

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. 11840/2020

To,

Vishwanath Weathercraft LLP.

TITLE CERTIFICATE CUM TITLE REPORT

Reg.:- Non-Agricultural Land bearing Final Plot no. 91 admeasuring about 998 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) [given in lieu of proportionate land of New Survey No. 235 paiki (Khata No. 326) admeasuring about 1,000 sq. mtrs. of Jodhpur (old Survey No. 330 paiki of Vejalpur)] along with residential bungalow construction named "Arihant" admeasuring about 644.31 sq. mtrs. (as per approved Plan) standing there on and situate, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) and belonging to Vishwanath Weathercraft LLP.



As per instructions, we have investigated the title of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e. 26-03-2021) 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 lying 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 land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

- (1) That land bearing Survey No. 330 admeasuring about Acre 22-11 Gs. (including Pot Kharaba land admeasuring about Acre 0-25 Gs. was belonging to Talsibhai Shankarbhai prior to the year 1966.
- (2) That the names of son of said Talsibhai Shankarbhai viz. Ashabhai Talsibhai through his guardian and administrator Talsibhai Shankarbhai and wife of said Talsibhai Shankarbhai viz. Chanchalben Talsibhai Shankarbhai were recorded as co-owners, as they were entitled to equal share in the said land, with respect to land bearing Survey No. 330. Mutation entry to the said effect was made in revenue record vide Entry No. 2218 dated 12-08-1971.
- (3) That Family partition took place between the Family members, pursuant to which said land bearing Survey No. 330 paiki A admeasuring about 58,000 sq. yrds. i.e. 48,494 sq. mtrs. came to the share of Talsibhai Shankarbhai. Mutation entry to the said effect was made in revenue record vide Entry No. 2316 dated 23-11-1971.

Note:- Pursuant to above partition, a separate 7/12 form of Survey No. 306 paiki A was prepared and name of Talsabhai Shankarbhai was entered as occupier.
- (4) That as per the order dated 28-12-1972 passed by Additional Special Land Acquisition officer, Ahmedabad bearing No. L.A.Q 1952/3320 and order dated 09-04-1973 passed by City Mamlatdar, land bearing Survey No. 330 paiki admeasuring about 49,170 sq. mtrs. was acquired by District Manager Officer, (Telephone). Mutation entry to the said effect was made in revenue record vide Entry No. 2619 dated 09-08-1973.
- (5) That Mutation entry no. 2619 was mistakenly entered in the revenue records of land bearing Survey No. 330 paiki



admeasuring about 49,170 sq. mtrs. and the effect of the same was made in the revenue record of Survey No. 330 paiki A belonging to Talsabhai Shankarbhai as per the above partition. Mutation entry to the said effect was made in revenue record vide Entry No. 2905 dated 21-12-1974.

- (6) That as per the order dated 10-08-1976 passed by Income Tax Officer Circle-4, Ahmedabad, the charge of outstanding Income tax for the assessment year 1973/74 was recorded in the revenue records of land bearing Survey No. 330. Mutation entry to the said effect was made in revenue record vide Entry No. 3364 dated 11-08-1976.

- (7) That Family Partition took place between the family members as follows:-

Name of the Occupier	Survey No.	Area (in sq. mtrs.)
Talsibhai Shankarbhai	330 paiki	13,045
Chanchalben Talsibhai Shankarbhai	330 paiki	13,045
Ashabhai Talsibhai	330 paiki	14,884
Total		40,974

Mutation entry to the said effect was made in revenue record vide Entry No. 4227 dated 02-10-1980.

- (8) That as per the order dated 19-07-1980 passed by Land Acquisition Officer, Ahmedabad bearing no. L.A.Q. 2-69, land bearing Survey No. 330/2 paiki admeasuring about 1,840 sq. mtrs. was acquired by the Ahmedabad Municipal Corporation for the purpose of reservation of road. Mutation entry to the said effect was made in revenue record vide Entry No. 4249 dated 17-11-1980.

