects that the said event was entered as all the other co-owners of the land bearing Survey No. 419/2 consented to the same.

34. Thereafter, upon the death of Lakshmiben – widow of Shakarchand Mafatlal, her name was removed from the revenue records on 4.10.1996 vide mutation entry no. 2720.





35. Subsequently, Narendrabhai Shankarchand had released his rights, title and interests in the land bearing Survey No. 419/2 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 8.10.1996 bearing no. 3760. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2721.
36. Thereafter, Induben Shakarchand had released her rights, title and interests in the land bearing Survey No. 419/2 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 16.10.1996 bearing no. 3833. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2722.
37. Subsequently, (1) Paragbhai Kiritbhai (2) Anandiben – widow of Kiritbhai Shakarchand and (3) Hemanginiben Kiritbhai had sold and conveyed the land bearing Survey No. 419/2 along with other parcels of the land in favour of Jagatbhai Natvarlal vide Sale Deeds dated 1.9.1997 and 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial numbers 2938, 2937, 2936, 2935 and 2934. The said event was entered in the revenue records on 3.9.1997 vide mutation entry no. 2765.

Note: Upon perusal of the aforesaid Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2935, part land admeasuring about 1062.25 sq. mtrs. out of the total land bearing Survey No. 419/2 was sold and conveyed by (1) Paragbhai Kiritbhai – acting as the member as well as the Karta of Kiritbhai Shakarchandbhai HUF (2) Anandiben – widow of Kiritbhai





Shakarchand (3) Hemanginiben Kiritbhai in favour of Jagatbhai Natvarlal.

38. Subsequently, a partition was effectuated amongst Jagatbhai Natvarlal and Natvarlal Mafatlal vide a Deed of Partition dated 6.2.1999 registered at the Office of the Sub-Registrar of Assurances under serial no. 297, whereby, the land bearing Survey No. 419/2 came to the share of Jagatbhai Natvarlal. The said event was entered in the revenue records on 5.11.1999 vide mutation entry no. 2899.

Note: Upon perusal of the aforesaid Deed of Partition, it reflects that Jagatbhai Natvarlal was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Sureshchandra Maganlal Joshi and whereas, Natvarlal Shakarchand was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Falguniben Ashokbhai Patel.

39. Thereafter, vide an Order of the Mamlatdar, Daskroi dated 23.9.2008 bearing no. RTS/ Record Promulgation/ 44/ 08, the errors in the revenue records were rectified and pursuant thereto, the tenure of the land bearing Survey No. 419/2 which was erroneously reflected as Sarkari Padtar was rectified to reflect Old tenure. The said event was entered in the revenue records on 24.2.2009 vide mutation entry no. 3879.

Subsequently, the land bearing Survey No. 419/2 admeasuring about 4249 sq. mtrs. along with other parcels of land were sold and conveyed





by Jagatkumar Natvarlal in favour of (1) Tarunbhai Santrambhai (2) Santrambhai Khanchand (3) Gauravbhai Santrambhai and (4) Mrunalbhai Santrambhai vide a Sale Deed dated 19.1.2010 registered at the Office of the Sub-Registrar of Assurances under serial no. 685. The said event was entered in the revenue records on 3.2.2010 vide mutation entry no. 4101.

Note: Upon perusal of the afore-stated Sale Deed, it reflects that the Purchaser No. 2, 3 and 4 i.e. (i) Santrambhai Khanchand (ii) Gauravbhai Santrambhai and (iii) Mrunalbhai Santrambhai were represented through their Power of Attorney Holder i.e. Purchaser No. 1 viz. Tarunbhai Santrambhai.

C. Survey No. 419/3 admeasuring about 4148 sq. mtrs.:

41. The revenue records indicate that the land bearing Survey No. 419/3 was in the ownership of Keshavlal Bhairam. Thereafter, the land bearing Survey No. 419/3 along with other land parcels were sold and conveyed by Keshavlal Bhairam in favour of Ambalal Santaram vide a Sale Deed dated 23.3.1933. The said event was entered in the revenue records on 15.4.1933 vide mutation entry no. 402.

