



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

RATNABHUMI DEVELOPERS LIMITED,

S.F. 207, Turquoise, Panchvati Panch Rasta,

Near White House E.B., C.G. Road,

Ahmedabad, Gujarat – 380009:

SUBJECT LAND:

All that piece and parcel of the land bearing **(A)** Final Plot No. 62/1+92/1 admeasuring about 3865 sq. mtrs. forming a part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing (1) Block No. 330/A admeasuring about 4721 sq. mtrs and (2) Block No. 362/A admeasuring about 1720 sq. mtrs. and **(B)** Final Plot No. 62/2/2+92/2/2 admeasuring about 1932 sq. mtrs. forming a part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing (1) Block No. 330/ B/2 admeasuring about 2360 sq. mtrs. and (2) Block No. 362/B/2 admeasuring about 860 sq. mtrs. all lands situated within limits of Village: Shela, Taluka: Sanand 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 our client viz. **Ratnabhumi Developers Limited** (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 **(A)** Final Plot No. 62/1+92/1 admeasuring about 3865 sq. mtrs. forming a part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing (1) Block No. 330/A admeasuring about 4721 sq. mtrs and (2) Block No. 362/A admeasuring about 1720 sq. mtrs. and **(B)** Final Plot No. 62/2/2+92/2/2 admeasuring about 1932 sq. mtrs. forming a part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing (1) Block No. 330/ B/2 admeasuring about 2360 sq. mtrs. and (2) Block No. 362/B/2 admeasuring about 860 sq. mtrs. all lands situated within limits of Village: Shela, Taluka: Sanand and District: Ahmedabad, and bounded as follows:

East : 18 Metres wide T.P. Road
West : Final Plot No. 80
North : 18 Metres wide T.P. Road
South : Final Plot No. 62/2/1+92/2/1





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:

A. **Block No. 330/A admeasuring about 4721 sq. mtrs.:**

Erstwhile Survey No. 260/1:

- (1) The revenue records indicate that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q. 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedar* for the land bearing Survey No. 260/1 admeasuring about 7 Acres and 35 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.
- (2) Subsequently, for the land bearing Survey No. 260/1 admeasuring about 7 Acres and 35 Gunthas, for the portion of land admeasuring about 3 Acres and 35 Gunthas name of Trikam Parsottam was entered as an Ordinary Tenant and for the remaining portion of land admeasuring about 4 Acres name of Moti Kapji was also entered as an Ordinary Tenant. The said event was entered vide mutation entry no. 15.

Note 1: Name of Trikam Parsottam appears under serial no. 38 and name of Moti Kapji appears under serial no. 84.

Note 2: Names of Trikam Parsottam and Moti Kapji have been removed from the revenue records vide ensuing mutation entry no. 29.

Note 3: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 15 are not available with the concerned office.





- (3) Thereafter, names of Ordinary Tenants i.e. (1) Trikam Parsottam and (2) Moti Kapji were removed from the said land, and name of Alimiyan Nabimiyan was entered as an Ordinary Tenant in the revenue records on 26.1.1957 vide mutation entry no. 29.
- (4) Subsequently, name of Ordinary Tenant i.e. Alimiyan Nabimiyan was removed from the said land, and names of (1) Nabi Memdu and (2) Amibhai Peerbhai were entered as Ordinary Tenant in the revenue records on 30.1.1957 vide mutation entry no. 30.
- (5) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 260/1 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.
- Note:** The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.
- (6) Subsequently, upon payment of purchase price under the Talukdari Abolition Act, name of Amibhai Peerbhai was entered as owner for the part land bearing Block No. 260/1 paiki admeasuring about 3 Acres and 34 Gunthas and name of Kabzedaar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 19.10.1964 vide mutation entry no. 189.
- (7) Mutation entry no. 249, though reflected in the latest Village Form No. 7, it does not pertain to the said land, and therefore, it is not relevant for the purpose of this Title Certificate.





(8) Thereafter, upon payment of purchase price under the Talukdari Abolition Act, name of Nabibhai Memdubhai was entered as owner for the part land bearing Block No. 260/1 paiki admeasuring about 4 Acres and name of Kabzadaar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 20.10.1964 vide mutation entry no. 251.

(9) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.

Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.

Erstwhile Survey No. 260/4:

(10) Further, it is reflected that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzadaar* for the land bearing Survey No. 260/4 admeasuring about 3 Acres and 23 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.

(11) Subsequently, vide a Taluka Hukam dated 13.5.1953 passed by The Collector bearing No. T-S-O 572, names of Protected Tenants were entered for various land parcels, pursuant thereto for the land bearing





Survey No. 260/4 name of Ramdas Dungar was entered as Protected Tenant in the revenue records on 25.2.1955 vide mutation entry no. 14.

Note: Name of Ramdas Dungar appears under serial no. 128.

- (12) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 260/4 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note: The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.

- (13) Thereafter, upon payment of purchase price under the Talukdari Abolition Act, name of Vallabhdas Ramdas was entered as owner for the land bearing Survey No. 260/4 paiki and name of Kabzedar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 25.10.1964 vide mutation entry no. 316.

Note: It appears that legal heir of Ramdas Dungar (Protected Tenant) i.e. Vallabhdas Ramdas had paid purchase price, and pursuant thereto, he had acquired ownership rights for the land bearing Survey No. 260/4 as reflected in the aforementioned mutation entry.

- (14) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.





Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.

- (15) Subsequently, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, land bearing Survey No. 260 admeasuring in aggregate to 15 Acres and 27 Gunthas was bifurcated into various portions, in the following manner and pursuant thereto, the land bearing (1) Survey No. 260/1 admeasuring about 3 Acres and 20 Gunthas came in the ownership of Vallabhdas Ramdas (2) Survey No. 260/2 admeasuring about 7 Acres and 30 Gunthas came in the ownership of Shankarbhai Chaturbhai and (3) Survey No. 260/3 admeasuring about 4 Acres and 17 Gunthas came in the ownership of Najibhai Ambaram. The said event was entered in the revenue records on 21.8.1975 vide mutation entry no. 677.

Note: It appears that land bearing Survey No. 260 admeasuring in aggregate to 15 Acres and 27 Gunthas was bifurcated into 5 (Five) portions, by virtue whereof the land bearing (1) Survey No. 260/1 admeasured about 7 Acres and 35 Gunthas (2) Survey No. 260/2 admeasured about 2 Acres and 20 Gunthas (3) Survey No. 260/3 admeasured about 1 Acre and 22 Gunthas (4) Survey No. 260/4 admeasured about 3 Acres and 23 Gunthas and (5) Survey No. 260/5 admeasured about 7 Gunthas, however, vide aforementioned mutation entry no. 677, land bearing Survey No. 260 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions, pursuant thereto, land bearing (1) Survey No. 260/1 admeasuring about 3 Acres and 20 Gunthas came in the ownership of Vallabhdas Ramdas i.e. the relevant portion of the land for this segment (2) Survey No. 260/2 admeasuring about 7 Acres and 30 Gunthas came in the ownership of Shankarbhai



Chaturbhai (3) Survey No. 260/3 admeasuring about 4 Acres and 17 Gunthas came in the ownership of Najibhai Ambaram.

