

Date: 14/03/2022

To,

Adani Infrastructure and Developers Private Limited.
Shikhar Building,
Near Adani House, Navrangpura
Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Sub: Investigation of Title of Non-Agricultural Land bearing Block no. 131 Paiki admeasuring 12173 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur) situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad.

Land Owner : **Adani Infrastructure and Developers Private Limited.**

Dear Sir,

We refer to your instructions to investigate the Title of **Adani Infrastructure and Developers Private Limited** and give our Report on Title with respect to the aforesaid Non-Agricultural Land bearing Block no. 131 Paiki admeasuring 12173 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur) situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad (herein referred to as the "said Land").



SEARCHES:

1. We have caused searches to be taken for available revenue records and the records of Sub-Registrar of Assurances at Ahmedabad relating to the aforesaid Land of the period from 1990 till 15.09.2021, and the search receipts pertaining to this land are enclosed herewith as mentioned below:

Years	Receipt No.	Date
1990-1994	2021002021443	15.09.2021
1994-2011	2021003038247	15.09.2021
2011-2021	2021308031160	16.09.2021

2. We may state that, our Report on Title is based on the available searches, revenue records, copies of documents and the information that has been furnished to us by yourselves.
3. We further find from the pencil entry of revenue records that at present the said Non-Agricultural Land bearing Block no. 131 Paiki admeasuring 12173 square meters allotted Final Plot no. 19 admeasuring comprised in Town Planning Scheme no. 34 (Jagatpur) situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad is appearing in name of **Adani Infrastructure and Developers Private Limited**.
4. We may state that for the purpose of the investigation of Title we have considered the Title history of the said Land in question from the year 1969.



LIST OF DOCUMENTS PERUSED:

1. Copy of Old and New 7/12 forms.
2. Copy of Form 6.
3. Copy of order bearing no. CB/Jamin-2/C-52548/K-5318/2004 dated 03.03.2004 under the provisions of Section 63 and Rule 36 of the Gujarat Tenancy Act, 1948 passed by Collector Ahmedabad.
4. Copy of Deed of Conveyance dated 26.03.2004 registered before the Office of Sub-Registrar of Assurances at serial no. 1826 executed by (1) Vanabhai Chothabhai, (2) Balu W/o Vanabhai Chothabhai, (3) Laxmiben D/o Vanabhai Chothabhai, (4) Maheshbhai Vanabhai and (5) Vijaybhai Vanabhai along with confirming party (1) Geetaben Vanabhai and (2) Bhavnaben Vanabhai in favour of Sursuta Co-Opeartive Housing Society Ltd.
5. Copy of Deed of Conveyance dated 22.06.2007 registered before Sub-registrar of Assurances at serial no. 7833 executed by Bhikhabhai Somabhai in favour of Kavitaaben Vinodbhai Adani
6. Copy of order bearing no. Pachat/Shak/bifurcation-V-229 to 233/2006 dated 21.01.2006 passed by District Registrar Co-Operative Societies, Ahmedabad.
7. Copy of rectification order bearing no. Pachat/Shak/bifurcation-rectification order-V-271 to 274/2008 dated 27.03.2008 passed by District Registrar Co-Operative Societies, Ahmedabad.
8. Copy of order bearing no. CB/NA/Ahmedabad/Jagatpur/131 Paiki/995082/2018 dated 20.12.2018 passed by District Collector, Ahmedabad



9. Copy of Non-Agricultural use order bearing no. ACB/Tenancy-/GHA 63/Time Extension/ Jagatpur/Survey no. 131 Paiki dated 11.03.2019 passed by District Collector, Ahmedabad.
10. Copy of Non-Agricultural use order bearing no. 395/07/17/051/2019 dated 21.06.2019 passed by Collector, Ahmedabad.
11. Copy of Non-Agricultural use order bearing no. 921/07/17/051/2019 dated 27.08.2019 passed by Collector, Ahmedabad.
12. Copy of Environment Clearance vide no. SEIAA/GUJ/EC/8(a)/1618/2019 dated 16.11.2019
13. Copy of Deed of Conveyance dated 03.02.2022 registered at serial no. 4756 of 2022 by Sursuta Co-Opeartive Housing Society Ltd in favour of Adani Infrastructure and Developers Private Limited
14. Copy of Deed of Conveyance dated 03.02.2022 registered at serial no. 4759 of 2022 by Kavitaaben Vinodbhai Adani in favour of Adani Infrastructure and Developers Private Limited
15. Copy of Part Plan.
16. Copy of Zoning Certificate.
17. Copy of Form-F.