Note: The aforesaid event is relevant though not reflected in the latest Village Form No. 7/12 of the said Land.

42. Subsequently, the land bearing Survey No. 419/3 along with other land parcels were sold and conveyed by Ambalal Santaram in favour of Shakrabhai Dahyabhai vide an Oral Sale on 5.5.1935. The said event was entered in the revenue records on 20.5.1935 vide mutation entry no. 440.





Note: The aforesaid event is relevant though not reflected in the latest Village Form No. 7/12 of the said Land.

43. Thereafter, the land bearing Survey No. 419/3 along with other land parcels were sold and conveyed by Shakrabhai Dahyabhai in favour of Shakarchand Mafatlal and Company – through its administrator i.e. Shakarchand Mafatlal vide a registered Sale Deed dated 16.12.1946. The said event was entered in the revenue records on 25.1.1947 vide mutation entry no. 696.

44. Subsequently, names of the tenants who were cultivating the lands during the year 1946-47 were declared to be Protected Tenants and pursuant thereto, name of Chhota Kuber (Bakor) was entered as a Protected Tenant in the land bearing Survey No. 419/3. The said event was entered in the revenue records on 11.2.1948 vide mutation entry no. 735.

Note: The name of Chhota Kuber (Bakor) was removed from the revenue records as reflected vide ensuing mutation entry no. 1127.

45. Thereafter, vide a Circular dated 2.5.1951 bearing no. LND issued by the Government, land admeasuring less than the Standard Area as determined under the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947 were declared as fragment, pursuant thereto, land bearing Survey No. 419/1 admeasuring about 1 Acre 1 Gunthas which was reflected in the ownership of Shakarchand Mafatlal and Company – through its administrator i.e. Shakarchand





Mafatlal was declared as fragment. The said event was entered in the revenue records on 2.5.1951 vide mutation entry no. 792.

46. Subsequently, vide an Order of the Collector dated 28.7.1953 bearing no. W.T.N 4035 and Circular dated 2.2.1955 bearing Taluka Hukam No. W.T.N. 908, all the Jaat Inami lands were included under the head of Khalsa Ryotwari lands and pursuant thereto the land bearing Survey No. 419/3 which was in the ownership of Shakarchand Mafatlal and Sons – represented through their Manager i.e. Shakarchand Mafatlal, was also included under the head of Khalsa Ryotwari. The said event was entered in the revenue records on 28.4.1955 vide mutation entry no. 1102.
47. Thereafter, vide a Circular dated 8.3.1955 bearing no. TNC, name of the protected tenants who were not cultivating the land since last two years were removed and pursuant thereto, name of Chhota Bakor was removed from the land bearing Survey No. 419/3. The said event was entered in the revenue records on 1.6.1956 vide mutation entry no. 1127.
48. Subsequently, vide an Order bearing No. T.N.C., names of the persons who were cultivating the lands as farmers for the years 1954-55 were entered as Ordinary Tenants in the revenue records and pursuant thereto, name of Shanti Chela was entered as an Ordinary Tenant in the land bearing Survey No. 419/3 which was in the ownership of Shakarchand Mafatlal. The said event was entered in the revenue records on 4.8.1956 vide mutation entry no. 1134.





49. Thereafter, vide an Order of the Prant Officer, Viramgaam Prant dated 24.2.1961 bearing no. T.N.C. Appeal 76/ 60, it was ordered that the land bearing Survey No. 419/3 was to remain in the ownership of Shakarchand Mafatlal as 'Gharkhed' under section 32 G of the Gujarat Tenancy and Agricultural Lands Act, 1948 from the date 27.4.1961 and further that the Order which was previously passed by the Prant Officer, Viramgaam was cancelled. The said event was entered in the revenue records on 2.7.1961 vide mutation entry no. 1323.