Erstwhile Block No. 330:

- (16) Later, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and Consolidation of Holdings Act, 1947 was introduced by the Settlement Commissioner, Ahmedabad vide an Order bearing no. L.R. 7 and the same was approved by the Government on 29.4.1974, and pursuant thereto, various parcels of land situated in the Village: Shela were consolidated in accordance of the K.J.P. Durasti issued by the District Inspector of Land Records vide an Order dated 27.12.1976 bearing no. K.J.P.S.R. 9/76/76. Pursuant thereto, the land bearing Survey No. 260/1 admeasuring about 14161 sq. mtrs. was allotted Block No. 330 admeasuring about 14164 sq. mtrs. The said event was entered in the revenue records on 11.4.1977 vide mutation entry no. 715.
- (17) Subsequently, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was sold and conveyed by Vallabhbhai Ramdas in favour of Hasmukhbhai Govindbhai Patel vide a Sale Deed dated 7.7.1981 registered at the Office of Sub-Registrar of Assurances under serial no. 8377. The said event was entered in the revenue records on 28.8.1981 vide mutation entry no. 953.

Note: Upon perusal of the copy of the aforementioned Sale Deed it is reflected that along with Vallabhbhai Ramdas, (1) Minor Ashokkumar Vallabhbhai - represented through his guardian i.e. Vallabhbhai Ramdas (2) Ganpatbhai Vallabhbhai Patel (3) Jayantibhai Vallabhbhai Patel and (4) Kanubhai Vallabhbhai Patel had also joined as parties to the said Sale Deed, wherein they have confirmed the aspect of Sale in favour of Hasmukhbhai Govindbhai Patel.





- (18) Thereafter, mutation entry no. 984 was **cancelled** as the event of sale was being in repetition with mutation entry no. 953.
- (19) Subsequently, vide an Order dated 29.7.1982 passed by the Taluka Panchayat, Sanand bearing No. Pa./BaKhaPa// 48/82, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was converted to Non-Agricultural Land for Residential purpose. The said event was entered in the revenue records vide mutation entry no. 1044 (date of insertion of mutation entry is not reflected).
- (20) Thereafter, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was sold and conveyed by Hasmukhbhai Govindbhai Patel in favour of (1) Dushyant Manishankar Pandya (2) Deepak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas vide a Sale Deed dated 15.5.2009 registered at the Office of Sub-Registrar of Assurances under serial no. 1694. The said event was entered in the revenue records on 19.5.2009 vide mutation entry no. 3397.

Note 1: Prior to the execution of the aforementioned Sale Deed it is reflected that an Agreement to Sell (with possession) dated 14.12.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 5139 was executed by Hasmukhbhai Govindbhai Patel in favour of (1) Dushyant Manishankar Pandya (2) Deepak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas, wherein it has reflected that vide a Mortgage Deed dated 28.3.2002 registered at the Office of Sub-Registrar of Assurances under serial no. 252, executed between Hasmukhbhai Govindbhai Patel for self as well as Managing Director of Nitin Construction Private Limited (Mortgagor) and L.G. Engineering and Construction Corporation. - a joint venture of L.G. E & C represented through its Project Manager Y.H.Kim, the land bearing Survey No. 330 was mortgaged. Further, vide a Release Deed dated 15.5.2009 registered at





the Office of Sub-Registrar of Assurances under serial no. 1693, executed between G.S. Engineering and Construction Corporation (earlier known by the name of L.G. Engineering and Construction Corporation) represented through its Authorized Signatory and Power of Attorney Holder i.e. Mr. Youngsoo Jeon (Mortgagee) and Hasmukhbhai Govindbhai Patel for self as well as Managing Director of Nitin Construction Private Limited (Mortgagor), the Mortgage recorded vide a Mortgage Deed dated 28.3.2002 registered under serial no. 252 was released.

Note 2: Further, the copy of the Sale Deed furnished to us reflects that an Arbitration Award dated 21.1.2008 was passed by the Arbitration Tribunal preceded over by A. M. Ahmedi, however, aggrieved by the said Arbitration Award, Nitin Construction Limited had approached Civil Court, and later on vide a Deed of Settlement dated 15.4.2009, a settlement was effectuated between G.S. Engineering and Construction Corporation (earlier known by the name of L.G. Engineering and Construction Corporation) and Hasmukhbhai Govindbhai Patel. We have been informed by Owner that such Arbitration Award dated 21.1.2008 and Deed of Settlement dated 15.4.2009 is unavailable, hence, we have not verified the same.

Block No. 330/A:

- (21) Subsequently, vide an Order dated 25.1.2011 passed by the District Inspector of Land Records, Ahmedabad bearing No. D.R.K/ Durasti Patrak/11 and Kamijasti Patrak bearing No. 31, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was bifurcated into three portions, and pursuant thereto, (1) portion of land admeasuring about 4721 sq. mtrs. in ownership of Dushyant Manishankar Pandya was allotted as Hissa No. A i.e. the relevant portion of the land for this segment (2) portion land admeasuring about 4721 sq. mtrs. in ownership of Deepak Paramanandbhai Nimbark was allotted as Hissa No. B and (3) portion of





land admeasuring about 4722 sq. mtrs. in ownership of Hitesh Rasiklal Vyas was allotted as Hissa No. C. The said event was entered in the revenue records on 4.3.2011 vide mutation entry no. 3763.

Final Plot No. 62/1:

- (22) The perused copy of the Form-F issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, for the land bearing Block No. 330/A admeasuring about 4721 sq. mtrs., situated within the limits of the Village: Shela, Taluka: Sanand and District: Ahmedabad was included in the Town Planning Scheme No. 1 (Shela), and in lieu thereof, was allotted Final Plot No. 62/1 admeasuring about 2833 sq. mtrs. i.e. the relevant portion of the land for this segment.

B. Block No. 362/A admeasuring about 1720 sq. mtrs.:

Erstwhile Survey No. 289/1:

- (23) Further, it is reflected that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedar* for the land bearing Survey No. 289/1 admeasuring about 2 Acres and 21 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.
- (24) Subsequently, name of Jamal Kamal was entered as Ordinary Tenant for the land bearing Survey No. 289/1. The said event was entered vide mutation entry no. 15.

Note 1: Name of Jamal Kamal appears under serial no. 42.

Note 2: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that





supporting documents to mutation entry no. 15 are not available with the concerned office.

- (25) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 289/1 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note 1: Name of Jasvantsinhji Sursinhji has been removed from the revenue records vide mutation entry no. 199.

Note 2: The aforementioned Mortgage has been subsequently released from the revenue records vide mutation entry no. 433.

- (26) Subsequently, on account of loan availed by Jamalbhaj Kamalbhaj, a charge of The Shela Vi. Ka. Sa. Ma. was entered in the revenue records on 26.7.1959 vide mutation entry no. 79.

Note: The aforementioned charge is not reflected as pending in the latest Village Form No. 7.

- (27) Thereafter, upon demise of Jamal Kamalbhaj, names of his legal heirs i.e. (1) Usmanbhaj Jamalbhaj (2) Allarakhaben Jamalbhaj (3) Amirben Jamalbhaj and (4) Majiben Jamalbhaj were entered in the revenue records on 1.5.1964 vide mutation entry no. 152.

- (28) Subsequently, upon payment of purchase price under the Talukdari Abolition Act, name of Usmanbhaj Jamalbhaj was entered as Owner and name of *Kabẖedaar* i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 19.10.1964 vide mutation entry no. 199.





- (29) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.

Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.

- (30) Subsequently, (1) Allarakhaben Jamalbhai (2) Amirben Jamalbhai and (3) Majiben Jamalbhai had willingly relinquished their rights, title and interest in the land bearing Survey No. 289/1. The said event was entered in the revenue records on 27.3.1966 vide mutation entry no. 438.

- (31) Further, the said land was in the ownership of Jasvantsinhji Sursinhji, however vide an Order passed in Case bearing No. 692/67, it was held that as a portion of land admeasuring about 1 Acre and 12 Gunthas was cultivated by Allarakha Sherabhai, his name was entered as Owner for such portion of land. The said event was entered in the revenue records on 24.5.1976 vide mutation entry no. 587.

