



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Saanvi Nirman Organiser,

217-218, S.F. Ravija Plaza, Opposite Rambaug, Thaltej,

Shilaj Road, Ahmedabad, Gujarat – 3280059:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 15/1 admeasuring about 2508 sq. mtrs. forming part of Town Planning Scheme No. 39 (Thaltej) allotted in lieu of land bearing Survey No. 284/1/2/1 admeasuring about 2508 sq. mtrs. situated within the limits of Village: Thaltej, Taluka: Ghatlodiya and District: Ahmedabad and more particularly evinced in the **Schedule** hereunder written (hereinafter referred to as the “said Land”):

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1. PREFACE:

We have been instructed by **Saanvi Nirman Organiser** (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. 15/1 admeasuring about 2508 sq. mtrs. forming part of Town Planning Scheme No. 39 (Thaltej) allotted in lieu of land bearing Survey No. 284/1/2/1 admeasuring about 2508 sq. mtrs. situated within the limits of Village: Thaltej, Taluka: Ghatlodiya and District: Ahmedabad, and bounded as follows:

East : Final Plot No. 10

West : Final Plot No. 15/2

North : Final Plot No. 14 (Neighbourhood Centre)

South : Final Plot No. 3/2

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. 284/1:

- a) The revenue records indicate that the land bearing Survey No. 284/1 admeasuring about 5 Acres 2 Gunthas equivalent to 20437 sq. mtrs. was in the name of Patel Desaibhai Nathubhai, and vide a Taluka Order bearing





no. TAQI 327 dated 13.1.1949, a charge of Tagavi was entered in the revenue records on account of loan availed by him. The said event of recording of charge was entered in the revenue records on 15.1.1949 vide mutation entry no. 2209. Subsequently, vide an Order bearing No. Tagavi/811 dated 5.7.1961, the aforementioned charge of Tagavi was released, upon repayment of the loan amount from the revenue records on 2.8.1961 vide mutation entry no. 2897.

- b) Thereafter, the land bearing Survey No. 284/1 was mortgaged in favour of Gujarat State Land Mortgage Bank by Desaibhai Nathubhai vide a Registered Mortgage dated 26.2.1962, in respect whereof entry no. 2988 was mutated in the revenue records on 3.6.1962.

Note: The aforementioned Mortgage pertaining to Gujarat State Land Mortgage Bank was subsequently released vide mutation entry no. 3905.

- c) Subsequently, upon demise of Desaibhai Nathubhai, names of his legal heirs i.e. (1) Bhikhabhai Desaibhai (2) Dashrathbhai Desaibhai (3) Rupaliben Desaibhai (4) Surajben Desaibhai (5) Dahiben Desaibhai (6) Kamlaben Desaibhai (7) Shantaben Desaibhai and (8) Bai Ujam (widow of Desaibhai Nathubhai) were entered in the revenue records on 15.10.1962 vide mutation entry no. 3032.

- d) Thereafter, (1) Rupaliben Desaibhai (2) Surajben Desaibhai (3) Dahiben Desaibhai (4) Kamlaben Desaibhai (5) Shantaben Desaibhai and (6) Bai Ujam (widow of Desaibhai Nathubhai) had willingly waived off and relinquished their rights, title and interest in the land bearing Survey No. 284/1 and consequentially, their names were removed from the revenue records on 15.10.1962 vide mutation entry no. 3033.





- e) Subsequently, upon repayment of loan amount, the mortgage of Gujarat State Land Mortgage Bank was released upon submission of the Letter dated 26.1.1972 issued from the aforementioned financial institution from the revenue records on 31.1.1972 vide mutation entry no. 3905.
- f) Thereafter, on account of loan availed by Bhikhabhai Desaiabhai, Charge of Thaltej Bodakdev Vi. Ka. Se. Sa. Man. Ltd. was entered in the revenue records on 20.5.1972 vide mutation entry no. 3924. Subsequently, on account of repayment of loan amount, the charge of this Society was released from the revenue records on 29.10.1987 vide mutation entry no. 6268 upon submission of the No-Dues Certificate dated 25.10.1987 issued from the aforementioned financial institution.

Note: The aforementioned mutation entry no. 3924 though not reflected in the latest village form no. 7, pertains to land bearing Survey No. 284/1 and therefore, it is relevant for the purpose of this title.