50. Subsequently, upon the death of Shakarchand Mafatlal, names of his legal heirs i.e. (1) Natvarlal Shakarchand (2) Kiritkumar Shakarchand (3) Narendra Shakarchand (4) Indu Shakarchand and (5) Lakshmiben – widow of Shakarchand Mafatlal were entered in the revenue records on 7.1.1975 vide mutation entry no. 1848.

Note: The aforesaid event is relevant though not reflected in the latest Village Form No. 7/12 of the said Land.

51. Thereafter, on account of demise of Kiritbhai Shakarchand, names of his legal heirs i.e. (1) Anandiben – widow of Kiritbhai Shankarchand (2) Paragbhai Kiritbhai and (3) Hemangini Kiritbhai were entered in the revenue records on 2.12.1995 vide mutation entry no. 2671.

52. Subsequently, name of Jagatkumar Natvarlal was entered as a co-owner in the revenue records on 1.10.1996 vide mutation entry no. 2715, the mutation entry further reflects that the said event was





entered as all the other co-owners of the land bearing Survey No. 419/3 consented to the same.

53. Thereafter, upon the death of Lakshmiben – widow of Shakarchand Mafatlal, her name was removed from the revenue records on 4.10.1996 vide mutation entry no. 2720.
54. Subsequently, Narendrabhai Shankarchand had released his rights, title and interests in the land bearing Survey No. 419/3 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 8.10.1996 bearing no. 3760. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2721.
55. Thereafter, Induben Shakarchand had released her rights, title and interests in the land bearing Survey No. 419/3 in favour of Jagatbhai Natvarlal vide a Release Deed (without consideration) dated 16.10.1996 bearing no. 3833. The said event was entered in the revenue records on 1.11.1996 vide mutation entry no. 2722.
56. Subsequently, (1) Paragbhai Kiritbhai (2) Anandiben – widow of Kiritbhai Shakarchand and (3) Hemanginiben Kiritbhai had sold and conveyed the land bearing Survey No. 419/3 along with other parcels of the land in favour of Jagatbhai Natvarlal vide Sale Deeds dated 1.9.1997 and 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial numbers 2938, 2937, 2936, 2935 and 2934. The said event was entered in the revenue records on 3.9.1997 vide mutation entry no. 2765.





Note: Upon perusal of the aforesaid Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2934, part land admeasuring about 1037 sq. mtrs. out of the total land bearing Survey No. 419/3 was sold and conveyed by (1) Paragbhai Kiritbhai – acting as the member as well as the Karta of Kiritbhai Shakarchandbhai HUF (2) Anandiben – widow of Kiritbhai Shakarchand (3) Hemanginiben Kiritbhai in favour of Jagatbhai Natvarlal.

57. Subsequently, a partition was effectuated amongst Jagatbhai Natvarlal and Natvarlal Mafatlal vide a Deed of Partition dated 6.2.1999 registered at the Office of the Sub-Registrar of Assurances under serial no. 297, whereby, the land bearing Survey No. 419/3 came to the share of Jagatbhai Natvarlal. The said event was entered in the revenue records on 5.11.1999 vide mutation entry no. 2899.

Note: Upon perusal of the aforesaid Deed of Partition, it reflects that Jagatbhai Natvarlal was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Sureshchandra Maganlal Joshi and whereas, Natvarlal Shakarchand was acting as self as well as the Karta and Manager of his HUF and was represented through his Power of Attorney Holder i.e. Falguniben Ashokbhai Patel.

58. Subsequently, the land bearing Survey No. 419/3 admeasuring about 4148 sq. mtrs. along with other parcels of land was sold and conveyed by Jagatkumar Natvarlal in favour of (1) Tarunbhai Santrambhai (2) Santrambhai Khanchand (3) Gauravbhai Santrambhai and (4) Mrunalbhai Santrambhai vide a Sale Deed dated 19.1.2010 registered





at the Office of the Sub-Registrar of Assurances under serial no. 685. The said event was entered in the revenue records on 3.2.2010 vide mutation entry no. 4101.

