

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 29710100 - 29710200 E-mail : janiandco@gmail.com

REF. NO. 11205/2018

To,
ANTHEM INFRAMINDS LLP

TITLE CERTIFICATE-CUM-TITLE REPORT

Reg.: Non Agricultural land bearing Final Plot No. 66/1 admeasuring about 2460 sq. mtrs (given in lieu of land of Survey No 384 paiki admeasuring about 4920 sq.mtrs out of total land admeasuring about 16392 sq.mtrs) of Draft Town Planning Scheme No. 30 (Gota) situate, lying and being at Moje Gota, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) and belonging to ANTHEM INFRAMINDS LLP, a Limited Liability 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 upto the date of search i.e. 05-08-2019) of the 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 its file to be true and genuine, and also upon the information given by the 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 titles defective, we hereby give our certificate-cum-report on title as under:

➤ **Chain of Title:-**

1. It appears that the land bearing Survey No. 384 admeasuring about Acre 4 - 02 Gs was belonging to Manubhai Prabhudas Patel since prior to the year 1960.

2. That as per order passed by Assistant Officer, Vadodara, Oil and Natural Gas Corporation, bearing No C&M L IX/4.12 dated -07-1972, land admeasuring about 2268 sq.mtrs of Survey No 384 paiki is acquired for use of laying Crude oil Pipe line from Kalol-Koyli via Navagam under The Petroleum Pipe Line Act, 1962. Mutation Entry to the said effect was made in the revenue record vide Entry No 1330 dated 01-09-1972.
3. That as per declaration of Bank of India dated 07-10-1977 charge of Bank of India, Ognaj Branch is recorded in the revenue record vide Entry No 1446 dated 07-10-1977.
4. That as per No Dues certificate of Bank of India, Ognaj Branch land bearing Survey No 384 stands released from the charge of said bank as said Manubhai Prabhudas repaid entire loan amount. Mutation Entry to the said effect is made in the revenue record vide Entry No 1565 dated 22-04-1980.
5. Meanwhile said (1) Manubhai Prabhudas Patel (2) Vishnubhai Manubhai Patel (3) Ghanshyambhai Manubhai Patel and (4) Hemantbhai Manubhai Patel had agreed to sell the land of Survey No 384 to Vikram Park (Gota) Co-operative Housing Society (Proposed), through its promoter Mayurbhai Mangaldas and Janakbhai Virjibhai vide Agreement for sale dated 17-05-1995 which was registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No 2565 dated 17-05-1995.
6. That said Manubhai Prabhudas Patel entered into Agreement for sale in favour of (1) Kishorbhai Khamanchand (2) Dipakbhai Nanchand and (3) Maljibhai Devkaranbhai with respect to sale of land of Survey No 384 which was registered before the Sub Registrar of Ahmedabad-2 (Wadaj) at Serial No 3890 dated 11-09-1997.
7. That said (1) Manubhai Prabhudas (2) Rameshbhai Parshottambhai (3) Harshadbhai Parshottambhai and (4) Rajendrabhai

Parshottambhai have agreed to sell the land of Survey No 384 to Gopalbhai Chaturbhai Amin vide Agreement for sale dated 13-11-1997 which was registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No 5110 dated 13-11-1997.

8. That easement rights of land admeasuring about 1094.33 sq.yards of Survey No 384 paiki was granted by Manubhai Prabhudas to Shital Omprakash Agrawal for right to use said land and adjoining land as access road. Mutation Entry to the said effect is made in the revenue record vide Entry No 2435 dated 27-10-1998.
9. The land bearing Survey No.384 was granted exemption under the provisions of Urban Land (Ceiling & regulation) Act, 1976 vide order bearing no. No ULC/Fo No-1/ U.2/ Gota/ 124/ NOC/ Vashi/99 dated 06-07-1999 passed by the Deputy Collector and Competent officer. The exemption was granted under the provisions of Section 20 (1) of the said Act and upon repeal of ULC Act, the exemption confirmed. Mutation entry to the said effect was made in the revenue records vide entry no. 2490 dated 27-05-1999.
10. That said Manubhai Prabhudas through his Power of Attorney Holder Subahubhai Mangaldas Shah sold and conveyed undivided 1/2 share of land admeasuring about 8196 sq.mtrs out of total land bearing Survey No 384 admeasuring about 16392 sq.mtrs to Pragjibhai Gordhanbhai Patel vide Sale deed dated 10-05-1999 registered at Serial No 1770 dated 10-05-1999. Mutation Entry to the said effect is made in the revenue record vide Entry No 2499 dated 23-05-1999. In the said sale deed Vikrampark (Gota) Co-operative Housing Society (Proposed) through its promoter Mayurbhai Mangaldas (joined as confirming party no 1) and (1) Vishnubhai Manubhai Patel (2) Ghanshyambhai Manubhai Patel and (3) Hemantkumar Manubhai Patel all through their Power of Attorney Holder Subabhubhai Mangaldas Shah (joined as confirming party no 2) [Note:- We are not furnished with copy of registered sale deed]