BRIEF HISTORY AND FACTS OF THE SAID LAND:

1. We find from the available revenue records that, since year 1969 the land bearing Block No. 133 admeasuring Acre 1-09 guntha equivalent to 4957 square meters, 135 admeasuring Acre 3-35 guntha equivalent to 15682 square meters and 139 admeasuring Acre 0-22 guntha equivalent to 2226 square meters belonged to Varvabhai Gangabhai.
2. We find that, upon consolidation the Block No. 133 and 135 were allotted new Block no. 131 admeasuring Acre 5-04 guntha equivalent to 20639



square meters and Block No. 139 was allotted new Block no 167 admeasuring Acre 0-22 guntha equivalent to 2226 square meters. Mutation Entry to said effect was made in revenue records by Entry no. 515 dated 03.03.1969.

We are concerned with the land bearing Block no. 131 admeasuring Acre 5-04 guntha equivalent to 20639 square meters and thus not dealt in other land parcel bearing Block no 167 admeasuring Acre 0-22 guntha equivalent to 2226 square meters.

3. We find that, said Varvabhai Gangabhai died intestate and therefore, names of his heirs (1) Mohanbhai Varvabhai, (2) Aatmarambhai Varvabhai, (3) Takhiben Varvabhai, (4) Bhariben Varvabhai, (5) Surajben Varvabhai, and (6) Bai Nathiben Wd/o Varvabhai Gangabhai were entered in revenue record as co-owners of land bearing Block nos. 133 and 135. Mutation Entry to said effect was made in revenue records by Entry no. 516 dated 01.04.1969.
4. We find that, said Mohanbhai Varvabhai had obtained loan amounting of Rs. 300/- thereby creating charge on said Land bearing Block no. 131 with other land parcel, which was subsequently repaid and therefore, Loan Department Officer vide his order bearing no. Tagavi/G.V. 445 dated 17.06.1977 released its charge from the said Land bearing Block no. 131. Mutation Entry to the said effect was made in revenue records by Entry no. 735 dated 20.06.1977.

Note: We have not been provided with a copy of an order bearing no. Tagavi/G.V. 445 dated 17.06.1977 for perusal.



5. We find that, upon application by the occupier of the said Land bearing Block no. 131 before Mamlatdar, Mamlatdar vide his order bearing no. RTS/Jagatpur/11/82 directed to add names of heirs of Shakrabhai Gangabhai (brother of Varvabhai Gangabhai) and accordingly names of his heirs i.e. (1) Santokben Wd/o Shakrabhai Gangabhai and (2) Becharbhai Shakrabhai were entered as co-owners for 1/2th share i.e. approximately Acre 2-22 Guntha equivalent to 10319.50 square meters of the said Block no. 131. Mutation Entry to the said effect was made in revenue records by Entry no. 853 dated 29.11.1982.

Note: We have not been provided with a copy of an order bearing no. RTS/Jagatpur/11/82 for perusal.

Accordingly, land bearing Block no. 131 paiki admeasuring 10319.50 square meters recorded in name of (1) Santokben Wd/o Shakrabhai Gangabhai and (2) Becharbhai Shakrabhai and land bearing Block no. 131 paiki admeasuring 10319.50 square meters continued to be in ownership of (1) Mohanbhai Varvabhai, (2) Aatmarambhai Varvabhai, (3) Takhiben Varvabhai, (4) Bhariben Varvabhai, (5) Surajben Varvabhai, and (6) Bai Nathiben Wd/o Varvabhai Gangabhai.

6. We find that, said (1) Santokben Wd/o Shakrabhai Gangabhai and (2) Becharbhai Shakrabhai sold and conveyed their share in the land bearing Block no. 131 Paiki approximately admeasuring Acre 2-22 Guntha equivalent to 10320 square meters to Vanabhai Chothabhai by executing Deed of Conveyance registered before Sub-Registrar of Assurances. Further, it appears that pursuant to the above transaction that the Hon'ble Civil Court vide its order passed in Civil Suit no. 211/1987 took note of the



same in second rights column. Mutation Entry to the said effect was made in revenue records by Entry no. 966 dated 03.03.1992.

Note: We have not been provided with a copy of above stated Deed of Conveyance registered before Sub-Registrar of Assurances for perusal.