Note: Upon perusal of the afore-stated Sale Deed, it reflects that the Purchaser No. 2, 3 and 4 i.e. (i) Santrambhai Khanchand (ii) Gauravbhai Santrambhai and (iii) Mrunalbhai Santrambhai were represented through their Power of Attorney Holder i.e. Purchaser No. 1 viz. Tarunbhai Santrambhai.

D. Final Plot No. 68:

59. In consistence with the perused copy of Form "F" issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad, it is reflected therein that the (i) land bearing Survey No. 419/1 admeasuring about 3845 sq. mtrs. (ii) land bearing Survey No. 419/2 admeasuring about 4249 sq. mtrs. and (iii) land bearing Survey No. 419/3 admeasuring about 4148 sq. mtrs. admeasuring in aggregate to 12242 sq. mtrs. were included in the Draft Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatewadi-Sanathal) and in lieu thereof, were allotted Final Plot No. 68 admeasuring about 7345 sq. mtrs. (i.e. "said Land").

60. Subsequently, vide an Order of the Collector, Ahmedabad dated 4.2.2011 bearing no. CB/ CTS/ N.A/ SR- 958/ 2010, said Land was converted into non-agricultural land for commercial use, subject to the conditions mentioned in the Order. The said event was entered in the revenue records on 7.2.2011 vide mutation entry no. 4351.





61. Subsequently, as Santrambhai Khanchand had demised, names of his legal heirs i.e. (1) Ushadevi Santrambhai (2) Tarunbhai Santrambhai (3) Gauravbhai Santrambhai and (4) Mrunalbhai Santrambhai were entered in the revenue records on 7.2.2011 vide mutation entry no. 4352.

62. Thereafter, the said Land was sold and conveyed by (1) Tarunbhai Santrambhai (2) Gauravbhai Santrambhai (3) Ushadevi Santrambhai and (4) Mrunalbhai Santrambhai – as self and also acting as the Power of Attorney Holder of vendors arrayed under serial numbers 1 to 3 herein, in favour of (1) Minaben Kamleshkumar Shah - for 40% undivided share (2) Sanjaykumar Bharatkumar Kothari - for 20% of the undivided share (3) Deep Vijaykumar Shah - for 20% of the undivided share (4) Lattaben Ashokkumar Sheth - for 10% of the undivided share and (5) Shilpaben Jitendrabhai Sheth - for 10% of the undivided share vide a Sale Deed dated 11.10.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 11764. The said event was entered in the revenue records on 11.1.2012 vide mutation entry no. 4555.

Note: Upon perusal of the aforesaid Sale Deed, it appears that the vendors arrayed under serial numbers 1, 2 and 4 i.e. Tarunbhai Santrambhai, Gauravbhai Santrambhai and Mrunalbhai Santrambhai were acting as self as well as a Karta and Manager of their respective HUF's. It further reflects that the Vendors hereinabove had earlier entered into a Notarized Agreement to Sell dated 17.6.2010 with Swagat Infrastructure Limited with respect to land bearing Survey Numbers 419/1, 419/2 and 419/3. Further, Swagat Infrastructure





Limited had transferred/ sold and conveyed all its rights, title and interest arising out of the said Notarized Agreement to Sell dated 17.6.2010 in favour of Zen Matrix Private Limited, and therefore, in consistence thereto, both Swagat Infrastructure Limited and Zen Matrix Private Limited had joined the aforesaid Sale Deed as Confirming Party, and have confirmed the said event of sale in favour of the Purchasers herein.

63. Subsequently, vide a resolution passed by the Land Revenue Department, Gujarat State dated 17.3.2012 and bearing no. PaFaR/ 102011/ 275/ L/ 1, it was declared that Taluka: Ahmedabad City and Taluka: Daskroi of District Ahmedabad were reformulated in to 2 new Talukas viz. Taluka: Ahmedabad (East) and Taluka: Ahmedabad (West), and pursuant thereto Village: Fatehwadi of Taluka: Daskroi came under Taluka: Ahmedabad City (West). The said event was entered in the revenue records on 3.5.2012 vide mutation entry no. 4637.

