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EST. 1968

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Ref. No. 81/2022/HHD/KHD of 2023 Date:

TITLE CERTIFICATE

THIS IS TO CERTIFY that we have carried out work of verification of title with respect to the Non Agricultural Land situate, lying and being at Bodakdev (sim), Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), bearing Block/Survey No. 69/1/2, admeasuring about 3541 sq.mts., included in Town Scheme No. 50 (Bodakdev) and given Final Plot No. 168/2, admeasuring about 2132.50 sq.mts., included in City Survey Office: Nagar-Rachna, Ahmedabad in Ward: Bodakdev (Binkheti) and given City Survey No. NA 69/1/2/ P2, admeasuring about 2132.5 sq.mts., and we have given our Report on Title, dated 11th May, 2023, certifying the title of SAHJANAND SPACECON, a Partnership Firm to the Said Land, as per details therein.



As informed to us Said SAHJANAND SPACECON intends to promote a real estate Project (proposed) on the Said Land known or described as "SKYROS".

We hereby certify that the Said Land in accordance with Report on Title is free from all encumbrances.

DATED THIS 11TH DAY OF MAY, 2023

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Ref: No. 81/2022/HHD/KHD of 2023 Date:

REPORT ON TITLE



Re: IN THE MATTER OF Non Agricultural Land situate, lying and being at Bodakdev (sim), Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), bearing Block/Survey No. 69/1/2, admeasuring about 3541 sq.mts., included in Town Scheme No. 50 (Bodakdev) and given Final Plot No. 168/2, admeasuring about 2132.50 sq.mts., included in City Survey Office: Nagar-Rachna, Ahmedabad in Ward: Bodakdev (Binkheti) and given City Survey No. NA 69/1/2/ P2, admeasuring about 2132.5 sq.mts.

We have undertaken the work of verification of title with respect to the Land above referred to, by taking necessary searches with the revenue and sub registry records (Index-II) for a period of last about more than thirty years from April, 2023. We have caused necessary searches to be taken accordingly. We have taken root of title commencing from the year 1985, prior to more than thirty years from April, 2023. Our Report on Title is stated hereafter. For detailed facts and particulars reference may be taken from the documents, papers, writings and records referred to herein below.

A. Description:

- (1) Property under reference is Non Agricultural Land situate, lying and being at Bodakdev (sim), Taluka Ghatlodiya, in the Registration District Ahmedabad and Sub District Ahmedabad-3 (Memnagar), bearing Block/Survey No. 69/1/2, admeasuring about 3541 sq.mts., included in Town Scheme No. 50 (Bodakdev) and given Final Plot No. 168/2,

admeasuring about 2132.50 sq.mts., included in City Survey Office: Nagar-Rachna, Ahmedabad in Ward: Bodakdev (Binkheti) and given City Survey No. NA 69/1/2/ P2, admeasuring about 2132.5 sq.mts. (Hereinafter referred to as the "Said Land").

- (2) Non Agricultural Permission for multipurpose use with respect to the land of Said Final Plot No. 168/2 is given as per the order of Collector, Ahmedabad, dated 17th February, 2021, bearing No. 3515/07/17/055/2021, as per the terms and conditions stipulated therein. (Reference: Revenue Entry No. 13260, dated 17th December, 2021).
- (3) Rajachitthi for construction on the Said Land of Final Plot No. 168/2 (City Survey No. NA69/1/2/P2), admeasuring about 2132 sq.mts., is given by Ahmedabad Municipal Corporation, on 7th April, 2023, in Case bearing No. BHNTS/NWZ/190922/CGDCRV/A6483/R0/M1 and Rajachitthi bearing No. 07834/190922/A6483/R0/M1, as per the terms and conditions stipulated therein. (Reference: Copy thereof).



B. Devolution:

- (1) Prior to 1975, the land of Block/Survey No. 69/1, admeasuring about 7082 sq.mts. ("Said Bigger Land") belonged to Ranchhodbhai Maganbhai.
- (2) Said Ranchhodbhai Maganbhai joined by Navinbhai Ranchhodbhai sold the Said Bigger Land to (1) Kachrabhai Varvabhai, Somabhai Varvabhai and Jaydevbhai Varvabhai, by or under two Sale Deeds, both dated 15th July, 1982, registered with the office of the Sub Registrar of Assurances, under Sr. Nos. 10487 and 10488, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 3276, dated 17th July, 1982).
- (3) Said (1) Kachrabhai Varvabhai, (2) Somabhai Varvabhai and (3) Jaydevbhai Varvabhai sold and conveyed the Said Bigger Land to Harshadbhai K. Patel, by or under a Sale Deed dated 29th May, 1995, registered with the office of the Sub Registrar of Assurances, under Sr. No. 2221, in the manner and for the consideration recorded therein. (Reference: Revenue Entry No. 5360, dated 5th July, 1995). As stated in the Sale Deed, prior to Said Sale Deed, an Agreement for Sale executed by and between them on 23rd February, 1995, registered with the office of the Sub Registrar of Assurances, under Sr. No. 783.