11. That said Manubhai Prabhudas through his Power of Attorney Holder Subahubhai Mangaldas Shah sold and conveyed undivided 1/2 share of land admeasuring about 8196 sq.mtrs out of total land bearing Survey No 384 admeasuring about 16392 sq.mtrs to Rameshbhai Vallabhbhai Patel vide Sale deed dated 10-05-1999 registered at Serial No 1769 dated 10-05-1999. Mutation Entry to the said effect is made in the revenue record vide Entry No 2500 dated 28-05-1999. In the said sale deed Vikrampark (Gota) Co-operative Housing Society (Proposed) through its promoter Mayurbhai Mangaldas (joined as confirming party no 1) and (1) Vishnubhai Manubhai Patel (2) Ghanshyambhai Manubhai Patel and (3) Hemantkumar Manubhai Patel (joined as confirming party no 2) all through their Power of Attorney Holder Subabhubhai Mangaldas Shah and confirmed the said Sale transaction. [Note:-We are not furnished with copy of registered sale deed]

12. That pursuant to the order passed by the Competent officer and Dy. Collector (ULC) bearing No ULC/Fo No-1/U.2/Gota/ 124 No Objection Certificate/Vashi/99 dated 06-07-1999, and upon repeal of Urban Land (Ceiling and Regulation) Act, 1999 on 30-03-1999, land bearing Survey No 384 was exempted from computation of the total land holdings under the provisions of the Urban Lands Ceiling Act, and Accordingly the possession of agricultural land bearing Survey No. 384 was vested with its original owner as the government has not opted to retain its possession. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2524 dated 12-07-1999. [Note:- We are not furnished with copy of said order]

13. That one (1) Rekhaben d/o. Parshottambhai Bakorbhai (2) Mayaben d/o. Manubhai Prabhudas (3) Satuben d/o. Manubhai Prabhudas and (4) Madhuben wd/o Parshottambhai Bakorbhai filed Regular Civil Suit No 240/2001 against (1) Subahubhai Mangalbhai Shah (2) Pragjibhai Gobarbhai Patel (3) Rameshbhai

Vallabhbhai Patel (4) Parshhottambhai Bakorbhai Patel and (5) Manubhai Prabhudas Patel before the court of Civil Judge (S.D.), Civil Court, Ahmedabad. Mutation Entry to the said effect was made in the revenue record vide Entry No 2776 dated 01-10-2005. Said entry was cancelled as per order passed in RTS Takrari Case No 30/2002[Note:- We are not furnished with papers of said suit. However settlement has arrived between the parties and suit is withdrawn]

14. That as per order bearing No RTS/ Appeal Case No 101/2001 dated 17-09-2001 passed by Deputy Collector, Viramgam Prant in the RTS Appeal No 101/2001 filed by Rekhaben Purshottambhai Patel with respect to Mutation Entry No 2499, temporary stay order to maintain status quo up to date of 08-10-2001 was issued. Mutation Entry to the said effect was made in the revenue record vide Entry No 2777 dated 02-10-2001. Said entry was cancelled with the order of Mamlatdar, Dascroi in RTS Takrari Case No 30/2002 dated 07-04-2003.

15. That being aggrieved by certification of earlier Mutation Entry No 2499 dated 23-05-1999, said (1) Rekhaben d/o Parshhottambhai Bakorbhai (2) Mayaben d/o Manubhai Prabhudas (3) Satuben d/o. Manubhai Prabhudas and (4) Madhuben wd/o Parshhottambhai Bakorbhai filed RTS Appeal No 101/2001 before Deputy Collector, Viramgam Prant and in the said appeal Deputy Collector vide its order bearing No RTS/ Appeal/Case No 101/2001 dated 03-09-2002 rejected the said appeal. Mutation Entry to the said effect was made in the revenue record vide Entry No 2863 dated 20-09-2002.

16. That said (1) Rameshbhai Vallabhbhai Patel and (2) Pragjibhai Gobarbhai Patel both through their Power of Attorney Holder Chiragkumar Hasmukhlal Vyas sold and conveyed the land bearing Survey No 384 admeasuring about 16392 sq.mtrs to Mahesh Ramnikbhai Vagharia vide Sale deed dated 07-02-2003 which is registered before the Sub Registrar of Ahmedabad-2(Vadaj) at Serial No 595 dated 07-02-2003. Mutation Entry to the said effect

was made in the revenue record vide Entry No 2916 dated 10-02-2003.