64. Thereafter, vide an Order of the City Deputy Collector, (West Prant) Ahmedabad, dated 22.1.2013 bearing no. RTS/ Appeal/ Case No. 291/ 12 (Old Case No. 265/11, 616/11), the applicant was allowed to unconditionally withdraw his application. The said event was entered in the revenue records on 3.4.2013 vide mutation entry no. 4809.

Note: Upon perusal of the aforesaid Order, it reflects that the Natwarlal Shakarchand Patel filed an appeal against certification of mutation entry no. 2715, however, later the said appeal was unconditionally withdrawn by him.





65. The perused copy of Zoning Certificate dated 7.4.2017 issued by the Town Planning Inspector, Ahmedabad Municipal Corporation reflects that the land bearing Survey No. 419 was declared as "Commercial Zone - C" Zone subject to the passing of 18 mtrs. wide road from the West direction towards North-East direction and further, it appears that the Survey No. 419 was included in the Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatehwadi-Sanathal).
66. Subsequently, vide an Order of the District Collector, Ahmedabad dated 21.12.2018 bearing no. CB/ LAND-1/ N.A./ S.R. 1217/ 2018/ FMPS No. 408098, the said Land was converted into non-agricultural land for the purposes of Multi-purpose use subject to the conditions mentioned thereunder. The said event was entered in the revenue records on 29.1.2019 vide mutation entry no. 5600.
67. Thereafter, vide an Order/ Letter issued by the Deputy Town Development Officer (South-West Zone), Ahmedabad bearing no. Estate/ T.D.O. South West Zone Ref. No. Online E. No. NOC/ 24/ 05/ 2018/ 10001949 dated 28.12.2018, the possession of the part land admeasuring about 4897 sq. mtrs. out of the total land bearing (i) Survey No. 419/1 admeasuring about 3845 sq. mtrs. (ii) Survey No. 419/2 admeasuring about 4249 sq. mtrs. and (iii) Survey No. 419/3 admeasuring about 4118 sq. mtrs., totally admeasuring about 12242 sq. mtrs. which was deducted in accordance of the implementation of Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatehwadi-Sanathal) was granted to the Ahmedabad Municipal Corporation by the owners, and pursuant thereto, name of Ahmedabad Municipal Corporation was





entered in the column of other rights of the land bearing Survey No. 419/1, Survey No. 419/2 and Survey No. 419/3. The said event was entered in the revenue records on 7.3.2019 vide mutation entry no. 5625.

68. Subsequently, the said Land was sold and conveyed by (1) Minaben Kamleshkumar Shah (holding 40% undivided share) (2) Sanjaykumar Bharatkumar Kothari (holding 20% of the undivided share) (3) Deep Vijaykumar Shah (holding 20% of the undivided share) (4) Lattaben Ashokkumar Sheth (holding 10% of the undivided share) and (5) Shilpaben Jitendrabhai Sheth (holding 10% of the undivided share) in favour of Aarambh Developers – a unit of Anaya Infracon Private Limited vide a Sale Deed dated 3.5.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 3717. The said event was entered in the revenue records on 6.5.2019 vide mutation entry no. 5638.

69. Thereafter, the said Land was sold and conveyed by Aarambh Developers – a unit of Anaya Infracon Private Limited in favour of Aryanparv Realty LLP vide a Sale Deed dated 21.12.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 16186. The said event was entered in the revenue records on 26.12.2019 vide mutation entry no. 5765.