Erstwhile Survey No. 284/1 paiki:

- g) Thereafter, part land admeasuring about 8361 sq. mtrs. (equivalent to 10,000 sq. yards) from the total land bearing Survey No. 284/1 admeasuring in aggregate to 20436 sq. mtrs. was sold and conveyed by (1) Bhikhabhai Desaiabhai for self and as the Karta/ Manager of his HUF and (2) Dashrathbhai Desaiabhai in favour of Pujya Aai Shree Sonalmaa Smruti Sanskrutidhaam vide (1) Sale Deed dated 25.3.1988 registered at the Office of Sub-Registrar of Assurances under serial no. 5303/5 (2) Sale Deed dated 25.3.1988 registered at the office of Sub-Registrar of Assurances under serial no. 5304/5 and (3) Sale Deed dated 5.11.1988 registered at the office of Sub-Registrar of Assurances under serial no. 20611/3. The said event was entered in the revenue records on 14.5.1999 vide mutation entry no. 8342.





Note: (1) Upon perusal of the Sale Deed bearing Registration No. 5303 it is reflected that part land out of the land bearing Survey No. 284/1 had been sold and conveyed by (1) Bhikhabhai Desaiabhai for self and as the Karta/ Manager of his HUF (2) Rajeshbhai Bhikhabhai and (3) Hareshbhai Bhikhabhai in favour of Pujya Aai Shree Sonalmaa Smruti Sanskrutidhaam.

(2) Upon perusal of the Sale Deed bearing Registration No. 5304 it is reflected that part land out of the land bearing Survey No. 284/1 had been sold and conveyed by (1) Dashrathbhai Desaiabhai Patel and (2) Pragneshbhai Desaiabhai Patel in favour of Pujya Aai Shree Sonalmaa Smruti Sanskrutidhaam.

- h) Subsequently, a family partition was effectuated between (1) Bhikhabhai Desaiabhai and (2) Dashrathbhai Desaiabhai, whereby, balance portion of the land bearing Survey No. 284/1 admeasuring about 12076 sq. mtrs. came to the ownership of Dashrathbhai Desaiabhai. The said event was entered in the revenue records on 14.6.2001 vide mutation entry no. 8615.

Note: A Notarized Declaration dated 14.6.2001 was executed by (1) Bhikhabhai Desaiabhai and (2) Dashrathbhai Desaiabhai affirming this partition.

- i) Thereafter, part land admeasuring about 9567.43 sq. mtrs. equivalent to 9568 sq. mtrs. (northern direction) out of the total land bearing Survey No. 284/1 admeasuring in aggregate about 12076 sq. mtrs. was sold and conveyed by Dashrathbhai Desaiabhai in favour of (1) Patel Varshaben Rajeshkumar – for 30% undivided share (2) Babubhai Jesingbhai Desai – for 40% undivided share (3) Bharatbhai Jerambhai Prajapati – for 20% undivided share and (4) Gunvantbhai Chandulal Patel – for 10% undivided share vide a Sale Deed dated 11.7.2001/ 16.7.2001 registered at the Office of Sub-Registrar of Assurances under serial no. 1744. The said event was





entered in the revenue records on 6.8.2001 vide mutation entry no. 8650.

However, this event subsequently pertains to the other portion of land bearing Survey No. 284/1 paiki, and hence, not relevant for the purpose of this title.

Note: The perused copy of the aforementioned Sale Deeds reflects that the following individuals i.e. (1) Bhikhabhai Desai bhai (2) Surajben Desai bhai (3) Dahiben Desai bhai (4) Kamlaben Desai bhai (5) Shantaben Desai bhai (6) Champaben Desai bhai (7) Sarojben Desai bhai (8) Renukaben Desai bhai (9) Hasuben Bhikhabhai and (10) Rajubhai Bhikhabhai being the family members/ beneficiaries of the HUF of the vendor had additionally joined the instrument as confirming parties, and thereby, had confirmed this sale.

- j) Subsequently, balance land admeasuring about 2508 sq. mtrs. (southern direction) from the total land bearing Survey No. 284/1 admeasuring in aggregate about 12076 sq. mtrs. was sold and conveyed by Dashrathbhai Desai bhai for self and as the Karta/ Manager of his HUF in favour of (1) Janal Hanubhai (2) Anil Hanubhai and (3) Devang Hanubhai vide a Sale Deed dated 11.7.2001/ 16.7.2001 registered at the Office of Sub-Registrar of Assurances under serial no. 1745. The said event was entered in the revenue records on 6.8.2001 vide mutation entry no. 8657.

Note: The perused copy of the aforementioned Sale Deed reflects that the following individuals i.e. (1) Bhikhabhai Desai bhai (2) Surajben Desai bhai (3) Dahiben Desai bhai (4) Kamlaben Desai bhai (5) Shantaben Desai bhai (6) Champaben Desai bhai (7) Sarojben Desai bhai (8) Renukaben Desai bhai (9) Hasuben Bhikhabhai and (10) Rajubhai Bhikhabhai being the family members/ beneficiaries of the HUF of the vendor had additionally joined the instrument as confirming parties, and thereby, had confirmed this sale.