7. We find that, the mutation entry no. 967 is not pertaining to the said Land and hence not dealt herein.
8. We find that, Hon'ble Court passed vide its order dated 27.12.1988 in Civil Suit no. 211/1987 certified the transaction stated in above referred entry no. 966 dated 03.03.1992 and added name of Vanabhai Chothabhai in revenue records of the said Land bearing Block no. 131 paiki in accordance to Deed of Conveyance and Index-II. Mutation Entry to the said effect was made in revenue records by Entry no. 991 dated 15.10.1993.

Note: We have not been provided with a copy of case papers of Civil Suit no. 211/1987 for perusal.

9. We find that, upon application by Vanabhai Chothabhai to add names of his heirs, accordingly names of (1) Balu W/o Vanabhai Chothabhai, (2) Laxmiben D/o Vanabhai Chothabhai, (3) Maheshbhai Vanabhai and (4) Vijaybhai Vanabhai were entered in revenue record as co-owners of the said Land bearing Block no. 131 paiki admeasuring Acre 2-22 Guntha equivalent to 10320 square meters. Mutation Entry to the said effect was made in revenue records by Entry no. 1009 dated 15.06.1995.



10. We find that, said Aatmaram Varvaji died intestate and therefore names of his heirs (1) Chuthabhai Aatmaram, (2) Shantaben Aatmaram, (3) Shakriben Aatmaram, and (4) Menaben Aatmaram were added in the revenue records of the said Land bearing Block no. 131 paiki and other land parcels. Mutation Entry to the said effect was made in revenue records by Entry no. 1031 dated 11.07.1996.
11. We find that, said Mohanji Varva died intestate and also his wife Kuvarben died prior to him, therefore name of his daughter Manguben was added in the revenue records of the said Land bearing Block no. 131 paiki and other land parcels. Mutation Entry to the said effect was made in revenue records by Entry no. 1032 dated 18.07.1996.
12. We find that, said (1) Shantaben Aatmaram, (2) Shakriben Aatmaram, (3) Menaben Aatmaram and (4) Manguben Mohanji out of their free will relinquished their rights and interests from the said Land bearing Block no. 131 paiki and other land parcels in favour of Chuthabhai Aatmaram. Mutation Entry to the said effect was made in revenue records by Entry no. 1036 dated 18.07.1996 however the said entry was rejected.
13. We find that, Mamlatdar vide his order dated 29.06.1996 in Tenancy Case no. 57/1995 certified the sell of land bearing Block no. 131 Paiki approximately admeasuring 2-22 Acre equivalent to 10320 square meters conveyed by (1) Santokben Wd/O Shakrabhai Gangabhai and (2) Becharbhai Shakrabhai in favour of Vanabhai Chothabhai by executing Deed of Conveyance registered before Sub-Registrar of Assurances upon revenue records being furnished by Vanabhai Chothabhai. Mutation Entry



to the said effect was made in revenue records by Entry no. 1044 dated 03.08.1996.

Note: We have not been provided with a copy of Tenancy Case no. 57/1995 for perusal.

14. We find that, said (1) Shantaben Aatmaram, (2) Shakriben Aatmaram, (3) Menaben Aatmaram and (4) Manguben Mohanji out of their free will relinquished their rights and interests from the said Land bearing Block no 131 in favour of Chuthabhai Aatmaram . Mutation Entry to the said effect was made in revenue records by Entry no. 1077 dated 25.06.1997, however, the said entry was rejected.
15. We find that, said Chuthabhai Aatmaram died intestate on or around 14.10.1999 and therefore names of his heirs (1) Punjiben Wd/o Chuthabhai Aatmaram, (2) Melabhai Chuthabhai Raval, (3) Raiben Chuthabhai Raval, (4) Lilaben Chuthabhai Raval, (5) Dhuriben Chuthabhai Raval and (6) Maniben Chuthabhai Raval were added in the revenue records of the said Land bearing Block no. 131 paiki and 167 paiki . Mutation Entry to the said effect was made in revenue records by Entry no. 1158 dated 27.10.1999.
16. We find that, heir of Chuthabhai Aatmaram i.e. Melabhai Chuthabhai Raval and others sold and conveyed the land bearing Block no. 131 Paiki admeasuring 10319 Sq. Mtrs. by executing Deed of Conveyance dated 29.09.1995 registered before office of sub-registrar of assurances at serial no. 2647 in favour of Bhikhabhai Sombhai. Further, (1) heirs of Chuthabhai Aatmaram, i.e. (i) Punjiben Wd/o Chuthabhai Aatmaram, (ii) Melabhai Chuthabhai Raval, (iii) Raiben Chuthabhai Raval, (iv) Lilaben Chuthabhai