- (9) That as per the order dated 27-03-1981 passed by City Mamlatdar, bearing No. R.C.S. Vashi-976, the said land bearing Survey No. 330 paiki admeasuring about 12,240 sq. mtrs. belonging to Talsibhai Shankarbhai and others was acquired by District Manager Officer, Ahmedabad (Telephone) and an award with respect to the same had been passed by Land Acquisition Officer vide its award bearing No. L.A.Q 1971/1429.33. Mutation entry to the said effect was made in revenue record vide Entry No. 4533 dated 17-12-1981.
- (10) That as per the order dated 10-12-1976 bearing G.J.R. No. 740/_ and order dated 27-09-1976 bearing No. 7/IV G.88/76-79 passed by Income Tax Officer Circle-4, Ahmedabad, upon repayment of outstanding Income Tax for the assessment year 1973/74, the Charge of outstanding Income Tax stands released with respect to land bearing Survey No. 330. Mutation entry to the said effect was made in revenue record vide Entry No. 5703 dated 21-05-1988.
- (11) That said Talsibhai Shankarbhai died on 30-10-1985, leaving behind a will, whereby he had bequeathed his right, title and interest from the said land bearing Survey No. 330 paiki admeasuring about 896 sq. mtrs. (1,072 sq. yrds.) in favour of his wife Chanchalben Talsibhai Shankarbhai. Mutation entry to the said effect was made in revenue record vide Entry No. 5824 dated 21-02-1989.
- (12) That on implementation of Draft Town Planning Scheme Vejalpur No. 5, land bearing Survey No. 330 admeasuring about 90,144 sq. mtrs. was given (1) Final Plot No. 121/1 admeasuring about 33,628 sq. mtrs. (2) Final Plot No. 121/2 admeasuring about 15,127 sq. mtrs. (3) Final Plot No. 121/3 admeasuring about 11,904 sq. mtrs. and (4) Final Plot No. 121/4 admeasuring about 2,720 sq. mtrs. totally admeasuring about 63,379 sq. mtrs.



- (13) That under the provisions of The Urban Land (Ceiling and Regulation) Act, 1976, the Competent officer, Urban land Ceiling Ahmedabad had passed an order dated 23-02-1988 bearing No. ULC /u-4 /Fo.1 /233 /584 /Vejalpur /128 /1754 /129 whereby Ashabhai Talsibhai and Chanchalben wd/o Talsibhai Shankarbhai were, each, permitted to hold 1,000 sq. mtrs. of land of their choice and the remaining land was declared as vacant land as per the provision of The Urban Land (Ceiling and Regulation) Act, 1976. Mutation Entry to the said effect was made in the revenue record vide Entry No. 5825 dated 21-02-1989.
- (14) That said Chanchalben wd/o Talsibhai Shankarbhai, in accordance to the land permitted under The Urban Land (Ceiling and Regulation) Act, 1976, sold and conveyed the land bearing land bearing Final Plot No. 121/3 paiki admeasuring about 1,000 sq mtrs. out of total Final Plot land admeasuring about 11,904 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) to Sursang Satellite Co. op. Housing Society Ltd. vide 6 different Sale Deeds. Mutation entry to the said effect was made in revenue record vide Entry No. 5826 dated 28-02-1989.
- Note:-** The above portion does not belong to the said land. Hence, not dealt with herein.
- (15) That said The Siddhi Shops And Office Owners' Association, A Non Trading Corporation was granted permission under Sec 63 of Bombay Tenancy and Agricultural Lands Act, 1948 to purchase the said land bearing Final Plot No 121/4 paiki (eastern side land) admeasuring about 1000 sq. mtrs. by City Deputy Collector, Ahmedabad vide its order bearing No. CDC/TNC/S.R.21/90 dated 19-10-1991. Mutation Entry to the said effect was made in the revenue record vide Entry No. 6421 dated 25-03-1992.
- (16) That said Ashabhai Talsibhai Patel as self and as karta and manager of H.U.F. sold and conveyed the land bearing Final Plot No. 121/4 paiki admeasuring about 1,000 sq mtrs. (eastern side

land) out of total Final Plot land admeasuring about 2720 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) to The Siddhi Shops And Office Owners' Association, A Non Trading Corporation vide Sale Deed dated 09-03-1992 which was registered before the Sub Registrar of Ahmedabad at Serial No 5676 dated 11-03-1992. Mutation Entry to the said effect was made in the revenue record vide Entry No 6422 dated 24-03-1992.

