



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Aaryabhumi Developers LLP,

12/B, Aryavart-2, near Paras Bungalows,

opposite AUDA Garden, near Anand Nagar,

Vejalpur, Ahmedabad – 380015:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 152 (Old Final Plot No. 123) admeasuring about 4159 sq. mtrs. forming a part of Town Planning Scheme No. 3 (Vejalpur), allotted in lieu of land bearing Survey No. 12 of Village: Jodhpur (Erstwhile Survey No. 99 of Village: Vejalpur) 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:

We have been instructed by **Aaryabhumi Developers LLP** (hereinafter referred to as the “**Owner**”) to investigate its title to the said Land.

2. DISCLAIMERS:

- (a) 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.





- (b) 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.
- (c) 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.
- (d) 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.





- (e) 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.
- (f) 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.
- (g) 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. 152 (Old Final Plot No. 123) admeasuring about 4159 sq. mtrs. forming a part of Town Planning Scheme No. 3 (Vejalpur), allotted in lieu of land bearing Survey No. 12 of Village: Jodhpur (Erstwhile Survey No. 99 of Village: Vejalpur) Taluka: Vejalpur and District: Ahmedabad, and bounded as follows:

East :	Final Plot No. 151
West :	18 mtrs. wide Road
North :	18 mtrs. wide Road
South :	Final Plot No. 154





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:

Erstwhile Survey No. 99 of Village: Vejalpur:

- (a) The revenue records reflect that originally, the name of Nanabhai Jijibhai was entered as 'Jathuna Kabzedaar' in the revenue records of the land bearing Survey No. 99, as he was paying the land revenue for the afore-stated land for a long time. The said event was entered in the revenue records on 8.2.1956 vide mutation entry no. 212.
- (b) Subsequently, a partition was effectuated, whereby, the names of (1) Vishnubhai Hirabhai and (2) Pravinbhai Hirabhai (i.e. the legal heirs of Hirabhai Jijidas) were entered as co-owners along with Nanabhai Jijabhai in the land bearing Survey No. 99 admeasuring about 1 Acre 18 Gunthas. The said event was entered in the revenue records on 5.9.1975 vide mutation entry no. 2999.
- (c) Thereafter, another partition was effectuated amongst the family members of Nanabhai Jijidas vide a Deed of Partition dated 6.11.1970, whereby, part land admeasuring about 29 Gunthas of the land bearing Survey No. 99 came to the share of Mahendra Nanabhai. The said event was entered in the revenue records on 29.1.1976 vide mutation entry no. 3165.

Note: Upon perusal of the former mutation entry no. 2999, it appears that (1) Nanabhai Jijibhai and (2) Hirabhai Jijidas had equal share in the land bearing Survey No. 99 (i.e. 29 Gunthas each) and therefore, pursuant to the event of partition as reflected hereinabove i.e. in





mutation entry no. 3165, share belonging to Nanabhai Jijidas (i.e. 29 Gunthas) out of the total land bearing Survey No. 99 had come to the share of Mahendra Nanabhai.

- (d) Subsequently, vide an Order passed by the competent authority, the land bearing Survey No. 99 admeasuring about 1 Acre 18 Gunthas which was in the ownership of Vishnubhai Hirabhai and Others was declared as 'Fragment'. The said event was entered in the revenue records on 30.4.1980 vide mutation entry no. 4009.

Note: (1) The copy of the aforesaid mutation provided to us is not legible and therefore, the particulars of the Order whereby, the land bearing Survey No. 99 was declared 'Fragment' are not legible. (2) The said Land has been converted into non-agricultural land, and moreover, the said Land has been included in the Town Planning Scheme, hence, by virtue of these reasons, the restrictions applicable on a 'fragment land', cease to exist.

- (e) Thereafter, vide an Order of the District Development Officer, Ahmedabad dated 11.6.1981 bearing no. Ba.Kha.Pa. S.R – 406/ 80-81, part land admeasuring about 2732.50 sq. mtrs. out of the total land bearing Survey No. 99 of Village: Vejalpur (subsequently recognized as Final Plot No. 123 of Town Planning Scheme No. 3 allotted against the land bearing New Survey No. 12 which at the time of passing of this Order was Survey No. 99) was converted into non-agricultural land for residential use subject to the conditions mentioned thereunder.

