

Hitesh M. Rawal
Advocate

H M Rawal &
Company
ADVOCATES

Ref. No. TC/F.No.4223 /2014

To,

Amba Township Pvt. Ltd.

Gandhinagar



TITLE CERTIFICATE

Dear Sir,

Ref : Non-Agricultural Land admeasuring 19382.05 sq. mt. of consolidated Block No.444/255 [Old Block No.458, 459 and 460/A] situate, lying and being at Mouje Adalaj, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar belonging to Amba Township Pvt. Ltd. through its Director Manish Rajnikant Sanghani.

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THIS IS TO STATE THAT, we have examined the title of Amba Township Pvt. Ltd. through its Director Manish Rajnikant Sanghani and have caused to be taken searches of available registration record for last 30 years on 22.7.14 through our search clerk to the Non-Agricultural Land admeasuring 19382.05 sq. mt. of consolidated Block No.444/255 [Old Block No.458, 459 and 460/A] situate, lying and being at Mouje Adalaj, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar and from that and from declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners if disputed, and believing the same to be true, correct and trustworthy and also believing the xerox copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible



for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion certificate and opine that the titles of the said land shall be clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

1. Verification of all original documents.
2. Fulfilment of terms and conditions of N.A. Order.
3. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 9TH DAY OF AUGUST 2014.

Place : Ahmedabad.

Hitesh M. Rawal

Advocate
(H. M. Rawal & Co.)

NOTE:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search is issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search dated 22.7.14 the above Title Certificate is issued.

2. Please verify that there is no acquisition/reservation or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. due to road laying and widening or for any other public purpose or due to any historical monuments etc. and there are no pending litigation or injunction/status quo in respect of the said land.



Ref.No.TR/F.No.4223/14

Hitesh M. Rawal
Advocate

H M Rawal &
Company
ADVOCATES

TITLE REPORT

To,
Amba Township Pvt. Ltd.
Gandhinagar.



Dear Sir,

Ref : Non-Agricultural Land admeasuring 19382.05 sq. mt. of consolidated Block No.444/255 [Old Block No.458, 459 and 460/A] situate, lying and being at Mouje Adalaj, Taluka Gandhinagar in the Registration District and Sub District of Gandhinagar belonging to Amba Township Pvt. Ltd. through its Director Manish Rajnikant Sanghani.

As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on 22.7.14 through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us and from the declaration cum indemnity bond filed before us and believing the same to be true, correct and trustworthy and also believing the xerox copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

OLD BLOCK NO.458:

Under the powers vested under Sub-Section 3 A of Section 20 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 the Settlement Commissioner, Gujarat State, Ahmedabad declared the Consolidation Scheme for the village Adalaj, Taluka and District Gandhinagar and published



in Government Gazette Part-I on page no.2011 and prepared the village record from Block No.1 to 1474 in lieu of Old Survey Numbers and accordingly the Old Survey No.333 and 350 [paiki] were renumbered as Block No.458 admeasuring Acre 5-23 Guntha out of which admeasuring Acre-2-18 Guntha is of New Tenure and the remaining Acre 3-05 Guntha is of Old Tenure land under the ownership of [1] Ramanbhai Umedbhai [2] Gordhanbhai Umedbhai and [3] Bhalabhai Dayabhai. Entry to that effect was entered in the Revenue Record by Entry No. 4364 dated 1/1/66 and the said Entry was certified and promulgated on 6/2/66 by the City Deputy Collector, Gandhinagar.

Thereafter co-owner of the land Ramanbhai Umedbhai died intestate on 9.10.87 leaving behind him his heirs (1) Upendrabhai Ramanbhai (2) Rasikbhai Ramanbhai (3) Dilipbhai Ramanbhai (4) Gitaben Ramanbhai and (5) Champaben wd/o Ramanbhai Umedbhai, hence their names were entered as heirs of the deceased. Entry to that effect was carried out in the revenue record by entry no.7444 dtd.6.12.88 which was certified on 16.1.89.

Thereafter Tenancy Case No.2991/83 was cancelled by Mamlatdar and Krushi Panch under his resolution No.1 dated 4.2.85. It was further resolved in the said resolution that the said transaction was against the provisions of The Bombay Tenancy and Agricultural Land Act, 1948 . Therefore the said land was taken under the administration of government as per provisions of Section 84[c] of The Bombay Tenancy and Agricultural Land Act, 1948 . However, Prant Officer passed an order on 10.10.88 stating that if the concerned parties failed to abide by the conditions the possession of the said land will be taken over by the Government and the said land will be permanently disposed of as per provisions of Section 84[c] of The Bombay Tenancy and Agricultural Land Act, 1948. Entry to that effect was carried out in the revenue record by entry no.7460 dated 12.1.89.