In the said sale deed, said Chanchalben wd/o Talshibhai Shankarbhai joined as confirming party and confirmed the said Sale transaction.

- (17) That said The Siddhi Shops And Office Owners' Association, A Non Trading Corporation was incorporated under the Bombay Non-Trading Corporation Act, 1959 at Serial No. G-2314 dated 27-04-1989.
- (18) That upon variation of Town Planning Scheme No. 5 (Vejalpur) variation in Final Plot No. and in its area was made and accordingly new Final Plot No 91 admeasuring about 998 sq. mtrs. and Final Plot No 156 admeasuring about 7024 sq. mtrs. were allotted to the land of Survey No 330/paiki of Vejalpur.
- (19) That Plan for making residential bungalow construction on the land bearing Final Plot No. 91 admeasuring about 998 sq. mtrs. is sanctioned by Ahmedabad Urban Development Authority vide order bearing No PRM/14186/5022/UAD/7800/5022 dated 02-06-1999.
- (20) That The Siddhi Shops And Office Owners' Association has constructed residential Bungalow on the said land bearing Final Plot No. 91 consisting of Ground Floor, First Floor and Stair Cabin totally admeasuring about 644.31 sq.mtrs and named it "ARIHANT".



- (21) That District Collector, Ahmedabad vide its order bearing No CB/LND/1/N.A./S.R.101/99-2000 dated 25-05-2000 regularized the residential construction constructed on the land bearing Final Plot No 91 admeasuring about 998 sq. mtrs. and thereby granted N.A. Use permission for residential purpose.
- (22) Thereafter, as per proposed variation in Town Planning Scheme No. 5 (Vejalpur) (First Varied) by Ahmedabad Municipal Corporation, area of land of Final Plot No 91 is now fixed at 1,064 sq. mtrs. as per Redistribution and Valuation Statement. Hence, there is increase of about 66 sq. mtrs. in area of Final Plot land.
- (23) That thereafter several lands of village Vejalpur were included in Village Jodhpur. Hence the land of village Vejalpur bearing Survey no. 330 was given new Survey no. 235 of Village Jodhpur.
- (24) That as per the order dated 30-09-2008 passed by City Mamlatdar, Ahmedabad bearing No. RTS/Sudharo/Kshatiyadi/SRNo. 2455, the errors that were found in computerized 7/12 form were directed to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 1174 dated 06-10-2008.
- (25) Hence, said The Siddhi Shops And Office Owners' Association, A Non Trading Corporation became the absolute owner of the said Entire property being land bearing Final Plot No. 91 admeasuring about 1064 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) (First Varied) [given in lieu of land of New Survey No. 235 paiki of Jodhpur (old Survey No 330 paiki of Vejalpur)] alongwith residential construction named "ARIHANT" admeasuring about 644.31 sq.mtrs (As per approved Plan) standing thereon and situate, lying and being at Moje Jodhpur (Old Vejalpur), Taluka Vejalpur in the Registration District of Ahmedabad and Sub District of Ahmedabad - 4 (Paldi).