Note: (1) The said order was passed in the year 1981, however, this event was entered in the revenue records on 21.10.2016 vide mutation entry no. 3370, however, the said mutation entry was **rejected** as the





said event was not formerly recorded in the Village Form No. 2, and therefore, it is reflected for new Survey No. 12 as mentioned in clause 4(q) below. (2) Upon perusal of the aforesaid Order and other supporting documents, it appears that originally that the land bearing Final Plot No. 123 was to be allotted/ was allotted in lieu of Survey No. 99, and this is evidenced in the NA Order reflected hereinabove. However, upon the finalization of the Town Planning Scheme, the perused copy of the Form "F" reflects that the Final Plot No. 152 was allotted in lieu of land bearing Survey No. 99. Further, we have been provided with a copy of Village Form No. 2 issued by the Talati, Vejalpur, whereby, it is reflected that the part land admeasuring about 2732.50 sq. mtrs out of the total land bearing Survey No. 99 was converted into non-agricultural land for the purposes of residential use vide aforesaid Order of the District Development Officer.

- (f) Subsequently, vide an Order of the District Development Officer, Ahmedabad dated 27.11.1981 bearing no. Jaman-4-Va.-2036-38, the construction upon part land out of the total land bearing Survey No. 99 (Now recognized as New Survey No. 12) which was done prior to the approval of the Revised Plans was regularized upon payment of charges and fees and subject to conditions mentioned thereunder.

Note: The said Order was passed in the year 1981, however, this event was entered in the revenue records on 21.10.2016 vide mutation entry no. 3371, therefore, it is reflected for new Survey No. 12 as mentioned in clause 4(q) below.

(g) Thereafter, (1) Mahendrabhai Nanabhai (2) Vishnubhai Nanabhai and (3) Pravinbhai Nanabhai had sold and conveyed part land admeasuring





about 1/3rd undivided share out of total land bearing Survey No. 99 in favour of Panchgini Co-operative Housing Society Ltd. vide a registered Sale Deed dated 27.7.1982. The said event was entered in the revenue record on 19.5.1983 vide mutation entry no. 4859, however, the said mutation entry was **cancelled** by competent authority.

- (h) Subsequently, (1) Mahendrabhai Nanabhai (2) Vishnubhai Nanabhai and (3) Pravinbhai Nanabhai had sold and conveyed part land admeasuring about 1/3rd undivided share out of total land bearing Survey No. 99 in favour of Panchgini Co-operative Housing Society Ltd. vide a registered Sale Deed dated 27.7.1982. The said event was entered in the revenue record on 19.5.1983 vide mutation entry no. 4860, however, the said mutation entry was **cancelled** in accordance of former mutation entry no. 4859.
- (i) Further, (1) Mahendrabhai Nanabhai and (2) Vishnubhai Hirabhai had sold and conveyed part land admeasuring about 1/3rd undivided Share out of total land bearing Survey No. 99 in favour of Panchgini Co-operative Housing Society Ltd. vide a registered Sale Deed dated 27.7.1983. The said event was entered in the revenue record on 19.5.1983 vide mutation entry no. 4861, however, the said mutation entry was **cancelled** in accordance of former mutation entry no. 4859.
- (j) Subsequently, vide an Order passed by the Competent Authority dated 20.9.1982 bearing no. ULC/ Form No. 1 - U. 4 214/ 207/ Vejalpur 190, part land admeasuring about 2002 sq. mtrs. out of the total land bearing Survey No. 99 was declared as "Surplus Land" under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976. The said





event was entered in the revenue records on 7.6.1985 vide mutation entry no. 5217.

- (k) Later, vide an Order of the Additional Collector and Deputy Secretary, Revenue Department dated 26.7.1988 bearing no. U.L.C. 3487/ 2589/ 1338-V-3, part land admeasuring about 2002 sq. mtrs. out of the total land bearing Survey No. 99 which was earlier declared as "Surplus Land" was removed from the head of "Surplus Land". The said event was entered in the revenue records on 21.2.1989 vide mutation entry no. 5821.
- (l) Subsequently, part land admeasuring about 1/3rd undivided share out of total land bearing Survey No. 99 was sold and conveyed by (1) Mahendrabhai Nanabhai (2) Vishnubhai Hirabhai and (3) Pravinbhai Hirabhai (wherein all were acting for self as well as the Karta/Manager of their respective HUF's) in favour of Panchgini Co-operative Housing Society Ltd. vide a Sale Deed dated 27.7.1982 registered at the office of Sub-Registrar of Assurance under serial no. 11053. The said event was entered in the revenue record on 22.11.1994 vide mutation entry no. 6993.
- (m) Thereafter, part land admeasuring about 1/3rd undivided share out of total land bearing Survey No. 99 was sold and conveyed by (1) Mahendrabhai Nanabhai (2) Vishnubhai Hirabhai and (3) Pravinbhai Hirabhai (wherein all were acting for self as well as the Karta/Manager of their respective HUF's) in favour of Panchgini Co-operative Housing Society Ltd. vide a Sale Deed dated 27.7.1982 registered at the office of Sub-Registrar of Assurance under serial no. 11052. The said event was





entered in the revenue record on 22.11.1994 vide mutation entry no. 6994.