17. That subsequently said (1) Manubhai Prabhudas Patel (2) Kamlaben Manubhai Patel (3) Santuben Manubhai Patel (4) Mayaben Manubhai Patel (5) Vishnubhai Manubhai Patel (6) Ghanshyambhai Manubhai Patel (7) Hemantbhai Manubhai Patel (8) Nilamben Vishnubhai Patel (9) Rinaben Ghanshyambhai Patel (10) Shitalben Hemantbhai Patel (11) Minor Ghenisha Vishnubhai Patel through her guardian her father Vishnubhai Manubhai Patel (12) Minor Dhruvisha Ghanshyambhai Patel through her guardian her father Ghanshyambhai Manubhai Patel (13) Minor Kathak Hemantbhai Patel through his guardian his father Hemantbhai Manubhai Patel and heirs of late Parshottambhai Bakorbhai Patel i.e. (1) Rameshbhai Parshottambhai Patel (2) Rajubhai Parshottambhai Patel (3) Rekhaben Parshottambhai Patel (4) Alpaben Rameshbhai Patel (5) Bhagwatiben wd/o Harshadbhai Parshottambhai (6) Kundanben Rajubhai Patel (7) Minor Brijesh Rameshbhai through his guardian his father Rameshbhai Parshottambhai Patel (8) Minor Rinku Rameshbhai through his guardian his father Rameshbhai Parshottambhai Patel (9) Minor Purvin Harshadbhai through his guardian his mother Bhagwatiben Harshadbhai Patel (10) Minor Rushabh Rajubhai through his guardian his father Rajubhai Parshottambhai Patel (11) Minor Shivangi Rajubhai through her guardian her father Rajubhai Parshottambhai Patel and (12) Madhuben wd/o Parshottambhai Bakorbhai Patel gave their confirmation with respect to abovestated sale deed dated 07-02-2003 registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No 595 and also confirmed the mutation entry no 2916 dated 10-02-2003 with respect to said sale deed and also gave their irrevocable consent to withdraw various suits/litigations filed by them i.e. (1) Regular Civil Suit No 240/2001 filed before the court of Third Additional Civil Judge, Ahmedabad (Rural) (2) MCA/A/F/O No 33 filed before the Second Extra Assistant Judge of Ahmedabad (Rural) (3) RTS



Appeal No 101 of 2001 filed before Deputy Collector, Viramgam Prant (4) and Civil Suit No 93/1999 filed before the court of Third Civil Judge (Senior Division) vide confirmation deed which is registered before the Sub Registrar of Ahmedabade-2(Vadaj) at Serial No 855 dated 24-02-2003. Mutation Entry to the said effect was made in the revenue record vide Entry No 2919 dated 26-02-2003.

[Note:- We have not been provided with copies of order of withdrawal in above suits and revenue proceedings]

18. Mutation Entry No 2937 dated 17-04-2003 is not related with subject land, hence not dealt with herein.
19. The being aggrieved by Mutation Entry No 2776 and 2777, RTS Appeal being No 30/2002 was filed before Deputy Collector, Viramgam Prant in which Deputy Collector vide its order bearing No RTS/Takrari/Case No 30/2002 dated 17-04-2003 ordered to reject the Mutation Entry No 2776 and ordered to cancel the Mutation Entry No 2777. Mutation Entry to the said effect was made in the revenue record vide Entry No 2938 dated 17-04-2003.
20. That one Kishorbhai Khamanchand Goyal, Dipakbhai Nanchand Shah and Maljibhai Devkaranbhai Rabari filed Revision application before Collector, Ahmedabad against order of Deputy Collector, Ahmedabad dated 03-09-2002 passed in RTS Appeal Case No 101/2001 and prayed for interim injunction. In the said case Deputy Collector, Ahmedabad vide its order bearing No L.B./Revision Application No 120/2002 dated 30-04-2003 said Revision application was granted and order to maintain status quo in the said land was issued and further names of appellants are directed to entered as defendant no 15 to 17 in the said application. Mutation Entry to the said effect was made in the revenue record vide Entry No 2955 dated 12-05-2003.

21. That against certification of mutation Entry No.2916 dated 02-11-2002, an RTS Appeal was filed before Deputy Collector, Viramgam Prant in which said Deputy Collector, Viramgam Prant vide its order bearing No RTS/Appeal/Case No 47/03 dated 01-01-2003 ordered to maintain status quo in the land of Survey No 384 until first hearing of said appeal. Mutation Entry to the said effect was made in the revenue record vide Entry No 2968 dated 02-06-2003.

22. That earlier against mutation of Entry No 2499 dated 24-07-1999, one Rekhaben d/o Parshottambhai Bakorbhai and others filed RTS Appeal bearing Deputy Collector, in which said Deputy Collector vide its order bearing No RTS/Appeal Case No 101/2001 dated 03-09-2002 rejected the said appeal of appellant and confirmed the certification of Mutation Entry No 2499. Being aggrieved by said order said Rekhaben d/o Parshottambhai Bakorbhai and others filed Revision application before Collector, Ahmedabad and mutation Entry No 2955 dated 12-05-2003 with respect to interim stay order in the said appeal was also made into revenue record. Thereafter Collector, Ahmedabad vide its order bearing No LB/Revision Application No 120/2002 dated 08-10-2003 allowed application of appellants to withdraw the said appeal and maintained the earlier order of Deputy Collector, Viramgam dated 03-09-2002. In the said appeal the prayer of opponent no 15 to 17 was rejected and their application was dismissed and pursuant to said order, Mamlatdar Dascroi vide its order bearing No RTS/Vashi/1039/03 dated 20-11-2003 cancelled the earlier Mutation Entry No 2955 for maintaining status quo. Mutation Entry to the said effect was made in the revenue record vide Entry No 3039 dated 21-11-2003.