Raval, (v) Dhuriben Chuthabhai Raval, (vi) Maniben Chuthabhai Raval (2) heirs of Varvaji Gangabhai i.e. (i) Bhuriben Varvaji and (ii) Surajben Varvaji, (3) heir of Mohanbhai Varvaji i.e. Manguben Mohanbhai and (4) heirs of Aatmaram Varvaji (i) Shantaben Aatmaram, (ii) Shakriben Aatmaram, (iii) Menaben Aatmaram gave their confirmation vide Deed of Confirmation dated 07.06.2000 confirming the sell of said Land i.e. bearing Block no. 131 Paiki admeasuring 10319 Sq. Mtrs to Bhikhabhai Sombhai. Mutation Entry to the said effect was made in revenue records by Entry no. 1204 dated 12.07.2000.

Note: We have not been provided with a copy of (i) Deed of Conveyance dated 29.09.1995 registered before office of sub-registrar of assurances at serial no. 2647, (ii) Deed of Confirmation dated 07.06.2000, (iii) Death Certificate and family pedigree of Chuthabhai Aatmaram, and (iv) family pedigree of Varvaji Gangabhai, Mohanbhai Varvaji and Aatmaram Varvaji, for perusal.

Note: We have not found any mutation entry nor have been provided with any deed or document whereby the rights of Bai Nathiben Wd/o Varvabhai Gangabhai were relinquished.

17. We find that, said Takhiben Varvaji died intestate 10 years ago and therefore, her name was removed from the revenue records of the said Land bearing Block no. 131 and 167. Mutation Entry to the said effect was made in revenue records by Entry no. 1235 dated 16.04.2001.

18. We find that, Collector, Ahmedabad vide his order bearing no. CB/Jamin-2/C-52548/K-5318/2004 dated 03.03.2004 granted permission under the provisions of Section 63 and Rule 36 of the Gujarat Tenancy Act, 1948 for sell to Sursuta Co-opertive Housing Society Ltd in respect to the land bearing Block no. 131 Paiki admeasuring 10319 square meters for non-



agricultural use upon certain conditions stated therein. Mutation Entry to the said effect was made in revenue records by Entry no. 1357 dated 01.05.2004.

19. We find that, said (1) Vanabhai Chothabhai, (2) Baluben W/o Vanabhai Chothabhai, (3) Laxmiben D/o Vanabhai Chothabhai, (4) Maheshbhai Vanabhai and (5) Vijaybhai Vanabhai along with confirming party (1) Geetaben Vanabhai and (2) Bhavnaben Maheshbhai sold and conveyed the land bearing Block no. 131 Paiki admeasuring 10320 square meters by executing Deed of Conveyance dated 26.03.2004 registered before the Office of Sub-Registrar of Assurances at serial no. 1826 in favour of Sursuta Co-opertive Housing Society Ltd. Mutation Entry to the said effect was made in revenue records by Entry no. 1359 dated 01.05.2004.
20. We find that, said Bhikhabhai Somabhai through his Power of Attorney holder Pareshbhai P. Panchal sold and conveyed the said Land bearing Block no. 131 Paiki admeasuring 10319 Sq. Mtrs. by executing Deed of Conveyance dated 22.06.2007 registered before Sub-registrar of Assurances at serial no. 7833 in favour of Kavtaben Vinodbhai Adani. Mutation Entry to the said effect was made in revenue records by Entry no. 1673 dated 28.07.2007.
21. We find that, said Sursuta Co-Operative Housing Society had applied for bifurcation of said lands comprised in the society into different parts before the District Registrar-Co-Operative Societies, Ahmedabad. The said District Registrar Co-Operative Societies, Ahmedabad gave permission for bifurcation of said lands comprised in the society, vide his order bearing no. Pachat/Shak/bifurcation-V-229 to 233/2006 dated 21.01.2006 and



rectification order bearing no. Pachat/Shak/bifurcation-rectification order-V-271 to 274/2008 dated 27.03.2008 and accordingly (i) Survey no. 179 admeasuring 18919 square meters (ii) Survey no. 190/A admeasuring 8296 square meters (iii) Survey no. 190/B admeasuring 4249 (iv) square meters Survey no. 193 admeasuring 3246 square meters and (v) Survey no. 131 admeasuring 10320 square meters comprised in Sursuta Co-operative Housing Society Ltd. Vibhag-5.