- (n) Later, part land admeasuring about 1/3rd undivided share out of total land bearing Survey No. 99 was sold and conveyed by (1) Mahendrabhai Nanabhai (2) Vishnubhai Hirabhai and (3) Pravinbhai Hirabhai (wherein all were acting for self as well as the Karta/Manager of their respective HUF's) in favour of Panchgini Co-operative Housing Society Ltd. vide a Sale Deed dated 27.7.1982 registered at the office of Sub-Registrar of Assurance under serial no. 11050. The said event was entered in the revenue record on 22.11.1994 vide mutation entry no. 6995.
- (o) In consistence of the copy of the Form "F" provided to us, it appears that the land bearing Survey No. 99 admeasuring about 5868 sq. mtrs. was included in the Town Planning Scheme No. 3 Vejalpur and was thereby allotted Final Plot No. 152 admeasuring about 4159 sq. mtrs. Copy of the said is attached herewith as **Annexure – I**.
- (p) The perused copy of the Zoning Certificate dated 16.7.2008 issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, it reflects that the land bearing Final Plot No. 152 was declared as 'Residential Zone – I (i.e. R-1) Zone'. Copy of the said is attached herewith as **Annexure – II**.

Survey No. 12 of Village: Jodhpur:

Later, pursuant to an Order of Deputy Secretary, Revenue Department, Government of Gujarat dated 28.9.2001 bearing no. Pa.Fa.Ra.-2175-





51705-9 whereby Village: Jodhpur was to be demarcated as a separate revenue village from Village: Vejalpur of Taluka: Ahmedabad – City. Further, vide a Letter of Collector Ahmedabad dated 16.10.2001 bearing no. CB/ REV/ Jodhpur/ Record/ Vashi/ 5224 and letter of District Inspector, Land Records, Ahmedabad bearing no. Re. Ka. 1/ Village Jodhpur/ 01 dated 20.12.2001 *Durasti Patrak* No. 54 was issued whereby, some lands were deleted from Village Vejalpur and transferred to Village Jodhpur. The said aspect was mutated in the revenue records on 5.1.2002 vide mutation entry no. 1.

Note: (1) Some of the details reflected in the aforesaid mutation entry are not legible. (2) It appears from the papers perused that Survey No. 99 of Village: Vejalpur was given New Survey No. 12 of Village Jodhpur. (3) The aforesaid entry is relevant though not reflected in the latest Village Form No. 7.

- (r) Subsequently, vide an Order of the City Mamlatdar, Ahmedabad dated 30.9.2008 bearing No. R.T.S/ Sudharo/ Kshatiyadi/ S.R. No. 2378, the errors in the computerized Village Form No. 7/12 of the land parcels were rectified. The said event was entered in the revenue record on 6.10.2008 vide mutation entry no. 1100.
- (s) Further, Panchgini Co-operative Housing Society Ltd. had constructed and developed a residential scheme upon the said Land commonly known by the name of “Panchgini Society” consisting of various buildings viz. (1) Block No. “A” comprising of 12 flats (2) Block No. “B” comprising of 6 flats (3) Block No. “C” comprising of 12 flats (4) Block No. “D” comprising of 12 flats and (5) 17 Row-Houses, all aggregating to 59 (fifty nine) units, and all such units were then transferred and





allotted by the Panchgini Co-operative Housing Society Ltd. in favour of its Members and the Share Certificates were issued thereby.

- (t) Thereafter, based on the Share Certificate of the Panchgini Co-operative Housing Society Ltd., the particulars of the last owners of all such Units forming part of the residential scheme commonly known as "Panchgini Society" (hereinafter referred to as "***the said Erstwhile Owners***") is reflected hereinbelow:

Sr. No.	Flat/ Row-House No.	Name of the Owner(s)	Share Certificate No.	Share bearing Numbers
1.	Flat No. A-1	Jyotsnaben Bhailal Patel	27	131-135
2.	Flat No. A-2	Hasumati Pravinchandra Nirmal	49	241-245
3.	Flat No. A-3	Gita Nitinbhai Shah	70	346-350
4.	Flat No. A-4	Dipti Maheshbhai Dave	26	126-130
5.	Flat No. A-5	Narendra Sadashiv Ayachit	23	111-115
6.	Flat No. A-6	(1) Sampatlal Kanaiyalal Mandovara (2) Pratibha Shivsindh Mandovara	25	121-125
7.	Flat No. A-7	Neelam Chajad	75	371-375
8.	Flat No. A-8	Naynaben Jitendrakumar Thakkar	35	171-175
9.	Flat No. A-9	(1) Ilaben Shailesh Thakkar (2) Shaileshkumar Shivilal Thakkar	55	271-275
10.	Flat No. A-10	Niruben Nareshkumar Pateliya	62	306-310
11.	Flat No. A-11	Shailesh Dineshchandra Patel	59	291-295
12.	Flat No. A-12	Ashok Chandulal Thakkar	56	276-280
13.	Flat No. B-1	Bhartiben Jagdishbhai Bhatt	84	416-420





14.	Flat No. B-2	(1) Patel Bhailal Hargovandas (2) Patel Chetnaben Bhailalbhai	31	151-155
15.	Flat No. B-3	Pradipkumar Babulal Shah	67	331-335
16.	Flat No. B-4	Patel Narottamdas Dahyalal	81	401-405
17.	Flat No. B-5	Laliben Gemarbhai Desai	15	71-75
18.	Flat No. B-6	(1) Dipesh Babubhai Kansara (2) Nainesh Babubhai Kansara	39	191-195
19.	Flat No. C-1	Purvi Prerakbhai Shah	32	156-160
20.	Flat No. C-2	Gordhanbhai Khatubhai Patel	44	216-220
21.	Flat No. C-3	Bharatbhai Rambhai Parekh	33	161-165
22.	Flat No. C-4	Bhagvatiben Vishnubhai Patel	60	296-300
23.	Flat No. C-5	Prakashbhai Babubhai Thaker	22	106-110
24.	Flat No. C-6	Alkeshkumar Babubhai Patel	68	336-340
25.	Flat No. C-7	(1) Lakshmiben Gahanbharthiji Gosai (2) Manmohanbharthiji Gahanbharthiji Gosai (3) Gurudattbharthiji Gahanbharthiji Gosai	21	101-105
26.	Flat No. C-8	Rameshchandra Vitthalbhai Patel	87	431-435
27.	Flat No. C-9	(1) Kalpesh Ramanlal Shah (2) Rita Kalpeshkumar Shah	82	406-410
28.	Flat No. C-10	(1) Shah Mukeshkumar Vinayakbhai (2) Shah Jyotsanaben Mukeshkumar	72	356-360
29.	Flat No. C-11	Manishaben-daughter of Amrutlal Patel and wife of Dilipbhai Patel	18	86-90
30.	Flat No. C-12	(1) Dakshaben Pravinkumar Shah (2) Pravinkumar Ratilal Shah	19	91-95





31.	Flat No. D-1	Bhanuben Ghanshyambhai Valand	43	211-215
32.	Flat No. D-2	Alkesh Manuprasad Trivedi	80	396-400
33.	Flat No. D-3	Meenaben Dipakbhai Shah	12	56-60
34.	Flat No. D-4	Jalpaben Nileshbhai Mehta	63	311-315
35.	Flat No. D-5	Bhogilal Muljibhai Pancholi	54	266-270
36.	Flat No. D-6	Purnimaben Shivshankar Upadhyay	61	301-305
37.	Flat No. D-7	(1) Yogeshkumar Amrutlal Modi (2) Kalpanaben Yogeshkumar Modi	11	51-55
38.	Flat No. D-8	Kirit Rambhai Parekh	74	366-370
39.	Flat No. D-9	(1) Ketan Pavankumar Trivedi (2) Jash Ketankumar Trivedi	71	351-355
40.	Flat No. D-10	Harshaben Anilbhai Chauhan	58	286-290
41.	Flat No. D-11	(1) Smitaben Bipinchandra Thakor (2) Pratik Bipinchandra Thakor	42	206-210
42.	Flat No. D-12	Julaben Karansinh Chauhan	34	166-170
43.	Row-House No. 1	Durgadevi Fatandas Duseja	64	316-320
44.	Row-House No. 2	Durgadevi Fatandas Duseja	65	321-325
45.	Row-House No. 3	Chandrakant Vishnuprasad Trivedi	28	136-140
46.	Row-House No. 4	Vibhaker Balmukund Shelat	3	11-15
47.	Row-House No. 5	Harshaben Devendra Bhatt	45	221-225
48.	Row-House No. 6	Amit K. Pal	79	391-395
49.	Row-House No. 7	(1) Pinakinbhai Jagdishchandra Patel (2) Jagdishchandra Nandlal Patel	73	361-365
50.	Row-House No. 8	Popatjy Manajy Thakor	48	236-240
51.	Row-House No. 9	(1) Rekhaben Ashokkumar Thakkar (2) Ilaben Dhirajkumar Thakkar (3) Renukaben Chetankumar Badiyani	78	386-390