Note: Mutation entry no. 587, pertains to other portion of land bearing, however, it is relevant for the purpose of this Title Certificate.

- (32) Thereafter, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions,





pursuant thereto, land bearing (1) Survey No. 289/1 admeasured about 1 Acre and 11 Gunthas (2) Survey No. 289/2 admeasured about 1 Acre and 21 Gunthas (3) Survey No. 289/3 admeasured about 1 Acre and 19 Gunthas and (4) Survey No. 289/4 admeasured about 3 Acres and 20 Gunthas. The said event was entered in the revenue records on 18.11.1973 vide mutation entry no. 615.

Note: It appears that land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into 2 (Two) portions, by virtue whereof, the land bearing Survey No. 289/1 admeasured about 2 Acres and 21 Gunthas and Survey No. 289/2 admeasured about 5 Acres and 10 Gunthas, however, vide aforementioned mutation entry no. 615, land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions, pursuant thereto, was segregated as follows: land bearing (1) Survey No. 289/1 admeasured about 1 Acre and 11 Gunthas i.e. the relevant portion of the land for this segment (2) Survey No. 289/2 admeasured about 1 Acre and 21 Gunthas (3) Survey No. 289/3 admeasured about 1 Acre and 19 Gunthas and (4) Survey No. 289/4 admeasured about 3 Acres and 20 Gunthas.

Erstwhile Block No. 362:

- (33) Later, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and consolidation of Holdings Act, 1947 was introduced by the Settlement Commissioner, Ahmedabad vide an Order bearing no. L.R. 7 and the same was approved by the Government on 29.4.1974, and pursuant thereto, various parcels of land situated in the Village: Shela were consolidated in accordance of the K.J.P. Durasti issued by the District Inspector of Land Records vide an Order dated 27.12.1976 bearing no. K.J.P.S.R. 9/76/76. Pursuant thereto land bearing Survey No. 289/1 admeasuring about 5158 sq. mtrs. was allotted Block No. 362





admeasuring about 5160 sq. mtrs. The said event was entered in the revenue records on 11.4.1977 vide mutation entry no. 715.

- (34) Thereafter, due to old age as Allarakha Sherabhai could not personally cultivate the said land, names of his legal heirs i.e. (1) Banuben- widow of Rustambhai Allarakha (Daughter in law) (2) Ajarbhai Rustambhai Allarakha (Grandson) and (3) Ayubhai Rustambhai Allarakha (Grandson) were entered in the revenue records, and name of Allarakha Sherabhai was removed on 15.6.1988 vide mutation entry no. 1449.

- (35) Subsequently, the land bearing Block No. 362 was in ownership of (1) Banuben - widow of Rustambhai Allarakha (Daughter in law) (2) Ajarbhai Rustambhai Allarakha (Grandson) and (3) Ayubhai Rustambhai Allarakha (Grandson), however, name of Zulekhaben Rustambhai Allarakha (Granddaughter) was also entered as co-owner. The said event was entered in the revenue records on 1.6.2001 vide mutation entry no. 2394.

Note 1: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 2394 are not available with the concerned office.

Note 2: It appears that the name of Allarakha Sherabhai had continued for this land and the name of Usman Jamal had been removed for this land.

- (36) Thereafter, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Banuben - widow of Rustambhai Allarakha (2) Ajarbhai Rustambhai and (3) Ayubhai Rustambhai and (4) Zulekhaben Rustambhai, all being represented through their Power of Attorney Holder i.e. Baldevgiri Mohanpuri in favour of (1) Ramanbhai Narottamdas (2) Naranbhai Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas vide a Sale Deed dated 22.2.2006





registered at the Office of Sub-Registrar of Assurances under serial no. 430. The said event was entered in the revenue records on 24.3.2006 vide mutation entry no. 2687.

Note 1: The aforementioned mutation entry no. 2687 has been certified with a precondition that in accordance with mutation entry no. 2683, Block No. 361 and Block No. 362 were to be consolidated.

Note 2: Copy of Power of Attorney executed in favour Baldevgiri Mohanpuri for the purposes of execution of Sale Deed dated 22.2.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 430 has not been perused by us, as the same has been informed to us by Owner of its unavailability.

- (37) Subsequently, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Ramanbhai Narottamdas (2) Naranbhai Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas in favour of (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati vide a Sale Deed dated 29.6.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 2504. The said event was entered in the revenue records on 2.8.2006 vide mutation entry no. 2754.

Note 1: Upon perusal of the copy of aforementioned Sale Deed it is reflected that (1) Ramanbhai Narottamdas (2) Naranbhai Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas had appointed Ketanbhai Kalidas Patel as their Power of Attorney Holder, and they had executed Notarized Power of Attorney dated 10.2.2006 bearing serial no. 219.

Note 2: The copy of the Sale Deed furnished to us reflects that along with (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai





Prajapati, other 6 (six) purchasers i.e. (1) Amrutben Ranchhodbhai Prajapati (2) Bhikhabhai Ranchhodbhai Prajapati (3) Prabhubhai Harjeevandas Prajapati (4) Bhikhiben Prabhudas Prajapati (5) Vishnubhai Harjeevandas Prajapati and (6) Surekhaben Vishnubhai Prajapati had also joined the Sale Deed and the same aspect has been rectified vide ensuing mutation entry no. 2809.

(38) Thereafter, vide a Sale Deed dated 29.6.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 2504, the said land came to the ownership of (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati, however inadvertently, the names of other 6 (six) purchasers who were party to the Sale Deed were not entered vide mutation entry no. 2754, pursuant thereto, the names of remaining co-owners i.e. (1) Amrutben Ranchhodbhai Prajapati (2) Bhikhabhai Ranchhodbhai Prajapati (3) Prabhubhai Harjeevandas Prajapati (4) Bhikhiben Prabhudas Prajapati (5) Vishnubhai Harjeevandas Prajapati and (6) Surekhaben Vishnubhai Prajapati were entered in the revenue records on 13.10.2006 vide mutation entry no. 2809.

(39) Subsequently, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati (5) Amrutben Ranchhodbhai Prajapati (6) Bhikhabhai Ranchhodbhai Prajapati (7) Prabhubhai Harjeevandas Prajapati (8) Bhikhiben Prabhudas Prajapati (9) Vishnubhai Harjeevandas Prajapati and (10) Surekhaben Vishnubhai Prajapati in favour of (1) Dushyant Manishankar Pandya (2) Deepak Paramanandbhai Nimbark and (3) Hitesh Rasiklal Vyas vide a Sale Deed dated 18.5.2007 registered at the Office of Sub-Registrar of Assurances under serial no. 2677. The said





event was entered in the revenue records on 23.5.2007 vide mutation entry no. 2926.

- (40) Thereafter, vide an Order dated 19.9.2008 passed by the District Development Authority, Taluka Panchayat, Sanand bearing No. Pa/Jaman/ Masal/ Ba.Kh.Pa./ S.R.-100/ Vashi. 2842 to 2849, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was converted to Non-Agricultural Land for residential purpose. The said event was entered in the revenue records on 8.4.2009 vide mutation entry no. 3384.

Block No. 362/A:

- (41) Subsequently, vide a Letter dated 25.1.2011 issued by the District Inspector of Land Records, Ahmedabad bearing No. D.R.K/ Durasti Patrak/ 11 and Kamijasti Patrak bearing No. 31, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was bifurcated into 3 (three) portions, and pursuant thereto, (1) portion of land admeasuring about 1720 sq. mtrs. was allotted Hissa No. A i.e. Block No. 362/A i.e. the relevant portion of the land for this segment and came to the share of Dushyant Manishankar Pandya (2) portion of land admeasuring about 1720 sq. mtrs. was allotted Hissa No. B i.e. Block No. 362/B and came to the share of Deepak Paramanandbhai Nimbark and (3) portion of land admeasuring about 1720 sq. mtrs. was allotted Hissa No. C i.e. Block No. 362/C and came to the share of Hitesh Rasiklal Vyas. The said event was entered in the revenue records on 4.3.2011 vide mutation entry no. 3768.