23. That being aggrieved against Mutation Entry No 2916 for Survey No 384 and other mutation entries of other land parcels, various Appeals being Appeal No 45/03 to 49/03 were filed before Deputy Collector, Viramgam Prant. In the said appeals, Deputy Collector vide its order bearing No RTS/Appeal/Case No 45/03 to 49/03



dated 06-12-2004 rejected the said appeals. Mutation Entry to the said effect was made in the revenue record vide Entry No 3246 dated 19-01-2005.

24. That a Notice of Lis Pendens with respect to Special Civil Suit No 216/2003 filed before the court of Principal Senior Civil Judge by Kishorbhai Khanchand Gohil and Dipakbhai Nanchand Shah with respect to land of Survey no 384 which is registered before the Sub Registrar of Ahmedabad-2 (Vadaj) at Serial No 1237 dated 12-02-2009. Mutation Entry to the said effect is made in the revenue record vide Entry No 4233 dated 12-03-2009. Said entry was cancelled on 08-05-2009 as no order for stay is produced.

25. That vide order of the Revenue Department bearing No. PFR/102011/275/L/1 dated 17-03-2012, the Taluka City and Taluka Dascroi in Revenue District Ahmedabad were reconstituted and new Talukas viz. Taluka Ahmedabad (East) and Taluka Ahmedabad (West) were formed and accordingly Moje Gota which formed part of Taluka Dascroi was now made part of Taluka Ahmedabad City (West). Mutation entry to the said effect was made in the revenue records of the land bearing Survey no. 109/1/2 vide Entry No. 5271 dated 03-05-2012.

26. That said Maheshbhai Ramnikbhai Vaghasia gifted the land of Survey No 384 admeasuring about 16392 sq.mtrs to Shri Bharatbhai Virjibhai Patel vide Gift deed dated 01-07-2015 which is registered before the Sub Registrar of Ahmedabad-13 (City) at Serial No 1397 dated 01-07-2015. Mutation Entry to the said effect is made in the revenue record vide Entry No 6240 dated 01-07-2005. Said entry is certified on 21-09-2015.

27. That being aggrieved by certification of Mutation Entry No 2435 dated 24-11-1998, said Bharatbhai Virjibhai Patel filed RTS Appeal No.44/2016 before Deputy Collector, Ahmedabad (West) in which application for condonation of delay of Appellant was allowed and hearing was kept on 13-09-2016. Mutation Entry to the said effect

was made in the revenue record vide Entry No 6760 dated 16-09-2016.

28. That City Deputy Collector, Ahmedabad vide its order bearing No RTS/Appeal/Case No 44/206 dated 13-10-2016 allowed the appeal of appellant Bharatbhai Virjibhai Patel and cancelled the earlier order of Mamlatdar dated 24-11-1998 for certification of Mutation Entry No 2435. Mutation Entry to the said effect was made in the revenue record vide Entry No 6793 dated 17-10-2016.

29. That one Shital Omprakash Agarwal filed Special Civil Application No 8704 of 2017 before Hon'ble High Court of Gujarat against said Bharatbhai Virjibhai Patel with respect to specific performance of easement agreement dated 14-07-1993 with respect to land of Survey No 384 paiki. In the said writ petition vide order dated 05-07-2017 of Hon'ble High Court of Gujarat, ad-interim relief granted earlier was ordered to be continued. Mutation Entry to the said effect was made in the revenue record vide Entry No 7276 dated 05-10-2017.

30. That subsequently settlement arrived between both parties in the above filed Special Civil Application No 8704 of 2017, hence High Court of Gujarat vide its oral order dated 28-08-2011 disposed of the said petition as withdrawn in view of the settlement reached between the parties and interim relief stands vacated. Mutation Entry to the said effect is made in the revenue record vide Entry No 7664 dated 25-09-2018.

31. That on implementation of Draft Town Planning Scheme No.30 (Gota), land bearing Survey No 384 admeasuring about 16392 sq.mtrs is given Final Plot No 66/1 admeasuring about 2460 sq.mtrs and Final Plot No 66/2 admeasuring about 5736 sq.mtrs totally admeasuring about 8196 sq.mtrs

32. That N.A. Use permission for multipurpose use for land bearing Final Plot No 66/1 and 66/2 totally admeasuring about 8196

sq.mtrs of Draft Town Planning Scheme No 30 (Gota) (in lieu of land of Survey No 384) is granted by Collector, Ahmedabad vide its order bearing No CB/ N.A./ AHMEDABAD/ GOTA/ 384/ 1003937/2019 dated 16-02-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 7864 dated 15-03-2019 which is certified on 08-05-2019.

33. That said Bharatbhai Virjibhai Patel sold and conveyed said N.A. land bearing Final Plot No 66/2 admeasuring about 5736 sq.mtrs (having proportionate land of Survey No 384paiki admeasuring about 11472 sq.mtrs) of Draft Town Planning Scheme No 30 (Gota) to M/s Dharm Buildcon, a Partnership firm vide sale deed dated 20-04-2019 which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 7487 dated 20-04-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 7885 dated 20-04-2019 which is certified on 03-07-2019 as per order passed in Takrari Case No 35/2019 dated 03-07-2019.