On death of co-owner Ramanbhai Umedbhai the entry regarding his legal heirs was earlier made in the revenue record by entry no.7444 dated 6.12.88. The said fact is also repeated by entry no.7642 dtd.16.2.90, which is certified on 11.4.90.



Thereafter, the Prant Officer, Gandhinagar has declared the New Tenure lands admeasuring Acre 2- 18 Guntha out of Block No.458 vested to government without any charge due to unauthorised non-agricultural use of "Intvado" in New Tenure land without prior permission of the Collector. Entry to that effect was carried out in the revenue record by entry no.7835 dated 4.3.91 which was certified on 7.8.91.

Thereafter Revi. Applns. No.T.E.N.B.A. 166/89 and 177/89 preferred before Gujarat Revenue Tribunal were allowed and the order of the Deputy Collector was cancelled as the action was not taken in reasonable time limit u/s 84-C of the Bombay Tenancy and Agriocultural Land Act. Entry to that effect was carried out in the revenue record by entry no.8633 dated 3.4.96 which was certified on 2.7.96.

Thereafter due to the variation in Consolidation Scheme and as per Durasti Patrak No.58 New Block No.458 [old survey no.352] admeasuring Acre 2-18 Guntha i.e. 9915 sq. mts. has come in existence instead of Block No. 458 [old Survey No.333 and 350 (paiki)] admeasuring Acre 5-23 Guntha. the New Block No.458 [old Survey No.352] admeasuring Acre 2-18 Guntha i.e. 9915 sq. mts. [under the ownership of [1] Natvarbhai Ambalal [2] Naranbhai Somabhai [3] Gokalbhai Somabhai [4] Motibhai Chhababhai [5] Chunilal Chhababhai [6] Ishvarbhai Shankarbhai [7] Govindbhai Shankarbhai [8] Legal heirs of deceased Ramanbhai Umedbhai i.e. [a] Upendrabhai Ramanbhai [b] Rasikbhai Ramanbhai [c] Dilipbhai Ramanbhai [d] Gitaben Ramanbhai [e] Champaben wd/o Ramanbhai Umedbhai [9] Gordhanbhai Umedbhai [10] Bhalabhai Dahyabhai.]. Entry to that effect was carried out in Record of Right by entry no.8693 dated 5.7.96 which was certified 25.9.96.

Thereafter [1] Bhurabhai Joitaram Oza [2] Bhikhabhai Maganbhai Oza and [3] Bhikhabhai Somabhai Oza through their Power of Attorney Devendra Naranbhai Prajapati sold and conveyed the said land to Nareshbhai N. Prajapati and others by sale deed which was registered in the office of Sub Registrar of Gandhinagar under sr. no.1981 dated 1.6.96. Entry to that effect was carried out in the revenue record by entry no.8726 dated 23.7.96. The said entry was



cancelled on 25.9.96 since the Vendors are not owners of the land.

Thereafter the co-owner of the said land Upendrabhai Ramanbhai Patel died intestate on 24.9.94 leaving behind him his heirs [1] Ranjanben wd/o Upendrabhai Ramanbhai and [2] Minor Kunal Upendrabhai Patel through his guardian Ranjanben wd/o Upendrabhai Ramanbhai. Hence their names were entered in Revenue Record on the strength of Form No.6 the Note no.2205 dated 21.7.95 of Village Jamiyatpura. Entry to that effect was carried out in the revenue record by entry no.9156 dated 11.2.98 which was certified on 17.4.98.

Thereafter the Collector, Gandhinagar under his order No.RTS Appeal No.48/98 dated 31.8.98 cancelled the order dated 15.12.97 passed by Prant Officer, Gandhinagar. Entry to that effect was carried out by entry no.9275 dated 4.9.98 which was certified on 7.11.98.

Thereafter the co-owner Nathabhai Ishvarbhai died intestate on 14.5.98 leaving behind him his heirs [1] Dahiben wd/o Nathabhai [2] Keshavlal Nathabhai [3] Bhailalbai Nathabhai [4] Bharatbhai Nathabhai [5] Kapilaben Nathabhai [6] Subhadaben Nathabhai. Hence their names were entered in Record of right on the strength of Form No.6 entry no.2367 of Village Jamiyatpura Entry to that effect was carried out in the revenue record by entry no.9322 dated 9.10.98 which was certified on 24.11.98.