Final Plot No. 92/1:

- (42) The perused copy of the Form-F issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, for the land bearing Block No. 362/A admeasuring about 1720 sq. mtrs., situated within the limits of the Village: Shela, Taluka: Sanand and District: Ahmedabad was included in the Town





Planning Scheme No. 1 (Shela), and in lieu thereof, was allotted Final Plot No. 92/1 admeasuring about 1032 sq. mtrs. i.e. the relevant portion of the land for this segment.

Final Plot No. 62/1+92/1:

- (43) Thereafter, the land bearing Final Plot No. 62/1+92/1 admeasuring in aggregate about 3864 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 362/A admeasuring about 1720 sq. mtrs. and Block No. 330/A admeasuring about 4721 sq. mtrs. was sold and conveyed by Dushyant Manishankar Pandya in favour of (1) Sureshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain vide a Sale Deed dated 5.8.2014 registered at the Office of Sub-Registrar of Assurances under serial no. 5193. The said event was entered in the revenue records on 29.12.2014 vide mutation entry no. 4684.

Note: Upon perusal of the copy of aforementioned Sale Deed it is reflected that Deepak Parmanandbhai Nimbark and Hitesh Rasiklal Vyas had joined the Sale Deed as confirming party, being the owners of adjacent land.

- (44) Subsequently, the land bearing Final Plot No. 62/1+92/1 admeasuring in aggregate about 3864 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 362/A admeasuring about 1720 sq. mtrs. and Block No. 330/A admeasuring about 4721 sq. mtrs. was sold and conveyed by (1) Sureshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain in favour of J.B.R Nirmaan Private Limited represented through its Director i.e. Jaya Vineet Aarya vide a Sale Deed dated 7.7.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 8046, however mutation entry no. 5628 dated 25.7.2018 was **rejected** upon (1) Non-Service of Section





135-D Notice (2) The application was not duly signed and (3) Non submission of No-Dues Certificate from Shela Gram Panchayat.

Note: The aforementioned mutation entry no. 5628 has been certified vide an Order dated 9.9.2019 passed by the Deputy Collector, Sanand bearing No. R.T.S/ Appeal No. 35/19.

- (45) Thereafter, vide an Order dated 9.9.2019 passed by the Deputy Collector, Sanand bearing No. R.T.S/ Appeal No. 35/19, it was held that Appeal filed by Appellant being J.B.R. Nirmaan Private Limited represented through its Director i.e. Jaya Vineet Arya was admitted and an Order dated 25.8.2018 passed by the Mamlatdar, Sanand rejecting mutation entry no. 5628 was dismissed. The said event was entered in the revenue records on 12.9.2019 vide mutation entry no. 6038.

Note: Upon perusal of the copy of Order dated 9.9.2019 passed by the Deputy Collector, Sanand bearing No. R.T.S/ Appeal No. 35/19, it appears that (1) Sureshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain had executed a Notarised Declaration dated 31.12.2018 and a No-Dues Certificate dated 12.2.2019 issued by the Talati cum Mantri, Shela was also submitted, basis which mutation entry no. 5628 was certified.

- (46) Subsequently, vide an Order dated 10.4.2020 passed by the Collector, Ahmedabad bearing No. 928/07/04/024/2020, under the aegis of Section 65 (A) of the Gujarat Land Revenue Code, 1879 and Rule No. 100 and 101 of the Gujarat Land Revenue Rules, 1972, revised Non-Agricultural permission was granted for a portion of land admeasuring about 2833 sq. mtrs. for the land bearing Block No. 330/A admeasuring in aggregate about 4721 sq. mtrs. The said aspect was entered in the revenue records on 10.4.2020 vide mutation entry no. 6242.





(47) Further, vide an Order dated 18.6.2020 passed by the Estate Officer, AUDA, it was held that in accordance with Gujarat Town Planning and Urban Development Act, 1976, for the land parcels reflected in Column No. 3, were allotted Final Plots in accordance with the details reflected in Column No. 9 and area reflected in Column No. 10. Further, the area reflected in Column No. 11 shall be treated as '*Kapat*' (deduction) and the same was to be recorded in the column of other rights. The said event was entered in the revenue records on 14.8.2020 vide mutation entry no. 6298.

(48) Subsequently, vide an Order dated 31.8.2020 passed by the Collector, Ahmedabad bearing No. 2069/07/04/024/2020, under the aegis of Section 65 (A) of the Gujarat Land Revenue Code, 1879 and Rule No. 100 and 101 of the Gujarat Land Revenue Rules, 1972, revised Non-Agricultural permission was granted for a portion of land admeasuring about 1320 sq. mtrs. for the land bearing Block No. 362/A admeasuring in aggregate about 1720 sq. mtrs. The said aspect was entered in the revenue records on 31.8.2020 vide mutation entry no. 6314.

C. Block No. 330/B/2 admeasuring about 2360 sq. mtrs.:

Erstwhile Survey No. 260/1:

(49) Further, in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedaar* for the land bearing Survey No. 260/1 admeasuring about 7 Acres and 35 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.





- (50) Subsequently, for the land bearing Survey No. 260/1 admeasuring about 7 Acres and 35 Gunthas, for the portion of land admeasuring about 3 Acres and 35 Gunthas name of Trikam Parsottam was entered as Ordinary Tenant and for the remaining portion of land admeasuring about 4 Acres name of Moti Kapji was entered as Ordinary Tenant. The said event was entered vide mutation entry no. 15.

Note 1: Name of Trikam Parsottam appears under serial no. 38 and name of Moti Kapji appears under serial no. 84.

Note 2: Names of Trikam Parsottam and Moti Kapji have been removed from the revenue records vide ensuing mutation entry no. 29.

Note 3: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 15 are not available with the concerned office.

- (51) Thereafter, names of Ordinary Tenants i.e. (1) Trikam Parsottam and (2) Moti Kapji were removed from the said land, and name of Alimiyan Nabimiyan was entered as Ordinary Tenant in the revenue records on 26.1.1957 vide mutation entry no. 29.

- (52) Subsequently, name of Ordinary Tenant i.e. Alimiyan Nabimiyan was removed from the said land, and names of (1) Nabi Memdu and (2) Amibhai Peerbhai was entered as of Ordinary Tenant in the revenue records on 30.1.1957 vide mutation entry no. 30.

- (53) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 260/1 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of





Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note: The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.

- (54) Subsequently, upon payment of purchase price under the Talukdari Abolition Act, name of Amibhai Peerbhai was entered as owner for the part land bearing Block No. 260/1 paiki admeasuring about 3 Acres and 34 Gunthas and name of Kabzedar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 19.10.1964 vide mutation entry no. 189.
- (55) Mutation entry no. 249, though reflected in the latest Village Form No. 7, it does not pertain to the said land, and therefore, it is not relevant for the purpose of this Title Certificate.
- (56) Thereafter, upon payment of purchase price under the Talukdari Abolition Act, name of Nabibhai Memdubhai was entered as owner for the part land bearing Block No. 260/1 paiki admeasuring about 4 Acres and name of Kabzedar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 20.10.1964 vide mutation entry no. 251.
- (57) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.





Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.