Thus, the land bearing Block no. 131 paiki admeasuring 10320 square meters falls under Sursuta Co-operative Housing Society Ltd. Vibhag-5. The Mutation Entry to the said effect was made in revenue records by Entry no. 1731 dated 19.04.2008. However, the said mutation entry was rejected.

22. We find that, said Additional Land Acquisition Officer, Ahmedabad vide his order bearing no. LAQ/Case no. 3/98/Jagatpur/ Sr. No. 9 dated 27.01.20210, Javak no. 78 acquired part of land bearing Block no. 131 admeasuring 350 square meters for the purpose of construction state road between Central Jail to Kaligam-Chenpur- Jagatpur. Mutation Entry to the said effect was made in revenue records by Entry no. 1957 dated 27.05.2010.

Note: We have not been provided with a copy of order bearing no. LAQ/Case no. 3/98/Jagatpur/ Sr. No. 9 dated 27.01.20210 for perusal.

23. We find that, name of Sardar Sarovar Nigam Ltd. as wrongly added as occupant of the said Land in revenue records of the said Land accordance to mutation entry no. 1957. Therefore, the Circle Officer, Kathwada vide his order bearing no. RTS/Rectification dated 03.05.2011 rectified such



error and mentioned as "for the purpose of construction state road between Central Jail to Kaligam-Chenpur- Jagatpur" in the second rights column. Mutation Entry to the said effect was made in revenue records by Entry no. 2091 dated 18.05.2011.

24. We find that, Revenue Department, Government of Gujarat, Gandhinagar vide its resolution no. PFR/102011/275/L/1 dated 17.03.2021 restructured the area of District Ahmedabad, Taluka City and Daskroi into two new Talukas as Ahmedabad City (West) and Daskroi and the Village Jagatpur was included in Ahmedabad City (West). Mutation Entry to the said effect was made in revenue records by Entry no. 2216 dated 03.05.2012.

It appears that Block no. 131 paiki admeasuring 10320 square meters was allotted Final Plot no. 19 admeasuring 12173 square meters comprised in Town Planning Scheme no. 34 (Jagatpur).

25. We find that, said Kavitaaben Vinodbhai Adani obtained non-agricultural use permission for multipurpose use from District Collector, Ahmedabad vide his order bearing no. CB/NA/Ahmedabad/Jagatpur/131 Paiki/995082/2018 dated 20.12.2018 for land bearing Block no. 131 given Final Plot no. 19 Paiki admeasuring 6086 Sq. Mtrs. comprised in Town Planning Scheme no. 34 (Jagatpur). Mutation Entry to the said effect was made in revenue records by Entry no. 2892 dated 30.01.2019.

26. We find that, District Collector, Ahmedabad vide his order bearing no. ACB/Tenancy-/GHA 63/Time Extension/ Jagatpur/Survey no. 131 Paiki dated 11.03.2019 extended the time duration mentioned in the earlier order dated 03.03.2004 granting permission to Sursuta Co-Operative



Housing Society Ltd under section 63 of Gujarat Tenancy Act, 1948 for sell of land bearing Block no. 131 Paiki admeasuring 10320 square meters for non-agricultural residential purpose use. Mutation Entry to the said effect was made in revenue records by Entry no. 2915 dated 27.03.2019.

27. We find that, Sursuta Co-Operative Housing Society Ltd. made online application dated 02.05.2019 for obtaining non-agricultural use permission under section 65 of Gujarat Land Revenue Code, 1879, land bearing Block no. 131 Paiki, being F.P. No. 19 admeasuring 5981 square meters out of F.P. Area of 6087 square meters comprised in Town Planning Scheme no. 34 out of land admeasuring 10320 owned by Sursuta Co.Op;.Housing Society Part - 5. Further, the said Collector, Ahmedabad vide his order bearing no. 395/07/17/051/2019 dated 21.06.2019 granted non-agricultural use permission to the said Land subject to the terms and conditions mentioned therein. Mutation Entry to the said effect was made in revenue records by Entry no. 2943 dated 01.07.2019.