Thereafter the co-owners of the said land [1] Govindbhai Shankarbhai [2] Ishvarbhai Shankarbhai [3] Chunilal Chhababhai and [4] Motibhai Chhababhai died intestate, hence the names of their heirs as per following details were entered on the strength of Village Form No.6. **[1] Heirs of Ishvarbhai Shankarbhai** [A] Late Nathabhai Ishvarbhai [A-1] Dahiben Wd/o Nathabhai Ishvarbhai [A-2] Keshavlal Nathabhai Ishvarbhai [A-3] Bhailal Nathabhai Ishvarbhai [A-4] Bharatbhai Nathabhai Ishvarbhai [A-5] Subhadaben Nathabhai Ishvarbhai [B] the heirs of Late Vitthalbhai Ishvarbhai [B-1] Shantaben wd/o Vitthalbhai Ishvarbhai [B-2] Jyotsnaben Vitthalbhai **[2] heirs of deceased Govindbhai Shankarbhai** [A] the heirs of deceased Narsinhbhai Govindbhai [A-1] Maniben wd/o Narsinhbhai Govindbhai [A-2] Dashrathbhai Narsinhbhai



[3] [A-3] Vinaben Narsinhbhai [A-4] Jashodaben Narsinhbhai [A-5] Ramaben Narsinhbhai [B] Heirs of deceased Manibhai Govindbhai Shankarbhai [B-1] Kamlabhai wd/o Manibhai Govindbhai, [B-2] the heirs of deceased Rameshbhai Manibhai [B-2-1] Shardaben Wd/o Rameshbhai Manibhai [B-2-2] Umeshbhai Rameshbhai [B-2-3] Kalpeshbhai Rameshbhai [B-2-4] Darshanaben Rameshbhai [B-3] Narendrabhai Manibhai [B-4] Mukeshbhai Manibhai [B-5] Kokilaben Manibhai [B-6] Gitaben Manibhai [3] **Heirs of deceased Chunilal Chhababhai** [A] Kamlaben wd/o Chunilal Chhababhai [B] Popatlal Chunilal [C] Jagdishbhai Chunilal and [4] **Motibhai Chhababhai** died without leaving any heir behind him, hence his names was deleted from the revenue record. Entry to that effect was carried out in the revenue record by entry no.9389 dated 11.2.99 which was certified on 17.3.99.

Thereafter the following names were deleted from the revenue record of said land:

[A] [1] Shantaben wd/o Vitthalbhai Ishvarbhai [2] Jyotsnaben d/o Vitthalbhai Ishvarbhai [B] Heirs of deceased Narsinhbhai Govindbhai [1] Maniben wd/o Narsinhbhai Govindbhai [2] Dashrathbhai Narsinhbhai [3] Vinaben Narsinhbhai [4] Jashodaben Narsinhbhai [5] Ramaben Narsinhbhai. [C] [1] Kamlaben wd/o Manibhai Govindbhai [2] Rameshbhai Manibhai [3] Umeshbhai Rameshbhai Manibhai [4] Kalpeshbhai Rameshbhai Manibhai [5] Darshanaben Rameshbhai Manibhai [6] Narendrabhai Manilal [7] Mukeshbhai Manilal [8] Kokilaben Manilal [9] Gitaben Manilal [D] [1] Popatlal Chunilal [2] Jagdish Chunilal [3] Kamlaben wd/o Chunilal Chhababhai [4] Shardaben wd/o Rameshbhai Natvarbhai.

While the following names were continued in the revenue record of the said land :[1] Daiben wd/o Nathabhai [2] Keshavlal Nathabhai [3] Bhailalbhai Nathabhai [4] Bharatbhai Nathabhai [5] Kapilaben Nathabhai [6] Subhadaben Nathabhai [7] Natvarbhai Ambalal [8] Naranbhai Somabhai [9] Gokalbhai Somabhai [10] Gordhanbhai Umedbhai [11] Upendrabhai Ramanbhai [12] Rasikbhai Ramanbhai [13] Dilipbhai Ramanbhai [14] Geetaben Ramanbhai and [15] Champaben wd/o Ramanbhai [16] Bhalabhai Dahyabhai. Entry to that effect was carried out in the revenue record by entry No.9502 dated 16.3.2000 which was certified on 23.4.2000.