34. That said Bharatbhai Virjibhai Patel sold and conveyed said N.A. land bearing Final Plot No 66/1 admeasuring about 2460 sq.mtrs (having proportionate land of Survey No 384paiki admeasuring about 4920 sq.mtrs) of Draft Town Planning Scheme No 30 (Gota) to M/s ANTHEM INFRAMINDS LLP, a Limited Liability Partnership firm vide sale deed dated 20-04-2019 which is registered before the Sub Registrar of Ahmedabad-08 (Sola) at Serial No 7490 dated 20-04-2019. Mutation Entry to the said effect is made in the revenue record vide Entry No 7886 dated 20-04-2019 which is certified on 30-07-2019 as per order passed in Takrari Case No 36/2019 dated 03-07-2019.

35. That being aggrieved by order of Collector Ahmedabad dated 16-02-2019 for grant of N.A. Use permission for land of Survey No 384, one Madanlal Prabhavilal Jaiswal filed appeal before Secretary, Revenue Department. In the said appeal, Secretary Revenue Department vide its order bearing No MVV/ BKHP/ Ahmed/ 22/2019 dated 15-07-2019 rejected the said Appeal and maintained

the earlier order of Collector, Ahmedabad for grant of N.A. Use permission. Mutation Entry to the said effect is made in the revenue record vide Entry No 8018 dated 26-07-2019, which is certified on 03-09-2019. [Note:- We are not furnished with copy of said order]

36. Public Notice:-

In response to our Public Notice published in daily news paper Gujarat Samachar dated 18-07-2018 and in Sandesh dated 20-07-2018 in the name of earlier owners, we have received following objections;

- (a) One objection was received from advocate V.D. Desai & K.G. Rabari and N. I. Rabari Advocates vide their letter dated 23-07-2018 on behalf of their clients heirs of late Maljibhai Devkaranbhai Rabari viz. (1) Navghanbhai Maljibhai Rabari and (2) Virambhai Maljibhai Rabari stating inter alia that land owner Shri Manubhai Prabhudas entered into agreement for sale with (1) Kishorbhai Khamanchand Goyal (2) Dipakbhai Nanchand Shah and (3) Maljibhai Devkaranbhai Rabari for sale of land of Survey No 384 vide Agreement for sale dated 11-09-1997 registered at Serial No 3891 dated 11-09-1997 and had taken substantial amount as part payment. Hence they have right title and interest in the said land and raised objection against the issuance of title clearance certificate of said land. Thereafter we gave our reply vide our letters dated 02-11-2018 and 03-11-2018 and stated that the alleged agreement for sale was executed in or around the year 1997 and since then 21 years have been passed and during that time period the land owners have sold and conveyed said land of Survey No 384 to (1) Pragjibhai Gordhanbhai and (2) Rameshbhai Vallabhbhai Patel vide various sale deeds in or around the year 1999. Moreover the said objectionist have not produced any receipts of acknowledgement of amount other than copy of agreement for sale. Moreover we are informed that your clients have filed special civil suit no 216/2003 before the court of 4th Additional Senior civil judge, Ahmedabad (Rural) against the previous land owner Manubhai Prabhudas Patel



and Subsequent land owners which was rejected and set aside by 4th Additional Senior Civil Judge vide its order dated 31-12-2009 and subsequently being aggrieved by said order, First Appeal No 81/2010 and Civil Application No 603/2010 was filed before Hon'ble High Court of Gujarat which were also dismissed by Hon'ble High Court of Gujarat vide order dated 23-03-2010. Being aggrieved by said order of Hon'ble High court of Gujarat, Special Leave to Appeal (Civil) No 21694/2010 was filed before Supreme Court of India which was also rejected by Hon'ble Supreme court vide its order dated 13-09-2010. Hence in light of above proceedings it appears that said objection is filed with malafide intention and to harass our clients. Moreover we also asked the said objectionist to provide further evidence in support of their claims with a period of 7 (seven) days. However we have not received any evidence and in view of the above facts, we have rejected the said objection vide our letter dated 03-11-2018.

(b) One objection was received from Shitalbhai Omprakash Agrawal vide his letter dated 23-07-2018 stating inter alia that he has right, title and interest in the land of Survey No 384 and a Special Civil Application No 8704/2017 was filed before Hon'ble High Court of Gujarat to establish his right. Hence he has raised objection against the issuance of title clearance certificate. That thereafter compromise was arrived at between the said objectionist and land owners and said objectionist has withdrawn the said Special Civil Application No 8704/2017 filed before High Court of Gujarat vide order dated 28-08-2018. Said objectionist Shital Omprakash Agrawal has also withdrawn the said objection vide letter dated 28-09-2018. Hence said objection now does not survive.