Erstwhile Survey No. 260/4:

(58) Further, it is reflected that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedaar* for the land bearing Survey No. 260/4 admeasuring about 3 Acres and 23 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.

(59) Subsequently, vide a Taluka Hukam dated 13.5.1953 passed by The Collector bearing No. T-S-O 572, names of Protected Tenants were entered for various land parcels, pursuant thereto for the land bearing Survey No. 260/4 name of Ramdas Dungar was entered as Protected Tenant in the revenue records on 25.2.1955 vide mutation entry no. 14.

Note: Name of Ramdas Dungar appears under serial no. 128.

(60) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 260/4 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note: The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.





- (61) Thereafter, upon payment of purchase price under the Talukdari Abolition Act, name of Vallabhdas Ramdas was entered as owner for the land bearing Survey No. 260/4 paiki and name of Kabzedaar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 25.10.1964 vide mutation entry no. 316.

Note: It appears that legal heir of Ramdas Dungar (Protected Tenant) i.e. Vallabhdas Ramdas had paid purchase price, and pursuant thereto, he had acquired ownership rights for the land bearing Survey No. 260/4 as reflected in the aforementioned mutation entry.

- (62) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.

Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.

- (63) Subsequently, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, land bearing Survey No. 260 admeasuring in aggregate to 15 Acres and 27 Gunthas was bifurcated into various portions, in the following manner and pursuant thereto, the land bearing (1) Survey No. 260/1 admeasuring about 3 Acres and 20 Gunthas came in the ownership of Vallabhdas Ramdas (2) Survey No. 260/2 admeasuring about 7 Acres and 30 Gunthas came in the ownership of Shankarbhai Chaturbhai and (3) Survey No. 260/3 admeasuring about 4





Acres and 17 Gunthas came in the ownership of Najibhai Ambaram. The said event was entered in the revenue records on 21.8.1975 vide mutation entry no. 677.

Note: It appears that land bearing Survey No. 260 admeasuring in aggregate to 15 Acres and 27 Gunthas was bifurcated into 5 (Five) portions, by virtue whereof the land bearing (1) Survey No. 260/1 admeasured about 7 Acres and 35 Gunthas (2) Survey No. 260/2 admeasured about 2 Acres and 20 Gunthas (3) Survey No. 260/3 admeasured about 1 Acre and 22 Gunthas (4) Survey No. 260/4 admeasured about 3 Acres and 23 Gunthas and (5) Survey No. 260/5 admeasured about 7 Gunthas, however, vide aforementioned mutation entry no. 677, land bearing Survey No. 260 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions, pursuant thereto, land bearing (1) Survey No. 260/1 admeasuring about 3 Acres and 20 Gunthas came in the ownership of Vallabhdas Ramdas i.e. the relevant portion of the land for this segment (2) Survey No. 260/2 admeasuring about 7 Acres and 30 Gunthas came in the ownership of Shankarbhai Chaturbhai (3) Survey No. 260/3 admeasuring about 4 Acres and 17 Gunthas came in the ownership of Najibhai Ambaram.

Erstwhile Block No. 330:

- (64) Later, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and Consolidation of Holdings Act, 1947 was introduced by the Settlement Commissioner, Ahmedabad vide an Order bearing no. L.R. 7 and the same was approved by the Government on 29.4.1974, and pursuant thereto, various parcels of land situated in the Village: Shela were consolidated in accordance of the K.J.P. Durasti issued by the District Inspector of Land Records vide an Order dated 27.12.1976 bearing no. K.J.P.S.R. 9/76/76. Pursuant thereto land bearing Survey No. 260/1 admeasuring about 14161 sq. mtrs. was allotted Block No. 330





admeasuring about 14164 sq. mtrs. The said event was entered in the revenue records on 11.04.1977 vide mutation entry no. 715.

- (65) Subsequently, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was sold and conveyed by Vallabhbhai Ramdas in favour of Hasmukhbhai Govindbhai Patel vide a Sale Deed dated 7.7.1981 registered at the Office of Sub-Registrar of Assurances under serial no. 8377. The said event was entered in the revenue records on 28.8.1981 vide mutation entry no. 953.

Note: Upon perusal of the copy of the aforementioned Sale Deed it is reflected that along with Vallabhbhai Ramdas, (1) Minor Ashokkumar Vallabhbhai - represented through his guardian i.e. Vallabhbhai Ramdas (2) Ganpatbhai Vallabhbhai Patel (3) Jayantibhai Vallabhbhai Patel and (4) Kanubhai Vallabhbhai Patel had also joined as parties to the said Sale Deed, wherein they have confirmed the aspect of Sale in favour of Hasmukhbhai Govindbhai Patel.

- (66) Thereafter, mutation entry no. 984 was **cancelled** as the event of sale was being in repetition with mutation entry no. 953.
- (67) Subsequently, vide an Order dated 29.7.1982 passed by the Taluka Panchayat, Sanand bearing No. Pa./BaKhaPa// 48/82, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was converted to Non-Agricultural Land for Residential purpose. The said event was entered in the revenue records vide mutation entry no. 1044.
- (68) Thereafter, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was sold and conveyed by Hasmukhbhai Govindbhai Patel in favour of (1) Dushyant Manishankar Pandya (2) Deepak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas vide a Sale Deed dated 15.5.2009 registered at





the Office of Sub-Registrar of Assurances under serial no. 1694. The said event was entered in the revenue records on 19.5.2009 vide mutation entry no. 3397.

Note 1: Prior to the execution of the aforementioned Sale Deed it is reflected that an Agreement to Sell (with possession) dated 14.12.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 5139 was executed by Hasmukhbhai Govindbhai Patel in favour of (1) Dushyant Manishankar Pandya (2) Deepak Parmanandbhai Nimbark and (3) Hitesh Rasiklal Vyas, wherein it has reflected that vide a Mortgage Deed dated 28.3.2002 registered at the Office of Sub-Registrar of Assurances under serial no. 252, executed between Hasmukhbhai Govindbhai Patel for self as well as Managing Director of Nitin Construction Private Limited (Mortgagor) and L.G. Engineering and Construction Corporation - a joint venture of L.G. E & C represented through its Project Manager Y.H.Kim, the land bearing Survey No. 330 was mortgaged. Further, vide a Release Deed dated 15.5.2009 registered at the Office of Sub-Registrar of Assurances under serial no. 1693, executed between G.S. Engineering and Construction Corporation (earlier known by the name of L.G. Engineering and Construction Corporation) represented through its Authorized Signatory and Power of Attorney Holder i.e. Mr. Youngsoo Jeon (Mortgagee) and Hasmukhbhai Govindbhai Patel for self as well as Managing Director of Nitin Construction Private Limited (Mortgagor), the Mortgage recorded vide a Mortgage Deed dated 28.3.2002 registered under serial no. 252 was released.

Note 2: Further, the copy of the Sale Deed furnished to us reflects that an Arbitration Award dated 21.1.2008 was passed by the Arbitration Tribunal preceded over by A. M. Ahmedi, however, aggrieved by the said Arbitration Award, Nitin Construction Limited had approached Civil Court, and later on vide a Deed of Settlement dated 15.4.2009, a settlement was effectuated between G.S. Engineering and Construction Corporation





(earlier known by the name of L.G. Engineering and Construction Corporation) and Hasmukhbhai Govindbhai Patel. We have been informed by Owner that such Arbitration Award dated 21.1.2008 and Deed of Settlement dated 15.4.2009 is unavailable, hence, we have not verified the same.