28. We find that, Sursuta Co-Operative Housing Society Ltd. made another online application dated 06.07.2019 for obtaining non-agricultural use permission under section 65 of Gujarat Land Revenue Code-1879 for land bearing Block no. 131 Paiki, being F.P. No. 19 admeasuring 106 square meters out of F.P. Area of 6087 square meters comprised in Town Planning Scheme no. 34 out of land admeasuring 10320 owned by Sursuta Co.Op;.Housing Society Part - 5. Further, the said Collector, Ahmedabad vide his order bearing no. 921/07/17/051/2019 dated 27.08.2019 granted non-agricultural use permission to the said Land subject to the terms and conditions mentioned therein. Mutation Entry to the said effect was made in revenue records by Entry no. 2961 dated 27.08.2019.



Thus, aggregate land admeasuring 6087 square meters being Final plot no. 19 comprised in Town Planning Scheme no. 34 converted into Non Agricultural Land Area, out of total land admeasuring 10320 square meters owned by Sursuta Co-Operative Housing Society Ltd part - 5.

29. We find that, Environment Clearance for Project to be constructed on the said Land has been issued by State Level Environment Impact Assessment Authority of Gujarat vide SEIAA/GUJ/EC/8(a)/1618/2019 on 16.11.2019.
30. We may further state that effect to permission for bifurcation of said lands comprised in the society, vide his order bearing no. Pachat/Shak/bifurcation-V-229 to 233/2006 dated 21.01.2006 and rectification order bearing no. Pachat/Shak/bifurcation-rectification order-V-271 to 274/2008 dated 27.03.2008 was mutated in revenue record by Mutation Entry no. 3168 on 14.09.2021.
31. We find that, said Sursuta Co-Operative Housing Society Ltd part - 5 sold and conveyed the land bearing Block no. 131 Paiki admeasuring 6087 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur) by executing Deed of Conveyance dated 03.02.2022 registered before the Office of Sub-Registrar of Assurances at serial no. 4756 in favour of Adani Infrastructure and Developers Private Limited. Mutation Entry to the said effect was made in revenue records by Entry no. 3231 dated 09.03.2022. The said Mutation Entry is pencil entry and yet to be certified.



32. We find that, said Kavitaaben Vinodbhai Adani sold and conveyed the land bearing Block no. 131 Paiki admeasuring 6086 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur) by executing Deed of Conveyance dated 03.02.2022 registered before the Office of Sub-Registrar of Assurances at serial no. 4759 in favour of Adani Infrastructure and Developers Private Limited. Mutation Entry to the said effect was made in revenue records by Entry no. 3230 dated 09.03.2022. The said Mutation Entry is pencil entry and yet to be certified.

33. We find that, based on what is stated above the land bearing Block no. 131 Paiki admeasuring 12173 square meters situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad and Registration Sub-District: Ahmedabad-8 (Sola) is owned and possessed by Adani Infrastructure and Developers Private Limited subject to certification of Mutation Entry no. 3230 and 3231 dated 09.03.2022.

ZONING:-

We find from the Zoning Certificate dated 30.08.2016 issued by Ahmedabad Municipal Corporation vide application no. RZ2018080/6564 that the land bearing Final Plot no. 19 comprised in Town Planning Scheme no. 34 falls under Residential Zone - R1

PUBLIC NOTICE:

We may state that upon your instructions we have not caused to issue a Public Notice in local daily newspaper inviting claims and objections against the said Land.



OBSERVATIONS:

1. We may state that, this Report on Title is prepared based on the available SRO Searches, revenue records and documents furnished to us.
2. We may state from the available searches and the revenue records that, the said Land is owned and possessed by Adani Infrastructure and Developers Private Limited is the owner of the said Land subject to certification of Mutation Entry nos. 3230 and 3231 dated 09.03.2022.
3. We may state that, we have not verified and inspected any original title deeds with respect to said Land.
4. We may state that, we have not obtained any requisition and/or declaration from owner of said Land.

RECOMMENDATIONS:

It is recommended to obtain below listed document for perusal.

1. A copy of an order bearing no. Tagavi/G.V. 445 dated 17.06.1977.
2. A copy of an order bearing no. RTS/Jagatpur/11/82
3. A copy of above stated Deed of Conveyance registered before Sub-Registrar of Assurances whereby (1) Santokben Wd/o Shakrabhai Gangabhai and (2) Becharbhai Shakrabhai sold and conveyed their share in the land bearing Block no. 131 Paiki approximately admeasuring Acre 2-22 Guntha equivalent to 10320 square meters to Vanabhai Chothabhai
4. A copy of case papers of Civil Suit no. 211/1987..
5. A copy of Tenancy Case no. 57/1995
6. A copy Deed of Conveyance dated 29.09.1995 registered before office of sub-registrar of assurances at serial no. 2647.