(c) Another objection was received from Advocate Mahesh N. Nathani on behalf of his client Shaileshbhai Nanchand Shah vide letter dated 23-07-2018, stating inter alia that his client has right title and interest in the said land and a Regular Civil Suit No 808/2016 was filed before the Court of Senior Civil Judge, Ahmedabad (Rural)

which was dismissed for default upon absence of Plaintiff. Thereafter Civil Misc Application No 49/2018 is also filed for restoration of said Regular Civil Suit No 808/2016. Thereafter we gave our reply vide letter dated 02-11-2018 and stated that the said objectionist has not made any clarification regarding his right title and interest in the said land and have not furnished any evidence in support of his alleged claim of suits. However we have not received any evidence in support of his claim till date. Hence it appears that said objection is filed with malafide intention.

(d) Another objection was received from Shailesh K Patel, advocate on behalf of his client Satish Dahyabhai Patel vide letter dated 21-07-2018 stating inter alia that earlier land owners of land of Survey No 384 have executed one Banachitthi on 12-02-2004 notarized before Notary Saroj D. Patel at Serial No 749/2004 in favour of said objectionist and obtained amount of Rs 11,00,000/- as Bana. Hence the said objectionist has right title and interest in the said land and raised objection against the issuance of Title Clearance certificate of land of Survey No 384. Thereafter we vide our letter dated 25-09-2018 sent by Registered post gave our reply and asked the said objectionist to furnish evidences in support of his claim within a period of 7 (Seven) days. However our Registered post A.D. was not accepted and was returned to us so we have sent the letter through Whatsapp Messenger. However till date we have not received any evidence. Later on the erstwhile owner had produced copy of said alleged Banachitthi which is not notarized and illegible and appears fraudulent in nature. Hence it appears that said objection is lodged with malafide intention. Hence the objection is rejected.

(e) That another objection was received from Jigish N. Sheth, Advocate on behalf of his clients (1) Shantaben Vallabhbai Patel and (2) Samuben Jayantibhai Patel vide its letter dated 23-07-2018 stating inter alia that said land of Survey No 384 was ancestral property and said objectionists have ancestral right, title and interest in the

said land as it was running in the name of their father Bakorbhai since long time ago. Hence they have right title and interest in the said land raised objection against the issuance of title clearance certificate of said land. Thereafter we gave our reply vide letter dated 25-09-2018 and stated that alleged claim of said objectionists that the said land of Survey No 384 is their ancestral property and it was running in the name of their father Barkorbhai is baseless as name of Bakorbhai does not appear anywhere in the revenue record of land of Survey No 384 in past since the year 1949 as well as in present. Hence it appears that said objection is filed with malafide intention in order to harass our client. Moreover we also asked the said objectionist to furnish evidence in support of their claim. That subsequently the said objectionist vide its letter dated 03-10-2018 furnished us copies of mutation entries no 1020 dated 05-02-1959 and entry no 1021 dated 05-02-1959 for ancestral rights derived from Bakorbhai. However said entries do not reflect the said land of Survey No 384 anywhere. Hence we gave our further reply vide letter dated 02-11-2018 and rejected the aforesaid objection on the ground that the said objection claim is not related with subject land.

- (f) That another objection was received from Advocate Niranjan K Jaiswal and Suman P Jaiswal on behalf of their clients Madanlal Prabhatilal Jaiswal vide letter dated 26-07-2018 stating inter alia that earlier land owners (1) Parshottambhai Bakorbhai Patel (2) Manubhai Prabhudas Patel (3) Vishnubhai Manubhai Patel (4) Ghanshyambhai Manubhai Patel (5) Hemantkumar Manubhai Patel (6) Rameshbhai Parshottambhai Patel (7) Rajubhai Parshottambhai Patel (8) Harshadbhai Parshottambhai Patel (9) Alpaben Rameshbhai Patel (10) Kundanben Rajubhai Patel and Bhagwatiben Harshadbhai Patel through their Power of Attorney Holder Subahubhai Mangaldas Shah have entered into notarized Agreement for sale in favour of said objectionist Madanlal Prabhatilal Jaiswal and obtained Rs 2,21,000/- as bana. Hence the said objectionist has right, title and interest in the said land.

Thereafter we gave our reply vide letter dated 25-09-2018 and asked the said objectionist to furnish evidence of alleged agreement for sale and power of attorney in support of his claim. Thereafter we are furnished with copy of said alleged Agreement for sale dated 01-06-1995 and alleged Power of Attorney dated 16-05-1995 made in favour of Subahubhai Mangaldas Shah by the said objectionist vide their letter dated 12-10-2018. Upon receipt of said evidences we gave our further reply vide letter dated 06-11-2018 and stated that the alleged Agreement for sale dated 01-06-1995 is forged and fraudulent in nature as it is executed on Rs.20/- stamp paper and said stamp paper having no 20532 is purchased from Stamp Vendor on 25-03-1994 and it is used and notarized on 01-06-1995 which is almost after 14 (fourteen) months which is breach of Stamp Act as it is not used within period of 6 (Six) months. Moreover the signature of Subahubhai Mangaldas Shah appeared on Stamp paper and on alleged agreement for sale is not identical and have difference. Moreover the said objection is raised after almost 23 years have passed and from time to time the said land has been transferred/sold to different purchasers. Hence in our opinion said objection is filed with malafide intention, baseless and fraudulent. Hence we have rejected the said objection vide our said letter dated 06-11-2018.