5. DOCUMENTS VERIFIED:

For the purpose of this Title Certificate, we have ascertained/ verified the following documents:





- (i) Village Form No. 7/12 of the said Land;
- (ii) Mutation entries in Form No. 6 relating to the said Land;
- (iii) Copy of Form "F";
- (iv) Copy of the Release Deed (without consideration) dated 8.10.1996 registered at the Office of the Sub-Registrar of Assurances under serial no. 3760;
- (v) Copy of the Release Deed (without consideration) dated 16.10.1996 registered at the Office of the Sub-Registrar of Assurances under serial no. 3833;
- (vi) Copy of the Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2934;
- (vii) Copy of the Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2935;
- (viii) Copy of the Sale Deed dated 26.9.1997 registered at the Office of the Sub-Registrar of Assurances under serial no. 2936;
- (ix) Copy of the Deed of Partition dated 6.2.1999 registered at the Office of the Sub-Registrar of Assurances under serial no. 297;
- (x) Copy of the Sale Deed dated 19.1.2010 registered at the Office of the Sub-Registrar of Assurances under serial no. 685;
- (xi) Copy of the Order dated 4.2.2011 bearing no. CB/ CTS/ N.A/ SR- 958/ 2010;
- (xii) Copy of the Sale Deed dated 11.10.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 11764;
- (xiii) Copy of the Order dated 22.1.2013 bearing no. RTS/ Appeal/ Case No. 291/ 12 (Old Case No. 265/11, 616/11);
- (xiv) Copy of the Zoning Certificate dated 7.4.2017;





- (xv) Copy of the Order dated 21.12.2018 bearing no. CB/ LAND-1/ N.A./ S.R. 1217/ 2018/ FMPS No. 408098;
- (xvi) Copy of the Sale Deed dated 3.5.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 3717; and
- (xvii) Copy of the Sale Deed dated 21.12.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 16186.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 13.02.2020 and the following document is noted in the revenue records with regard to the said Land:

- a) Sale Deed registered at the office of the Sub-Registrar of Assurances on 26.9.1997 under serial no. 2938 executed by (1) Paragbhai Kiritbhai – acting as the member as well as the Karta of Kiritbhai Shakarchandbhai HUF (2) Anandiben – widow of Kiritbhai Shakarchand (3) Hemanginiben Kiritbhai in favour of Jagatbhai Natvarlal, however, the said Sale Deed pertains to the land bearing Survey No. 417 and therefore it is not relevant for the purpose of this Title Certificate.

7. PUBLIC NOTICE:

For verification of title to the said Land we have issued a public notice in local newspaper viz. Divya Bhaskar (Ahmedabad Edition) on 5.7.2017 (copy of which is annexed hereto as **Annexure-I**) and pursuant to said public notice we have not received any objections.

8. STATUS OF THE SAID LAND:





The Village Form No. 7/12 as on date 15.02.2020 reflects the tenure of the said Land to be old tenure non-agricultural land for multi-purpose use as appearing hereinabove in Clause 4(66).

9. FINAL OBSERVATIONS:

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove, the *Owner viz. Aryanparv Realty LLP* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 29TH DAY OF FEBRUARY, 2020

For, Wadia Ghandy & Co. (Ahmedabad)



Partner



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

1st Floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad - 380 006, India.

Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

To,

29th, February, 2020

Aryanparv Realty LLP,

B-203, Elanza Crest, near Sigma House,
Sindhu Bhavan Road, Bodakdev,
Ahmedabad – 380059:

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos of the property being all that piece and parcel of land bearing Final Plot No. 68 admeasuring about 7345 sq. mtrs. of Town Planning Scheme No. 88 (Sarkhej-Okaf-Fatewadi-Sanathal), allotted in lieu of the (i) Land bearing Survey No. 419/1 admeasuring about 3845 sq. mtrs. (ii) Land bearing Survey No. 419/2 admeasuring about 4249 sq. mtrs. and (iii) Land bearing Survey No. 419/3 admeasuring about 4148 sq. mtrs. admeasuring in aggregate to 12242 sq. mtrs. situated within the limits of Village: Fatehwadi, Taluka: Vejalpur and District: Ahmedabad or thereabouts ("said Property") in the ownership of Aryanparv Realty LLP, a search had been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 13.02.2020. Further, searches at the office of the above mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In furtherance thereto, with regard to the said Property, we have not perused any revenue/ municipal/ city-survey records and no verification of the title of the said Property and of any title deeds and documents have been undertaken by us and pursuant to the search undertaken no charges or encumbrances were found on the said Property.

Warm Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)