Block No. 330/B:

- (69) Subsequently, vide an Order dated 25.1.2011 passed by the District Inspector of Land Records, Ahmedabad bearing No. D.R.K/ Durasti Patrak/11 and Kamijasti Patrak bearing No. 31, the land bearing Block No. 330 admeasuring about 14164 sq. mtrs. was bifurcated into three portions, and pursuant thereto, (1) portion of land admeasuring about 4721 sq. mtrs. in ownership of Dushyant Manishankar Pandya was allotted as Hissa No. A (2) portion land admeasuring about 4721 sq. mtrs. in ownership of Deepak Paramanandbhai Nimbark was allotted as Hissa No. B i.e. the relevant portion of the land for this segment and (3) portion of land admeasuring about 4722 sq. mtrs. in ownership of Hitesh Rasiklal Vyas was allotted as Hissa No. C. The said event was entered in the revenue records on 4.3.2011 vide mutation entry no. 3763.

Final Plot No. 62/2:

- (70) The perused copy of the Form-F issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, for the land bearing Block No. 330/B admeasuring about 4721 sq. mtrs., situated within the limits of the Village: Shela, Taluka: Sanand and District: Ahmedabad was included in the Town Planning Scheme No. 1 (Shela), and in lieu thereof was allotted Final Plot No. 62/2 admeasuring about 2833 sq. mtrs. i.e. the relevant portion of the land for this segment.





D. Block No. 362/B/2 admeasuring about 860 sq. mtrs.:

Erstwhile Survey No. 289/1:

(71) Further, it is reflected that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedaar* for the land bearing Survey No. 289/1 admeasuring about 2 Acres and 21 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.

(72) Subsequently, name of Jamal Kamal was entered as Ordinary Tenant for the land bearing Survey No. 289/1. The said event was entered vide mutation entry no. 15.

Note 1: Name of Jamal Kamal appears under serial no. 42.

Note 2: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that supporting documents to mutation entry no. 15 are not available with the concerned office.

(73) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 289/1 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note 1: Name of Jasvantsinhji Sursinhji has been removed from the revenue records vide mutation entry no. 199.

Note 2: The aforementioned Mortgage has been subsequently released from the revenue records vide mutation entry no. 433.





- (74) Subsequently, on account of loan availed by Jamalbhai Kamalbhai, a charge of The Shela Vi. Ka. Sa. Ma. was entered in the revenue records on 26.7.1959 vide mutation entry no. 79.

Note: The aforementioned charge is not reflected as pending in the latest Village Form No. 7.

- (75) Thereafter, upon demise of Jamal Kamalbhai, names of his legal heirs i.e. (1) Usmanbhai Jamalbhai (2) Allarakhaben Jamalbhai (3) Amirben Jamalbhai and (4) Majiben Jamalbhai were entered in the revenue records on 1.5.1964 vide mutation entry no. 152.

- (76) Subsequently, upon payment of purchase price under the Talukdari Abolition Act, name of Usmanbhai Jamalbhai was entered as owner and name of *Kabzedaar* i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 19.10.1964 vide mutation entry no. 199.

- (77) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.

Note: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 433 are not available with the concerned office.





(78) Subsequently, (1) Allarakhaben Jamalbhai (2) Amirben Jamalbhai and (3) Majiben Jamalbhai had willingly relinquished their rights, title and interest in the land bearing Survey No. 289/1. The said event was entered in the revenue records on 27.3.1966 vide mutation entry no. 438.

(79) Further, the said land was in the ownership of Jasvantsinhji Sursinhji, however vide an Order passed in Case bearing No. 692/67, it was held that as a portion of land admeasuring about 1 Acre and 12 Gunthas was cultivated by Allarakha Sherabhai, his name was entered as Owner for such portion of land. The said event was entered in the revenue records on 24.5.1976 vide mutation entry no. 587.

Note: Mutation Entry No. 587, pertains to other portion of land bearing, however it is relevant for the purpose of this Title Certificate.

(80) Thereafter, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions, pursuant thereto, land bearing (1) Survey No. 289/1 admeasured about 1 Acre and 11 Gunthas (2) Survey No. 289/2 admeasured about 1 Acre and 21 Gunthas (3) Survey No. 289/3 admeasured about 1 Acre and 19 Gunthas and (4) Survey No. 289/4 admeasured about 3 Acres and 20 Gunthas. The said event was entered in the revenue records on 18.11.1973 vide mutation entry no. 615.

Note: It appears that land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into 2 (Two) portions, by virtue whereof, the land bearing Survey No. 289/1 admeasured about 2 Acres and 21 Gunthas and Survey No. 289/2 admeasured about 5 Acres and 10 Gunthas, however, vide aforementioned mutation entry no. 615, land bearing Survey No. 289 admeasuring in aggregate to 7 Acres and 31 Gunthas was bifurcated into various portions, pursuant thereto, was





segregated as follows: land bearing (1) Survey No. 289/1 admeasured about 1 Acre and 11 Gunthas i.e. the relevant portion of the land for this segment (2) Survey No. 289/2 admeasured about 1 Acre and 21 Gunthas (3) Survey No. 289/3 admeasured about 1 Acre and 19 Gunthas and (4) Survey No. 289/4 admeasured about 3 Acres and 20 Gunthas.

Erstwhile Block No. 362:

- (81) Later, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and consolidation of Holdings Act, 1947 was introduced by the Settlement Commissioner, Ahmedabad vide an Order bearing no. L.R. 7 and the same was approved by the Government on 29.4.1974, and pursuant thereto, various parcels of land situated in the Village: Shela were consolidated in accordance of the K.J.P. Durasti issued by the District Inspector of Land Records vide an Order dated 27.12.1976 bearing no. K.J.P.S.R. 9/76/76. Pursuant thereto, land bearing Survey No. 289/1 admeasuring about 5158 sq. mtrs. was allotted Block No. 362 admeasuring about 5160 sq. mtrs. The said event was entered in the revenue records on 11.04.1977 vide mutation entry no. 715.
- (82) Thereafter, due to old age as Allarakha Sherabhai could not personally cultivate the said land, names of his legal heirs i.e. (1) Banuben- widow of Rustambhai Allarakha (Daughter in law) (2) Ajgarbhai Rustambhai Allarakha (Grandson) and (3) Ayubbbhai Rustambhai Allarakha (Grandson) were entered in the revenue records, and name of Allarakha Sherabhai was removed on 15.6.1988 vide mutation entry no. 1449.
- (83) Subsequently, the land bearing Block No. 362 was in ownership of (1) Banuben- widow of Rustambhai Allarakha (Daughter in law) (2) Ajgarbhai Rustambhai Allarakha (Grandson) and (3) Ayubbbhai Rustambhai Allarakha (Grandson), however name of Zulekhaben Rustambhai Allarakha





(Granddaughter) was also entered as co-owner. The said event was entered in the revenue records on 1.6.2001 vide mutation entry no. 2394.

Note 1: We have been provided with a Letter/Certificate dated 30.12.2020 issued by the Talati-cum-Mantri, Shela, wherein it has been stated that the supporting documents to mutation entry no. 2394 are not available with the concerned office.

Note 2: It appears that the name of Allarakha Sherabhai had continued for this land and the name of Usman Jamal had been removed for this land.

- (84) Thereafter, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Banuben - widow of Rustambhai Allarakha (2) Ajgarbhai Rustambhai and (3) Ayubhbhai Rustambhai and (4) Zulekhaben Rustambhai, all being represented through their Power of Attorney Holder i.e. Baldevgiri Mohanpuri in favour of (1) Ramanbhai Narottamdas (2) Naranbhai Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas vide a Sale Deed dated 22.2.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 430. The said event was entered in the revenue records on 24.3.2006 vide mutation entry no. 2687.

Note 1: The aforementioned mutation entry no. 2687 has been certified with a precondition that in accordance with mutation entry no. 2683, Block No. 361 and Block No. 362 were to be consolidated.