- (26) That as per the order dated 05-03-2020 passed by Mamlatdar, Vejalpur bearing No. IORA/2/0719/2020, the errors that were found in computerized Form No. 7 were directed to be rectified. Mutation entry to the said effect was made in revenue record vide Entry No. 4455 dated 05-03-2020.
- (27) That said The Siddhi Shops And Office Owners' Association, had decided to sell the said Entire Property to the Vishwanath Weathercraft LLP, a Limited Liability Partnership. However, since Excess Land admeasuring about 66 sq. mtrs out of land admeasuring about 1,064 sq. mtrs. is not yet converted to Non Agricultural Use, it was mutually agreed between the Parties that said The Siddhi Shops And Office Owners' Association shall sell and convey land admeasuring 998 sq. mtrs. of Final Plot No. 91 paiki along with constructed bungalow "Arihant" to the Vishwanath Weathercraft LLP and said The Siddhi Shops And Office Owners' Association shall grant General Power of Attorney with respect to the Excess Land admeasuring 66 sq. mtrs. of Final Plot 91 paiki to Vishwanath Weathercraft LLP to enable the Vishwanath Weathercraft LLP to obtain Non Agricultural Use permission of the said Excess Land and thereafter, obtain conveyance/sale of the said Excess Land in its favour.
- (28) That an Affidavit and Indemnity Bond dated 17-09-2020 notarized before the Notary Public R.A. Bhagat at Serial No. 231/20 dated 17-09-2020 was executed by The Siddhi Shops And Office Owners' Association through its (1) Chairman Maliniben Shantilal Shah (2) Secretary Hitesh Navinbhai Gandhi (3) Sunny Neil Trust, a private Trust through its trustee Maliniben Shantilal Shah and (4) Ayan Sushantkumar Mukherjee whereby they had confirmed that there are 7 members of the said Association namely (1) Hitesh Navinbhai Gandhi (2) Shantilal Mohanlal Shah H.U.F. through his karta and manager Shantilal Mohanlal Shah (3) Sunny Neil Trust, a private Trust through its trustee Shantilal Mohanlal Shah (4) Shantilal Mohanlal Shah (5) Maliniben Shantilal Shah (6) "S. Mohanlal



Services", proprietorship firm through his proprietor Shantilal Mohanlal Shah and (7) Ayan Sushantkumar Mukherjee, out of which, sr. no. 2 to 6 are the members of the same branch and said Shantilal Mohanlal Shah died on 29-12-2018 leaving behind his only heir i.e. his wife Maliniben Shantilal Shah. Also, said Maliniben Shantilal Shah manages all the affairs of the Trust on behalf of Sr. No. 2 to 6.

- (29) That a Confirmation Deed notarized before the Notary Public Rupesh A. Bhagat at Serial No. 229 dated 17-09-2020 was executed by (1) Hitesh Navinbhai Gandhi (2) Maliniben Shantilal Shah (in capacity of Shantilal Mohanlal Shah H.U.F., Sunny Neil Trust, Shantilal Mohanlal Shah and S. Mohanlal Services) (3) Sunny Neil Trust and (4) Ayan Mukherjee whereby they had confirmed the sale transaction to be executed in favour of Vishwanath Weathercraft LLP.
- (30) That we have received Notarized Declarations from (1) Ayan Sushantkumar Mukharjee (member of The Siddhi Shops And Office Owners' Association) (2) Sachiv Snehal Dalal and (3) Neil Snehal Dalal (sr. no. 2 and 3 are beneficiaries of Sunny Neil Trust) whereby they had confirmed the sale transaction to be executed in favour of Vishwanath Weathercraft LLP.
- (31) That said The Siddhi Shops And Office Owners' Association sold and conveyed the said Non Agricultural land bearing Final Plot No. 91 admeasuring about 998 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) [given in lieu of proportionate land of New Survey No. 235 paiki (Khata No. 326) admeasuring about 1,000 sq. mtrs. of Jodhpur (old Survey No. 330 paiki of Vejalpur)] alongwith residential bungalow construction names "Arihant" admeasuring about 644.31 sq. mtrs. (as per approved Play) standing there on to Vishwanath Weathercraft LLP, a limited Liability Partnership through its Authorized Designated Partner Nirat Sanjay Shah vide Sale Deed dated 18-09-



2020 which was registered before the Sub Registrar of Ahmedabad at Serial No. 7904 dated 18-09-2020. Mutation entry to the said effect was made in revenue record vide Entry No. 4585 dated 17-10-2020.