- (g) Another objection was received from Advocate Umesh J. Trivedi vide its letter dated 26-07-2018 on behalf of his clients (1) Manjulaben Gopalbhai Amin and (2) Hiren Gopalbhai Amin stating interalia that earlier land owners (1) Manubhai Prabhudas Patel (2) Rameshbhai Parshottambhai Patel (3) Harshadbhai Parshottambhai Patel (4) Rajendrabhai Parshottambhai Patel had entered into Agreement for sale with respect to land of Survey No 384 in favour of Gopalbhai Chaturbhai Amin on 13-11-1997 which was registered at Serial No 5110. Hence said objectionist being heirs of Late Gopalbhai Amin have right title and interest in the said land of Survey No 384. Thereafter we gave our reply vide letter dated 25-09-2018 and stated that the alleged agreement was

executed in the year 1997 and since than 21 years have passed but said objectionist has not done any process for registration of sale deed moreover there is no mention of time period for agreement in the alleged agreement for sale. Moreover one of the condition of the said alleged agreement for sale states that the said land owners are not entitled to sell the said land of Survey No 384 to any third party after execution of said alleged agreement for sale, however the land owners have sold and conveyed the said land of Survey No 384 in the year 1999 to (1) Pragjibhai Gordhanbhai Patel and (2) Rameshbhai Vallabhbhai Patel vide various sale deeds and their names were mutated and certified in the revenue record as well as in 7-12 forms of said land. However said agreement holder Gopalbhai Amin and their heirs i.e. said objectionist have not raised any objection regarding the said sale deed and its mutation in the revenue record. Subsequently as per registration record search the said Agreement for sale was appears to be cancelled vide Cancellation deed dated 24-02-2003 registered at Serial No 874 (We are not furnished with copy of said agreement). Hence in our opinion said objection is without any merits and baseless and accordingly we have rejected the said objection. Thereafter settlement arrived at between both the parties however since said agreement holder Gopalbhai Chatubhai Amin passed away, heirs of Late Gopalbhai Chaturbhai Amin i.e.(1) Manjulaben Gopalbhai Amin and (2) Hiren Gopalbhai Amin gave their confirmation in favour of (1) Bharatbhai Virjibhai Patel and (2) Kiritbhai Ramnikbhai Vaghasia vide confirmation deed registered at Serial No 421 dated 02-03-2019 and thereby cancelled the earlier agreement for sale dated 13-11-1997 registered at Serial No 5110. Hence said objection now does not survive.

(h) Further to objections dated 26-07-2018 and 12-10-2018 we have further received objection from Advocate Niranjan K. Jaiswal and Suman P. Jaiswal on behalf of their client Madanlal Prabhatilal Jaiswal vide letter dated 04-01-2019 stating inter alia that with respect to alleged agreement for sale dated 01-06-1995, the said

objectionist has filed Special Civil Suit No 684/2018 before the Court of Additional Senior Civil Judge, Ahmedabad (Rural) against Bharatbhai Virjibhai Patel and others and prayed for specific performance of said Agreement for sale and also prayed for permanent injunction against the transfer of land of Survey No 384 and cancellation of sale deed transactions with respect to said land. Thereafter settlement was arrived at between both parties, hence a withdrawal pursis was filed and plaintiffs have withdrawn said suit for land bearing Survey No 384. The said pursis dated 22-08-2019 was taken on record by Hon'ble Court and necessary order was passed on 22-08-2019. Hence the objection and Civil Suit No 684/2019 does not survive.

37. Details of Pending Litigations

(1) Special Civil Suit No. 479/2009

That one Rajendra Rameshwardas Singal filed Special Civil Suit No 479/2009 before the court of Principal Senior Civil Judge Ahmedabad (Rural) with respect to alleged agreement for sale dated 08-03-1998 entered by (1) Patel Manubhai Prabhudas (2) Patel Rameshbhai Parshottambhai (3) Patel Rekhaben Parshottambhai (4) Patel Rajendrakumar Parshottambhai (5) Patel Harshadbhai Parshottambhai and (6) Patel Madhuben wd/o Parshottambhai Bakorbhai all through their Power of Attorney Holder Jayantibhai Vadilal Shah in favour of said Rajendra Rameshwardas Singal for sale of land of Survey No 384 and other lands which was notarized before Notary Arun Kr Gupta at Serial No 2116 dated 08-03-1998 and prayed for injunction against the transfer of land of Survey No 384 and other lands. In the said suit the court has not granted any injunction. However it is still pending and result of the same shall be binding on both parties.



(2) Special Civil Suit No 808/2016 and CMA SC No. 49/2018

That one Shaileshbhai Nanchand Shah has filed a Regular Civil Suit No 808/2016 before the Court of Senior Civil Judge, Ahmedabad (Rural) with respect to alleged agreement dated 02-03-1998. The said suit was dismissed for default upon absence of Plaintiff. Thereafter Civil Misc Application No 49/2018 is also filed for restoration of said Regular Civil Suit No 808/2016. The said Application is pending at present, however the court has not granted any interim injunction. However, since it is pending the result of same shall be binding on both parties. [Note:-We are not furnished with copies of said Civil Misc Application No 49/2018.]