Note 2: Copy of Power of Attorney executed in favour Baldevgiri Mohanpuri for the purposes of execution of Sale Deed dated 22.2.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 430 has not been perused by us, as the same has been informed to us by Owner of its unavailability.



- (85) Subsequently, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Ramanbhai Narottamdas (2) Naranbhai



Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas in favour of (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati vide a Sale Deed dated 29.6.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 2504. The said event was entered in the revenue records on 2.8.2006 vide mutation entry no. 2754.

Note 1: Upon perusal of the copy of aforementioned Sale Deed it is reflected that (1) Ramanbhai Narottamdas (2) Naranbhai Narottamdas (3) Rameshbhai Narottamdas and (4) Nareshbhai Narottamdas had appointed Ketanbhai Kalidas Patel as their Power of Attorney Holder, and they had executed Notarized Power of Attorney dated 10.2.2006 bearing serial no. 219.

Note 2: The copy of the Sale Deed furnished to us reflects that along with (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati, other 6 (six) purchasers i.e. (1) Amrutben Ranchhodbhai Prajapati (2) Bhikhabhai Ranchhodbhai Prajapati (3) Prabhubhai Harjeevandas Prajapati (4) Bhikhiben Prabhudas Prajapati (5) Vishnubhai Harjeevandas Prajapati and (6) Surekhaben Vishnubhai Prajapati had also joined the Sale Deed and the same aspect has been rectified vide ensuing mutation entry no. 2809.

- (86) Thereafter, vide a Sale Deed dated 29.6.2006 registered at the Office of Sub-Registrar of Assurances under serial no. 2504, the said land came to the ownership of (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati, however inadvertently, the names of other 6 (six) purchasers who were party to the Sale Deed were not entered vide mutation entry no. 2754, pursuant thereto, names of remaining co-





owners i.e. (1) Amrutben Ranchhodbhai Prajapati (2) Bhikhabhai Ranchhodbhai Prajapati (3) Prabhubhai Harjeevandas Prajapati (4) Bhikhiben Prabhudas Prajapati (5) Vishnubhai Harjeevandas Prajapati and (6) Surekhaben Vishnubhai Prajapati were entered in the revenue records on 13.10.2006 vide mutation entry no. 2809.

- (87) Subsequently, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was sold and conveyed by (1) Govindbhai Shivrambhai Prajapati (2) Kamuben Govindbhai Prajapati (3) Ashokbhai Govindbhai Prajapati and (4) Bharatbhai Govindbhai Prajapati (5) Amrutben Ranchhodbhai Prajapati (6) Bhikhabhai Ranchhodbhai Prajapati (7) Prabhubhai Harjeevandas Prajapati (8) Bhikhiben Prabhudas Prajapati (9) Vishnubhai Harjeevandas Prajapati and (10) Surekhaben Vishnubhai Prajapati in favour of (1) Dushyant Manishankar Pandya (2) Deepak Paramanandbhai Nimbark and (3) Hitesh Rasiklal Vyas vide a Sale Deed dated 18.5.2007 registered at the Office of Sub-Registrar of Assurances under serial no. 2677. The said event was entered in the revenue records on 23.5.2007 vide mutation entry no. 2926.

- (88) Thereafter, vide an Order dated 19.9.2008 passed by the District Development Authority, Taluka Panchayat, Sanand bearing No. Pa/Jaman/ Masal/ Ba.Kh.Pa./ S.R.-100/ Vashi. 2842 to 2849, the land bearing Block No. 362 admeasuring about 5160 sq. mtrs. was converted to Non-Agricultural Land for residential purpose. The said event was entered in the revenue records on 8.4.2009 vide mutation entry no. 3384.

Final Plot No. 92/2:

- (89) The perused copy of the Form-F issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, for the land bearing Block No. 362/B admeasuring about 1720 sq. mtrs., situated within the limits of the Village:





Shela, Taluka: Sanand and District: Ahmedabad was included in the Town Planning Scheme No. 1 (Shela), and in lieu thereof was allotted Final Plot No. 92/2 admeasuring about 1032 sq. mtrs. i.e. the relevant portion of the land for this segment

Final Plot No. 62/2+92/2:

- (90) Thereafter, part land admeasuring about 1932 sq. mtrs. (portion of land admeasuring about 860 sq. mtrs for the land bearing Block No. 362/B) for the land bearing Final Plot No. 62/2+92/2 admeasuring in aggregate about 3865 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 330/B admeasuring about 4721 sq. mtrs. and Block No. 362/B admeasuring about 1720 sq. mtrs. was sold and conveyed by Deepak Paramanandbhai Nimbark in favour of (1) Devendrakumar Ramgopal Sharma (2) Nareshkumar Ramgopal Sharma (3) Aakash Devendrakumar Sharma and (4) Hardik Nareshkumar Sharma vide a Sale Deed dated 14.8.2014 registered at the Office of Sub-Registrar of Assurances under serial no. 5454. The said event was entered in the revenue records on 29.12.2014 vide mutation entry no. 4685.

Note: Upon perusal of the aforementioned Sale Deed it is reflected that (1) Dushyant Manishankar Pandya and (2) Hitesh Rasiklal Vyas had also joined as confirming parties to the said Sale Deed.

- (91) Subsequently, a portion of land admeasuring about 1933 sq. mtrs. (portion of land admeasuring about 860 sq. mtrs for the land bearing Block No. 362/B), for the land bearing Final Plot No. 62/2+92/2 admeasuring in aggregate about 3865 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 330/B admeasuring about 4721 sq. mtrs. and Block No. 362/B admeasuring about 1720 sq. mtrs. was sold and conveyed by Deepak Paramanandbhai Nimbark in favour of (1) Dineshbhai Babulal Mehta (2) Pritipal Manubhai





Shah and (3) Mayur Bhanwarlal Jain vide a Sale Deed dated 18.11.2014 registered at the Office of Sub-Registrar of Assurances under serial no. 7514. The said event was entered in the revenue records on 29.12.2014 vide mutation entry no. 4686.

Note: Upon perusal of the aforementioned Sale Deed it is reflected that Dushyant Manishankar Pandya and Hitesh Rasiklal Vyas had joined as confirming party to the Sale Deed, being owners of the adjacent land parcels.

Block No. 362/B/2:

- (92) Thereafter, vide a Letter dated 23.3.2018 bearing No. K.J.P/ S.R.No. 726 issued by the District Inspector of Land Records and Puravni Patrak bearing No. 79, for the land bearing Block No. 362/B admeasuring about 1720 sq. mtrs. sq. mtrs., (a) portion of land admeasuring about 860 sq. mtrs. in the ownership of (1) Devendrakumar Ramgopal Sharma (2) Nareshkumar Ramgopal Sharma (3) Aakash Devendrakumar Sharma and (4) Hardik Nareshkumar Sharma was allotted Hissa No. 1 i.e. Block No. 362/B/1 and (b) remaining portion of land admeasuring about 860 sq. mtrs. in the ownership of (1) Dineshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain was allotted Hissa No. 2 i.e. Block No. 362/B/2 being the relevant portion of the land for this segment. The said event was entered in the revenue records on 3.4.2018 vide mutation entry no. 5507.