7. A copy of Deed of Confirmation dated 07.06.2000.
8. A copy of Death Certificate and family pedigree of Chuthabhai Aatmaram.
9. A copy of family pedigree of Varvaji Gangabhai, Mohanbhai Varvaji and Aatmaram Varvaji.
10. A mutation entry or deed/document whereby the rights of Bai Nathiben Wd/o Varvabhai Gangabhai were relinquished on the said Land.
11. A copy of order bearing no. LAQ/Case no. 3/98/Jagatpur/ Sr. No. 9 dated 27.01.20210.
12. A copy of Environment Clearance for Project named Archway.

CHARGES:

Further, we have been informed by Adani Infrastructure and Developers Private Limited that said Land is not a subject matter of any pending proceedings, nor any order, decree, attachment or any order of any court or authority is operating against the said Non-Agricultural Land thereon adversely affecting the title, nor any portion thereof is under acquisition or requisition under any law in force and there are no other facts or particulars which can adversely affect its title.

CONCLUSION:

We may state based on the above observation and inspection of the available SRO searches, revenue records and documents furnished to us, that there are no encumbrances found from the searches and the title of said Adani Infrastructure and Developers Private Limited is the owner of the said Land being Block no. 131 Paiki admeasuring 12173 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur)



situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad appear to be clear, marketable and free from encumbrances subject to what is stated above and subject to certification of Mutation Entry nos. 3230 and 3231 dated 09.03.2022.

CERTIFICATE ON TITLE

We certify that your title to the said Land more particularly described in the Schedule written hereunder is clear and marketable and free from encumbrances, subject to what has been stated hereinabove.

SCHEDULE

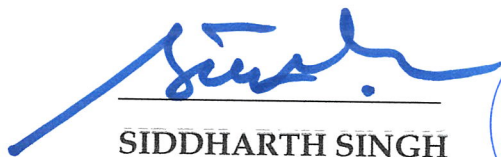
All that piece and parcel of Non-Agricultural Land bearing Block no. 131 Paiki admeasuring 12173 square meters forming part of Final Plot no. 19 comprised in Town Planning Scheme no. 34 (Jagatpur) situate, lying and being at Mouje: Jagatpur, Taluka: Ghatlodia, District: Ahmedabad which is bounded as under:

On or towards East:	Block no. 130 and 132
On or towards West:	Block no. 16 and 166
On or towards North:	Block no. 167, 168 and 130
On or towards South:	Block no. 157

Thanking you,

Yours Faithfully,

For, SBS LEGAL, Advocates



SIDDHARTH SINGH

Advocate

(G/849/2006)



QUALIFICATIONS AND ASSUMPTIONS: -

Title searches in the State of Gujarat are carried out at the office maintaining land revenue records; sub-registrar of assurances.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given/shown to us by the land owner and their representatives. We may state that, we have not inspected the original title deeds. We assume that the same are legally executed by authorized parties and are conclusive and have not been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. We express no opinion on authenticity or registration or on due execution of the document. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.
- (ii) This report is limited to the matters expressly set forth herein based on the representations, information, details and clarifications provided to us and on perusal of the copies of the documents and records provided to us and no comment is implied or may be inferred beyond such matters.
- (iii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection except for what is discussed in this Report;



- (iv) The approvals, consents or permits required from any authorities may be required for the performance of any obligations may be revoked or cancelled by the granting authority on change in the applicable law or regulations or on non-fulfillment of the terms and conditions thereof or may expire if such approval, consent or permit is time bound.
- (v) Legislation, its judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibilities to carry out any review of our comments for changes in Laws or regulations occurring after the date of issue of this report.
- (vi) Our review of documents and records as per the applicable Indian Laws is as deemed appropriate under the circumstances but do not necessarily include any internal circulars or policies of regulators not available in the public domain.
- (vii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to us for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.
- (viii) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and/or mutilated.
- (ix) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have



received the said amount from the purchaser. Further, we have presumed that no other commercials were involved in the transaction.

- (x) Please note that our scope of services exclude physical inspection of the subject land. It is highly recommended that the physical possession of subject land is adequately verified by any of the authorized representatives of the client.