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural land bearing Final Plot No. 66/1 admeasuring about 2460 sq. mtrs (given in lieu of land of Survey No 384 paiki admeasuring about 4920 sq.mtrs out of total land admeasuring about 16392 sq.mtrs) of Draft Town Planning Scheme No. 30 (Gota) situate, lying and being at Moje Gota, Taluka Ghatlodiya in the Registration District of Ahmedabad and Sub District of Ahmedabad - 8 (Sola) and belonging to ANTHEM INFRAMINDS LLP, a Limited Liability Partnership firm shall be clear and marketable and free from reasonable doubts without encumbrances subject to:-

- [1] Usual declaration cum Indemnity bond being made at the time of Mortgage/transfer of said land.
- [2] Result of pending civil suit no 479/2016 filed before the court of Principal Senior Civil Judge, Ahmedabad (Rural) and Civil Misc application no. 49/2018 filed before the court of 5th Additional Civil Judge, Ahmedabad (Rural)
- [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.30 (Gota).

DATED THIS 27TH DAY OF SEPTEMBER, 2019

Harish 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 1986 to 1989 and 1990 to 1992 of Sub Registrar's office is destroyed/torn out. Hence it can not 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, etc. situated nearby, or road laying and widening, 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 said Land.
- [4] As per Mutation Entry No 1330 dated 01-09-1972, land bearing Survey No 384 paiki admeasuring about 2268 was acquired for use of laying Crude oil Pipe line from Kalol-Koyli via Navagam.

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (D) 26860026, 26860027 (R) 77430880 E-mail : janiandco@gmail.com

(O) 29710100 - 29710200

REF. NO. 11705/2019

To,
M/s RUDRAM DEVELOPER
A Partnership firm

SUPPLEMENTARY TITLE CERTIFICATE-CUM-REPORT

Reg.: Non Agricultural land bearing Final Plot No. 66/1
admeasuring about 2460 sq. mtrs (given in lieu of land of
Survey No 384 paiki admeasuring about 4920 sq.mtrs out
of total land admeasuring about 16392 sq.mtrs)
of Draft Town Planning Scheme No. 30 (Gota) situate,
lying and being at Moje Gota, Taluka Ghatlodiya in the
Registration District of Ahmedabad and Sub District of
Ahmedabad - 8 (Sola) and belonging to M/s RUDRAM
DEVELOPER, a Partnership firm.



1. We refer to our Title Certificate-cum-Report ("Title Report") dated 29-06-2020 issued by us in respect of the aforesaid Land.
2. Subsequent to the issuance of the said Title Report, we found that one Madanlal Prabhatilal Jaiswal had filed Special Civil Suit No 684/2018 before the Court of Additional Senior Civil Judge, Ahmedabad (Rural) against Bharatbhai Virjibhai Patel and others and prayed for specific performance of Agreement for sale dated 01-06-1995 executed by (1) Parshottambhai Bakorbhai Patel (2) Manubhai Prabhudas Patel (3) Vishnubhai Manubhai Patel (4) Ghanshyambhai Manubhai Patel (5) Hemantkumar Manubhai Patel (6) Rameshbhai Parshottambhai Patel (7) Rajubhai Parshottambhai Patel (8) Harshadbhai Parshottambhai Patel (9) Alpaben Rameshbhai Patel (10) Kundanben Rajubhai Patel and Bhagwatiben Harshadbhai Patel through their Power of Attorney Holder Subahubhai Mangaldas Shah in favour of said Madanlal

Prabhatilal Jaiswal and also prayed for permanent injunction against the transfer of land of Survey No 384 and other lands and cancellation of sale deed transactions with respect to land of Survey No 384 and other lands. Moreover a Notice of Lis Pendance with respect to said land of Survey No 384 and other lands was registered at Serial No 8226 dated 02-05-2019. Thereafter settlement was arrived at between both parties with respect to land of Survey No 384, hence a withdrawal pursis was filed and plaintiffs have withdrawn said suit for land bearing Survey No 384. The said pursis dated 22-08-2019 was taken on record by Hon'ble Court and necessary order was passed on 17-09-2019 to delete the land of Survey No 384 from the said suit. Subsequently said Plaintiff Madanlal Prabhatilal Jaiswal gave his Confirmation in favour of M/s ANTHEM INFRAMINDS on 07-10-2019 which was registered before the Sub Registrar of Ahmedabad -08 (Sola) at Serial No 18085 dated 10-10-2019. That by virtue of said confirmation deed said Madanlal Prabhatilal Jaiswal confirmed that said Notice of Lis Pendance with respect to land of Survey No 384 now does not survive since said suit with respect to land of Survey No 384 is withdrawn.

3. In accordance with the above, the said Title Report dated 29-06-2020 stand modified and corrected by incorporating the details of above Para.

DATED THIS 07TH DAY OF JULY, 2020

Hrush P. Jai
ATTORNEY-AT-LAW

Encl.: Copy of the Title Report dated 29-06-2020.