- (32) That said Vishwanath Weathercraft LLP, a limited Liability Partnership was incorporated under the limited Liability partnership Act, 2008 under LLP Identification No. AAS-1999 dated 12/03/2020.
- (33) That a Power of Attorney dated 18-09-2020, registered before the Sub Registrar of Ahmedabad at Serial No. 7905 dated 18-09-2020 was executed by The Siddhi Shops And Office Owners' Association in favour of Vishwanath Weathercraft LLP, a limited Liability Partnership through its Authorized Designated Partner Nirat Sanjay Shah with respect to above Sale Deed registered at Serial No. 7904 dated 18-09-2020.
- (34) That a "General Power of Attorney with Consideration" dated 18-09-2020, registered before the Sub Registrar of Ahmedabad at Serial No. 7907 dated 18-09-2020 was executed by The Siddhi Shops And Office Owners' Association in favour of Vishwanath Weathercraft LLP, a limited Liability Partnership through its Authorized Designated Partner Nirat Sanjay Shah with respect to excess land admeasuring about 66 sq. mtrs. of Final Plot No. 91 paiki out of total land admeasuring about 1,064 sq. mtrs. [given in lieu of proportionate land of New Survey No. 235 paiki (Khata No. 326) admeasuring about 1,000 sq. mtrs.
- (35) That Vishwanath Weathercraft LLP got plans for construction on the said land bearing Final Plot No. 91 admeasuring about 998 sq. mtrs. sanctioned from the Ahmedabad Municipal Corporation and Development Permission dated 09-03-2021 with respect to said land was granted vide its Rajachitthi No. 04648 /241220 /A4424 /R0/M1.



(36) That as per the said approved plans, present owner Vishwanath Weathercraft LLP has commenced development of Residential scheme named “**GREENCRAFT RESIDENCES**” consisting of various Residential Units on the said land.

➤ **Public Notice**

That in response to our “Public Notice” published in daily news paper “Gujarat Samachar” on 05-06-2020, inviting objections for issuance of title certificate for the above stated land; we have not received any objections from anyone till today.

In view of what is stated above, we are of the opinion that the titles of above Non-Agricultural Land bearing Final Plot no. 91 admeasuring about 998 sq. mtrs. of Town Planning Scheme No. 5 (Vejalpur) [given in lieu of proportionate land of New Survey No. 235 paiki (Khata No. 326) admeasuring about 1,000 sq. mtrs. of Jodhpur (old Survey No. 330 paiki of Vejalpur)] along with residential bungalow construction named “Arihant” admeasuring about 644.31 sq. mtrs. (as per approved Plan) standing there on and situate, lying and being at Moje Jodhpur, Taluka Vejalpur, in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) and belonging to Vishwanath Weathercraft LLP shall be clear and marketable and free from reasonable doubts and without encumbrances subject to:-

- [1] Usual Declaration cum Indemnity Bond being made at the time of transfer of the said land.
- [2] Fulfillment of terms and conditions laid down in N.A. Use permission order.
- [3] Provisions of The Town Planning and Urban Development Act and use as per Zone of appropriate authority and plans of construction being sanctioned by appropriate authority and provision of Town Planning Scheme No. 5 (Vejalpur)



DATED THIS 05th DAY OF APRIL, 2021

Hursh P. Jai

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 most of the years from 1988 to 2006 of Sub Registrar's office is destroyed/torn out. Hence it cannot be inspected and its search is not available. 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 Govt. authorities have not put any restrictions in making construction on said Land because of any historical monument/religious place/water body, gas line, Electricity lines etc. situated nearby, or road laying and widening, or proposed public transportation system in surrounding areas and such other purposes. 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 said Land.
- [4] We are informed that at present no other litigation/suits are filed/pending before any Judicial/Quasi Judicial authorities.