Thereafter co-owner of the said land Gordhanbhai Umedbhai died



intestate on 29.3.98 leaving behind his heirs [1] Maniben wd/o Gordhanbhai Umedbhai [2] Viren Gordhanbhai Patel and [3] Indiraben Gordhanbhai hence their names were entered as heirs. Entry to that effect was carried out in the revenue record by entry no.9615 dated 10.4.01 which was certified on 29.7.2001.

Thereafter in the said land the other co-owners have released their right, title and interest in favour of Keshavlal Nathabhai hence their names were deleted from the revenue record. Entry to that effect was carried out in the revenue record by entry No.9779 dated 7.1.2003 which was certified on 22.3.03.

Thereafter the said land was converted from New Tenure to Old Tenure recovering as per rules the premium equal to 60 times the assessment with a condition to pay premium at the time of N.A. Use and deleted the restriction of new tenure for agricultural purpose only, as per the order No.Jamin/Shi.J./S.R.No.52 dated 11/04. Entry to that effect was carried out in the revenue record by entry no.10092 dated 7.11.04 which was certified on 8.12.04.

Thereafter [1] Keshavlal Nathalal as Self and Karta and Manager of his HUF and [2] Patel Ketan Keshavlal as Self and Karta and Manager of his HUF and as a Guardian of Minor Jainik and Nensy agreed to sale the said land to Amba Township Pvt. Ltd. and made an application before Collector, Gandhinagar for granting permission under Section 63 but due to unavoidable circumstances the said permission was not granted within prescribed period hence as per instruction of said Company [1] Keshavlal Nathalal as Self and Karta and Manager of his HUF and [2] Patel Ketan Keshavlal as Self and Karta and Manager of his HUF and as a Guardian of Minor Jainik and Nensy executed registered sale deed of the said land in favour of Vitthalbhai Haribhai Vaghasiya which is presented in the office of Sub Registrar of Gandhinagar on 16.7.2005 under Sr. No.5314 and the same was ordered for registration on 5.8.05 the consideration for the said sale was also paid by Amba Township Pvt. Ltd. as described in said sale deed.

Thereafter an inquiry was initiated under Section 65 of The Bombay Tenancy and Agricultural Land Act, 1948 as the said land remained uncultivated since last three years and notice was issued to take land under the management of the Government, However, the Deputy Collector, [L.R.], Gandhinagar after due inquiry has withdrawn the said notice dtd.30.6.05 under his order No.Ganot/Section 65-SR-16/2005 dated 27.7.05. Entry to that effect was carried



out in the revenue record by entry no.10258 dated 12.12.05 which was certified on 28.3.06.

Thereafter the Collector, Gandhinagar has granted permission under Section 43 read with Section 63 and Rule 36 under his order No.CB/Ganot/WS.1868-76/07 dated 12.4.07 and recovered the premium amounting to Rs.67,42,200/- and released the said land from the restriction of New Tenure for Residential Non Agricultural purpose and permitted to sale the said land. Entry to that effect is carried out in the Record of Right by Entry No. 10845 Dated 26/4/07 which is certified on 2/7/2007.

Thereafter Vitthalbhai Haribhai Vaghasiya as Self and as Power of Attorney Holder of [1] Keshavlal Nathalal as Self and Karta and Manager of his HUF and [2] Patel Ketan Keshavlal as Self and Karta and Manager of his HUF and as a Guardian of Minor Jainik and Nensy jointly sold and conveyed the said land to Amba Township Pvt. Ltd. by sale deed which is registered in the office of Sub Registrar of Gandhinagar under sr. no.5747 dated 7.5.07. Entry to that effect was carried out in the revenue record by entry no.10890 dated 30.5.07 which was certified on 2.7.07.

Thereafter, the Mamlatdar, Gandhinagar under his Order No. Jamin WS/6502/08 Dated 08/09/2008 duly verified the computerised record of Village Form No.7/12 with Manual Record of Village Form No. 7/12 of the said Village and issued General Correction Memorandum. Accordingly the Block No. 454/A was also covered under the effect of Correction as per instructions laid down in Correction Memorandum. Entry to that effect was carried out in the revenue record by entry no.11450 dtd.29.9.08 which is certified on 19.1.09.

Thereafter, the Mamlatdar Gandhinagar, has amalgated the land of Block No. 458 with the Block No. 444 along with the land of other 27 Block Numbers as all the lands are adjoining to each other and held by the same holder under his Order No. LND/WS/9739/08 Dated 24/12/2008 and renumbered the said Block No. as Block No. 444. Entry to that effect is carried out in the Record of Right by Entry No. 11578 Dated 17/03/2009 which is certified on 27.5.09.