Block No. 330/B/2:

- (93) Thereafter, vide a Letter dated 23.3.2018 bearing No. K.J.P/ S.R.No. 727 issued by the District Inspector of Land Records and Puravni Patrak bearing No. 80, for the land bearing Survey No. 330/B admeasuring about 4721 sq. mtrs., (a) portion of land admeasuring about 2361 sq. mtrs. in the ownership of (1) Devendrakumar Ramgopal Sharma (2) Nareshkumar





Ramgopal Sharma (3) Aakash Devendrakumar Sharma and (4) Hardik Nareshkumar Sharma was allotted Hissa No. 1 i.e. Block No. 330/B/1 and (b) remaining portion of land admeasuring about 860 sq. mtrs. in the ownership of (1) Dineshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain was allotted Hissa No. 2 i.e. Block No. 330/B/2 i.e. the relevant portion of the land for this segment. The said event was entered in the revenue records on 3.4.2018 vide mutation entry no. 5508.

Final Plot No. 62/2/2+92/2/2:

(94) Subsequently, the land bearing Final Plot No. 62/2/2+92/2/2 admeasuring in aggregate about 1932 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 362/B/2 admeasuring about 860 sq. mtrs. and Block No. 330/B/2 admeasuring about 2360 sq. mtrs. was sold and conveyed by (1) Dineshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain in favour of J.B.R. Nirmaan Private Limited represented through its Director i.e. Jaya Vineet Arya vide a Sale Deed dated 7.7.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 8044. The said event was entered in the revenue records on 25.7.2018 vide mutation entry no. 5627.

(95) Thereafter, vide an Order dated 8.4.2020 passed by the Collector, Ahmedabad bearing No. 896/07/04/024/2020, under the aegis of Section 65 (A) of the Gujarat Land Revenue Code, 1879 and Rule No. 100 and 101 of the Gujarat Land Revenue Rules, 1972, revised Non-Agricultural permission was granted for a portion of land admeasuring about 1416 sq. mtrs. for the land bearing Block No. 330/B/2 admeasuring in aggregate about 2360 sq. mtrs. The said aspect was entered in the revenue records on 8.4.2020 vide mutation entry no. 6241.





- (96) Further, vide an Order dated 18.6.2020 passed by the Estate Officer, AUDA, it was held that in accordance with Gujarat Town Planning and Urban Development Act, 1976, for the land parcels reflected in Column No. 3, were allotted Final Plots in accordance with the details reflected in Column No. 9 and area reflected in Column No. 10. Further, the area reflected in Column No. 11 shall be treated as '*Kapat*' (deduction) and the same was to be recorded in the column of other rights. The said event was entered in the revenue records on 14.8.2020 vide mutation entry no. 6298.
- (97) Thereafter, vide an Order dated 11.9.2020 passed by the Collector, Ahmedabad bearing No. 2279/07/04/024/2020, under the aegis of Section 65 (A) of the Gujarat Land Revenue Code, 1879 and Rule No. 100 and 101 of the Gujarat Land Revenue Rules, 1972, revised Non-Agricultural permission was granted for a portion of land admeasuring about 516 sq. mtrs. for the land bearing Block No. 362/B/2 admeasuring in aggregate to 860 sq. mtrs. The said aspect was entered in the revenue records on 11.9.2020 vide mutation entry no. 6318.
- (98) Subsequently, the land bearing (1) Survey No. 330/A admeasuring about 4721 sq. mtrs and (2) Survey No. 362/A admeasuring about 1720 sq. mtrs. and Final Plot No. 62/2/2+92/2/2 admeasuring about 1932 sq. mtrs. forming a part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing (1) Survey No. 330/ B/2 admeasuring about 2360 sq. mtrs. and (2) Survey No. 362/B/2 admeasuring about 860 sq. mtrs., was sold and conveyed by J.B.R Nirmaan Private Limited represented through its Director i.e. Vineet Arya in favour of Ratnabhumi Developers Limited represented through its Authorized Signatory i.e. Kaivan Shah i.e. the Owner vide a Sale Deed dated 28.5.2021 registered at the Office of Sub-





Registrar of Assurances under serial no. 7433. The said event was entered in the revenue records on 1.6.2021 vide mutation entry no. 6540 (yet to be certified).

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) Order dated 29.7.1982 bearing No. Pa./BaKhaPa// 48/82.
- (d) Mortgage Deed dated 28.3.2002 registered under serial no. 252.
- (e) Notarized Power of Attorney dated 10.2.2006.
- (f) Sale Deed dated 22.2.2006 registered under serial no. 430.
- (g) Sale Deed dated 29.6.2006 registered under serial no. 2504.
- (h) Sale Deed dated 18.5.2007 registered under serial no. 2677.
- (i) Release Deed dated 15.5.2009 registered under serial no. 1693.
- (j) Order dated 25.1.2011 bearing No. D.R.K/ Durasti Patrak/11 and Kamijasti Patrak bearing No. 31.
- (k) Agreement to Sell (without possession) dated 13.5.2013 registered under serial no. 3023.
- (l) Sale Deed dated 5.8.2014 registered under serial no. 5193.
- (m) Sale Deed dated 14.8.2014 registered under serial no. 5454.
- (n) Sale Deed dated 18.11.2014 registered under serial no. 7514.
- (o) Letter dated 23.3.2018 bearing No. K.J.P/ S.R.No. 726 and Puravni Patrak bearing No. 79.
- (p) Letter dated 23.3.2018 bearing No. K.J.P/ S.R.No. 727 and Puravni Patrak bearing No. 80.
- (q) Sale Deed dated 7.7.2018 registered under serial no. 8044.
- (r) Sale Deed dated 7.7.2018 registered under serial no. 8046.





- (s) Order dated 9.9.2019 bearing No. R.T.S/ Appeal No. 35/19.
- (t) Order dated 8.4.2020 bearing No. 896/07/04/024/2020.
- (u) Order dated 10.4.2020 bearing No. 928/07/04/024/2020.
- (v) Order dated 31.8.2020 bearing No. 2069/07/04/024/2020.
- (w) Order dated 11.9.2020 bearing No. 2279/07/04/024/2020.
- (x) Sale Deed dated 28.5.2021 registered under serial no. 7433.

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

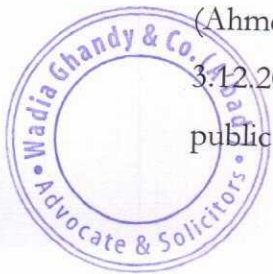
We have conducted search in the office of the concerned authority on 4.12.2020 and 22.6.2021 and except for what is stated hereinabove, we have found below stated documents with respect to the said Land:

- (a) Agreement to Sell (without possession) dated 13.5.2013 registered at the Office of Sub-Registrar of Assurances under serial no. 3023, executed by Dushyant Manishankar Pandya in favour of (1) Sureshbhai Babulal Mehta (2) Pritipal Manubhai Shah and (3) Mayur Bhanwarlal Jain for the land bearing Final Plot No. 62/2+92/2 admeasuring in aggregate about 3865 sq. mtrs. forming part of Town Planning Scheme No. 1 (Shela) allotted in lieu of the land bearing Block No. 336/B admeasuring about 4721 sq. mtrs. and Block No. 362/B admeasuring about 1720 sq. mtrs.

Note: The aforementioned Agreement to Sell has been culminated into Sale Deed dated 18.11.2014 registered at the Office of Sub-Registrar of Assurances under serial no. 7514 as evinced under Clause 4 (91).

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued public notice in local newspapers viz. (1) Divya Bhaskar (Ahmedabad Edition) (2) Sandesh (Ahmedabad Edition) and (3) Gujarat Samachar (Ahmedabad Edition) on 3.12.2020 (copies of which is annexed hereto as **Annexure-I**) and pursuant to said public notices we have not received any objections.





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

The Village Form No. 7/12 as on 22.6.2021 reflects the tenure of the said Land to be Non-agricultural land.

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. Ratnabhumi Developers Limited* have a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 1ST DAY OF JULY, 2021

For, Wadia Ghandy & Co. (Ahmedabad)

Partner