Erstwhile Survey No. 284/1/2:

- k) Thereafter, a Durasti was undertaken vide a Letter dated 18.4.2002 bearing No. S.R.2/ 225/ 01/ 02 issued by the District Inspector of Land Records, Ahmedabad read with Puravni Patrak bearing no. 24 dated 18.4.2002 read with Durasti Patrak bearing no. 11, for the land bearing Survey No. 284/1, whereby, the land bearing Survey No. 284/1 was bifurcated as follows: (a) the portion of land admeasuring about 9568 sq. mtrs. in the ownership of (1) Varshaben Rajeshkumar (2) Babubhai Jesingbhai (3) Bharatbhai Jerambhai and (4) Gunvantbhai Chandulal was allotted hissa no. 1 and (b) the portion of land admeasuring in aggregate to 10869 sq. mtrs. in the ownership of (1) Pujya Aai Shree Sonalmaa Smruti Sanskrutidhaam (to the extent of 8361 sq. mtrs.) & (2) Janal Hanubhai (3) Anil Hanubhai and (4) Devang Hanubhai (to the extent of 2508 sq. mtrs.) was allotted *hissa no. 2*. The said event was entered in the revenue records on 19.4.2002 vide mutation entry no. 8790.
- l) Mutation entry no. 9049 although reflected in the old 7/12 extracts, it pertains to land bearing Survey No. 284/1/1 (which is the other portion of land bearing Erstwhile Survey No. 284/1) and ergo, it is not relevant for the purpose of this title.

Erstwhile Survey No. 284/1/2/1:

- m) Subsequently, another Durasti had been undertaken vide a Letter issued by The Mamlatdar, Daskroi bearing No. R.T.S. Vashi 409/04 dated 28.4.2004 read with the Puravni Patrak bearing no. 45 issued by the District Inspector of Land Records, the land bearing Survey No. 284/1/2 was further bifurcated into two portions, whereby, (a) the portion of land admeasuring about 2508 sq. mtrs. in the ownership of (1) Janal Hanubhai (2) Anil Hanubhai and (3) Devang Hanubhai was allotted hissa no. 1 and





(b) the portion of land admeasuring about 8361 sq. mtrs. in the ownership of Pujya Aai Shree Sonalmaa Smruti Sanskrutidhaam was allotted hissa no. 2. The said event was entered in the revenue records on 28.4.2004 vide mutation entry no. 9297.

- n) Thereafter, vide a Resolution dated 17.03.2012 passed by the Revenue Department bearing no. PaFaRa/ 102011/ 275/ La/ 1, reorganization of the Taluka: City and Taluka: Daskroi of District: Ahmedabad was undertaken and pursuant thereto, two new Talukas viz. Ahmedabad (West) and Ahmedabad (East) were formed and whereby Village: Thaltej of Taluka: Daskroi came under the purview of Taluka: Ahmedabad City (West). The said event was entered in the revenue records on 3.5.2012 vide mutation entry no. 12659.

Final Plot No. 15/1:

- o) The perused copy of Form-F issued by Town Planning Inspector, Ahmedabad Municipal Corporation, the land bearing Survey No. 284/1/2/1 admeasuring about 2508 sq. mtrs. was included in the purview of Town Planning Scheme No. 39 (Thaltej), and in lieu thereof was allotted Final Plot No. 15/1 admeasuring about 2508 sq. mtrs. i.e. the said Land. Copy of the said Form-F and Part Plan is appended herewith as **Annexure - I**.
- p) **Zoning Certificate:** In consistence with the perused copy of the Zoning Certificate dated 24.8.2013 passed by the Town Planning Inspector, Ahmedabad Municipal Corporation, the land bearing Survey No. 284/1/2/1 was declared as a 'Residential Zone-II i.e. R-2', subject to passing of 30 mtrs. of road on the western-southern direction. The said certificate is attached herewith as **Annexure - II**.