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- (4) Said Harshadbhai Kantilal Patel sold the Said Bigger Land to (1) Ramanikbhai Nathabhai Patel (50% share), (2)(a) Madhukantaben Ambalal Patel and (b) Himanshu Ambalal Patel [(2(a) and (b) jointly 50% share], by or under a Sale Deed dated 19th August, 2004, registered with the office of the Sub Registrar of Assurances, under Sr. No. 4739, in the manner and for the consideration recorded therein. *(Reference: Revenue Entry No. 7590, dated 3rd September, 2004).*
- (5) Thereafter as per order/Letter of the District Inspector Land Records, Ahmedabad, dated 20th June, 2011, bearing No. K.J.P. Durasti Patrak. No. 132, the said land has been bifurcated into two parts being Block/Survey No. 69/1/1, admeasuring about 3541 sq.mts., came in the name of Ramanikbhai Nathabhai Patel and Block/Survey No. 69/1/2, admeasuring about 3541 sq.mts., came in the name of Madhukantaben Ambalal Patel and Himanshu Ambalal Patel. *(Reference: Revenue Entry No. 9858, dated 5th January, 2012).*
- (6) Said Madhukantaben Ambalal Patel died on 22nd November, 2020 and names of Meenakshi Ambalal Patel, Nilam Ambalal Patel, Jayshree Ambalal Patel, Himanshu Ambalal Patel and Hemangi Ambalal Patel were entered in the revenue records. *(Reference: Revenue Entry No. 12726, dated 20th January, 2021).* In the said revenue entry, the date of her death is mentioned as 22nd December, 2020, instead of 22nd November, 2020.
- (8) Said Meenakshi Ambalal Patel, Nilam Ambalal Patel, Jayshree Ambalal Patel and Hemangi Ambalal Patel released and renounced their respective share in the Land of Block/Survey No. 69/1/2 in favour of their brother Himanshu Ambalal Patel, by or under a Deed of Release (without consideration) dated 21st May, 2022 registered under Sr. No. 7717 (on 14th June, 2022) in the manner recorded therein. *(Reference: City Survey Entry No. 2, dated 20th July, 2022).*
- (9) Said Himanshu Ambalal Patel sold and conveyed the Said Land to Sahjanand Spacecon, a Partnership Firm, represented through its Partners Pranay Yogeshbhai Patel and Ankit Pravinbhai Patel, by or under a Sale Deed dated 29th June, 2022, registered with the office of the Sub Registrar of Assurances, under Sr. No. 8504, in the manner and for the consideration recorded therein. *(Reference: City Survey*



Entry No. 3, dated 20th July, 2022). To support and supplement the said sale, Said Himanshu Ambalal Patel, executed a Power of Attorney and a Declaration-cum-Indemnity in favour of Said Sahjanand Spacecon, a Partnership Firm, dated 29th June, 2022, registered with the office of the Sub Registrar of Assurances, under Sr. No. 8505 and attested before Notary Public, respectively.

- (10) Accordingly, Said Land stands in the City Survey Records in the name of Sahjanand Spacecon, a Partnership Firm.

C. Public Notice:

- (1) As a part of investigation of Title, we gave public notice appeared in the daily newspaper "Gujarat Samachar", on 8th April, 2022, (in the name of previous owner), inviting claims, if any, in upon or to the Said Land from any person whomsoever. We have not received any claim/objection in response thereto.



D. Disclaimer:

- (1) The aforesaid Report is reference of available revenue records and sub registry records, relevant for the purposes to study devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records. We have relied upon the same without going into the details or further legal validation/scrutiny of records and proceedings referred to therein and implication thereof. We hereby disclaim any liabilities in respect thereof. We have assumed the documents provided to us as genuine.
- (2) As reported by our Search Clerk/ Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained properly or damaged and not available. Search may lack or miss some particulars. Therefore, it is required that Usual Declaration-cum-Indemnity on Title to be made.
- (3) We have neither undertaken any on-site verification of the Said Land, nor carried out verification of any negative court proceedings before any court/forum/authority nor verified any acquisition by any Government/ Semi-Government Authorities other than that mentioned in the Revenue Records. Further as informed to us, Said Land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the Said Land is subject matter of any pending

litigations and/or proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the Said Land adversely affecting the title thereto. We have relied upon the same and hereby disclaim any liability in respect thereof.

- (4) Said Land is a non agricultural land. Therefore, we have not examined the laws relating to agricultural lands and implications thereof.
- (5) We have further relied on the Declaration-cum-Indemnity on Title made by Ankit Pravinbhai Patel authorized partner of Sahjanand Spacecon, a Partnership Firm, dated 11th May, 2023, attested before Notary Public.
- (6) This Certificate and Report on Title is based on the available searches taken with the Revenue Records and available Records of the Sub Registrar (Index II) only for the period of 30 years from April, 2023. However, where possible we have endeavored to ascertain the title beyond such period of 30 years. We disclaim any liability in respect thereof.



IN VIEW OF WHAT HAS BEEN STATED HEREINABOVE, we are of the Opinion that the Title of SAHJANAND SPACECON, a Partnership Firm to the Said Land in the manner aforesaid is clear and free from all encumbrances and reasonable doubt subject to Town Planning Scheme and Zoning, subject to the terms and conditions of Non Agricultural Permission and Rajachitthi, subject to Usual Declaration-Cum-Indemnity on Title being made, subject to above devolution on title, our note(s) and observations(s), subject to and any other laws, acts, rules and regulations as may be applicable to the Said Land.

DATED THIS 11TH DAY OF MAY, 2023

H. Desai & Co
ADVOCATES & SOLICITORS

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