52.	Row-House No. 10	Rekhaben Upendrabhai Shah	85	421-425
53.	Row-House No. 11	Upendra Buddhishchandra Shah	86	426-430
54.	Row-House No. 12	Pushpaben Chunilal Kumawat	77	381-385
55.	Row-House No. 13	Chunilal Junjaram Kumawat	76	376-380
56.	Row-House No. 14	(1) Amit Kumarpal Parikh (2) Rajveer Kumarpal Parikh	41	201-205
57.	Row-House No. 15	Ambaben Ramanlal Patel	37	181-185
58.	Row-House No. 16	Renuka Chetankumar Badiyani	69	341-345
59.	Row-House No. 17	Giraben Vasantbhai Parekh	83	411-415

- (u) Thereafter, a charge of the Textile Traders Co. Op. Bank Limited was created on account of loan availed by (1) Sanjaysinh Bhikhubha Gohil and (2) Ranjanba Sanjaysinh Gohil. The said event was entered in the revenue records on 18.7.2009 vide mutation entry no. 1496, however, the said charge was subsequently released upon issuance of a Release Deed dated 18.3.2011 bearing no. 3653, and the said event was entered in the revenue records on 22.7.2014 vide mutation entry no. 2838.

Note: The aforesaid event though reflected in the latest Village Form No. 7 of the said Land, the same pertains to the Flat No. A-11 developed thereupon.

Subsequently, the said Land together with construction thereupon was sold and conveyed by the Erstwhile Owners and the Panchgini Co.





Operative Housing Society Limited in favour Aaryabhumi Developers LLP vide a Sale Deed dated 23.8.2018 registered at the Office of the Sub-Registrar of Assurances under serial no. 10595. The said event was entered in the revenue records on 1.9.2018 vide mutation entry no. 3856.

Note: (1) Upon perusal of the aforesaid Sale Deed, it reflects that (1) Jash Ketankumar Trivedi and (2) Neelam Chajad, were acting through their respective Power of Attorney Holder i.e. Ketan Pavankumar Trivedi and Amritlal Anoopchand Chhajer respectively. (2) Further, out of all the Erstwhile Owners, **(A)** Owners of Flat No. C-12 i.e. Dakshaben Pravinkumar Shah and Pravinkumar Ratilal Shah and **(B)** Owner of Row-House No. 6 i.e. Amit K. Pal, who had given Power of Attorney for representation on behalf of them before the concerned Sub-Registrar of Assurances at the time of registration of the aforesaid Sale Deed, had later vide a separate Confirmation Deed dated 12.10.2018 registered under serial no. 12962 and Confirmation Deed dated 24.08.2018 registered under serial no. 10758, respectively confirmed the aforesaid event of sale. (3) Further, all the Erstwhile Owners have vide a separate Deed of Confirmation (Notarized) confirmed the aforesaid event of sale of the said Land together with construction thereupon in favour of Aaryabhumi Developers LLP.

5. DOCUMENTS VERIFIED:

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

- (a) Village Form no. 7/12 of the said Land;
- (b) Mutation entries in Form no. 6 relating to the said Land;
- (c) Form "F" and Part Plan;





- (d) Zoning Certificate dated 16.7.2008 issued by Assistant Town Planner, Ahmedabad Urban Development Authority;
- (e) Order of the District Development Officer, Ahmedabad dated 11.6.1981 bearing no. Ba.Kha.Pa. S.R – 406/ 80-81;
- (f) Order of the District Development Officer, Ahmedabad dated 27.11.1981 bearing no. Jaman-4-Va.-2036-38;
- (g) Sale Deed dated 27.7.1982 bearing registration no. 11050;
- (h) Sale Deed dated 27.7.1982 bearing registration no. 11051;
- (i) Sale Deed dated 27.7.1982 bearing registration no.11052; and
- (j) Sale Deed dated 23.8.2018 bearing registration no. 10595.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 25.4.2019 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

7. PUBLIC NOTICE:

For verification of title to the said Land we have issued a public notice in local newspaper viz. Gujarat Samachar (Ahmedabad Edition) on 14.7.2018 (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 land bearing Final Plot No. 152 has been converted into non-agricultural land for the purpose of residential use to the extent of 2732.50 sq. mtrs.





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. Aaryabhumi Developers LLP* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 25TH DAY OF APRIL, 2019

For, Wadia Ghandy & Co. (Ahmedabad)



Partner