- q) Subsequently, vide an Order dated 3.12.2015 bearing no. CB/ Jamin-2/ N.A./ S.R. 1346/ 2015 passed by the District Collector, Ahmedabad under the aegis of Section 65 of the Gujarat Land Revenue Code of 1879, the said Land i.e. land admeasuring about 2508 sq. mtrs bearing Final Plot No. 15/1 forming part of Town Planning Scheme No. 39 (Thaltej) allotted in lieu of land bearing Survey No. 284/1/2/1 was converted into non-agricultural land for residential use, subject to adherence and fulfillment of conditions stated therein. The said event was entered in the revenue records on 24.8.2016 vide mutation entry no. 14318.
- r) **Rajachitthi (Construction Commencement Letter):** In contexture of the perused copy of the Construction Permission (Rajachitthi) dated 15.3.2019 bearing no. 01353/261218/A1102/R0/M1 issued by Ahmedabad Municipal Corporation, the Owners being (1) Janal Hanubhai (2) Anil Hanubhai and (3) Devang Hanubhai were granted the permission to commence a residential scheme on the said Land, having First Celler, Ground Floor, 8 floors, Stair Cabin and Over Head Water Tank. The copy of the aforementioned Rajachitthi for the said Land is attached herewith as **Annexure - III.**
- s) Later, the said Land i.e. the land bearing Final Plot No. 15/1 admeasuring about 2508 sq. mtrs. forming part of Town Planning Scheme No. 39 (Thaltej) allotted in lieu of land bearing Survey No. 284/1/2/1 admeasuring about 2508 sq. mtrs. was sold and conveyed by (1) Jalam Hanubhai *alias* Janal Hanubhai Gadhvi (2) Devang Hanubhai *alias* Gadhvi Devan Hanubhai and (3) Anil Hanubhai *alias* Gadhvi Anilkumar Hanubhai in favour of the Owner i.e. Saanvi Nirman Organiser - represented through its Authorized Partner Mr. Ankur Bipinbhai Desai





vide a Sale Deed dated 7.12.2019 registered at the office of Sub-Registrar of Assurances under serial no. 14633. The said event of sale was entered in the revenue records on 20.12.2019 vide mutation entry no. 15698.

5. DOCUMENTS VERIFIED:

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

- a) Village Form no. 7/12 for the said Land.
- b) Mutation entries in Form no. 6 relating to the said Land.
- c) Form-F and Part Plan.
- d) Sale Deed dated 25.3.1988 registered at the Office of Sub-Registrar of Assurances under serial no. 5303.
- e) Sale Deed dated 25.3.1988 registered at the office of Sub-Registrar of Assurances under serial no. 5304.
- f) Notarized Declaration dated 14.6.2001.
- g) Zoning Certificate dated 24.8.2013.
- h) Order bearing no. CB/ Jamin-2/ NA/ SR-1346/ 2015 dated 3.12.2015.
- i) Construction Permission (Rajachitthi) dated 15.3.2019 bearing no. 01353/261218/A1102/R0/M1.
- j) Sale Deed dated 11.7.2001/ 16.7.2001 registered at the Office of Sub-Registrar of Assurances under serial no. 1745.
- k) Sale Deed dated 11.7.2001/ 16.7.2001 registered at the Office of Sub-Registrar of Assurances under serial no. 1744.
- l) Sale Deed dated 7.12.2019 registered at the office of Sub-Registrar of Assurances under serial no. 14633.
- m) Other relevant revenue records and documents.





6. **SEARCH IN THE REVENUE RECORDS:**

We have conducted search in the office of the concerned authority on 30.7.2019, 31.7.2019 and 23.1.2020 the following additional document is noted in the revenue records regarding the said Land:

- a) Sale Deed dated 4.4.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 3346, whereby the land bearing Survey No. 284/1/1 admeasuring about 9568 sq. mtrs. was sold and conveyed by (1) Varshaben Rajeshkumar Patel (62% Shareholder in the said land) (2) Bharatbhai Jerambhai Prajapati (28% Shareholder in the said land) (3) Ambalal Babarbai Patel (10% Shareholder in the said land) and (4) Ritaben Kiranbhai Shah in favour of (1) Rajeshkumar Shanabhai Patel (2) Dharmendrakumar Shanabhai Patel (3) Nalinkumar Shanabhai Patel (4) Shanabhai Zinabhai Patel (5) Jigneshbhai Pravinchandra Shah (6) Pravinbhai Kasturchand Shah (7) Rajeshbhai Pravinchandra Shah (8) Killoliben Rajeshbhai Shah (9) Pritiben Jayeshbhai Shah and (10) Kaushaben Jigneshbhai Shah where in the Purchasers from serial no. (1) to (4) being in ownership of the 40% rights in the said land and Purchasers from serial no. (5) to (10) being in ownership of the 60% rights in the said land. However, it is reflected that the said Sale Deed is relevant to other portion of land bearing Survey No. 284/1/1 admeasuring about 9568 sq. mtrs., therefore it does not pertain to the said Land and therefore it is not pertinent for this Title.

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued public notice in local newspaper viz. "Divya Bhaskar (Ahmedabad Edition)" on 17.7.2019 (copy of the same is annexed hereto as **Annexure - IV**) and pursuant to said public notice we have not received any objections.





8. **STATUS OF THE SAID LAND:**

The Village Form No. 7 reflects the tenure of the said Land to be non-agricultural land for residential use.

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. Saanvi Nirman Organiser* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 18TH DAY OF MARCH 2020

For, Wadia Ghandy & Co. (Ahmedabad)



Partner