Thereafter District Collector, Gandhinagar extended the period for obtaining N.A.Permission under Section-65 of Bombay Land Revenue Code up



to 20.3.2009 under his order No.CB/Ganot/Vashi.421 to 449/2009 dated 20.3.2009. Entry to that effect is carried out in revenue record by entry No.11586 dtd.21.3.2009 which is certified on 27.5.09.

Thereafter the Collector Gandhinagar has granted Non Agricultural Use Permission for residential purpose for the said Land under his order No.CB/Jamin/N.A./SR 124/WS/8098 to 8108/09 dated 13.4.2009 under sec. 65 of the Bombay Land Revenue Code. Entry to that effect is carried out in the Revenue Record by Entry No. 11699 Dated 08/05/2009 which is certified on 22.9.09.

OLD BLOCK NO.459:

Under the powers vested under Sub-Section 3 A of Section 20 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 the Settlement Commissioner, Gujarat State, Ahmedabad declared the Consolidation Scheme for the village Adalaj, Taluka and District Gandhinagar and published in Government Gazette Part-15 on page no.2011 and accordingly prepared the village record for Block No.1 to 1474 in lieu of Old Survey Numbers. Accordingly, the Old Survey No.351 was renumbered as Block No.459 admeasuring 10421 sq. mts. under the ownership of Nathabhai Nagarbhai who was holding the Land on restricted Tenure. Entry to that effect was entered in the Revenue Record by Entry No. 4364 dated 1/1/66 and the said Entry was certified and promulgated on 6/2/66 by City Deputy Collector, Gandhinagar.

Thereafter, Nathabhai Nagarbhai died on 30.8.64 intestate leaving behind him his heirs (1) Keshavlal Nathabhai (2) Bababhai Nathabhai (3) Shantaben Nathabhai (4) Dahiben Nathabhai (5) Kamlaben Nathabhai and (6) Kantaben Nathabhai and hence their names were entered as heirs of the deceased. Entry to that effect was carried out in the revenue record by entry no.6572 dtd.28/4/81 which was certified on 17/6/81.

Thereafter, (1) Shantaben Nathabhai (2) Dahiben Nathabhai (3) Kamlaben Nathabhai and (4) Kantaben Nathabhai have released their right, title and interest in the said land of Revenue Block No. 459 in favour of (1) Keshavlal Nathabhai and (2) Bababhai Nathabhai hence their names were deleted from Record of Right. Entry to that effect was entered in the Revenue Record by Entry No. 6580 dated 7/5/81 and the same was certified on 17/6/81.



Thereafter, Nathabhai Nagarbhai has purchased the said Land U/sec. 32 (G) of B. T. & A. L. Act, 1948 from the Land Owner Popatbhai Chakkadbhai at Rs. 271.05 paise.as per Order No. 435 Dated 13/02/1959 passed by Mamlatdar and Krushi Panch, Gandhinagar. On full payment of Purchase price, Purchase Certificate in Form No. 9 was issued and according to that Certificate the said Land cannot be sold, Mortgaged, Distributed, Gifted, Exchange etc. without the Prior Sanction of the Collector U/sec. 43 of the Act. Entry to that effect was carried out in the Revenue Record by Entry No. 6658 dated 4/10/81 which was certified on 14/12/81.

Thereafter Prant Officer, Virmgam had granted permission to sale the said land U/sec. 43 of the B. T. & A. L. Act, 1948 by Charging the Premium equal to Sixty Times Assesment with a condition to pay at the time of N. A. Use being done and other Conditions mentioned in the said Order. Entry to that effect was carried out in the Revenue Record by Entry No. 6659 dated 4/10/81 which was certified on 14/12/81.

Thereafter, (1) Keshavlal Nathabhai and (2) Bababhai Nathabhai sold and conveyed said land of Revenue Survey No. 459 to (1) Ramanlal Amtharam Patel and (2) Bakorbhai Gangaram by Deed of Conveyance dated 7/11/81 which was registered in the Office of Sub-Registrar of Gandhinagar under serial No. 2120. Entry to that effect was entered in the Revenue Record by Entry No. 6865 dated 29/10/82 and the same was certified on 28/1/83.

Thereafter, (1) Ramanbhai Amthabhai through his Power of Attorney holder Keshavlal Nathabhai sold and conveyed the land of Block No. 459 (paiki) admeasuring 5210.5 sq.mts. to Rajeevbhai Govindbhai Patel by Deed of Conveyance dated 22/1/99 which was registered in the Office of Sub-Registrar of Gandhinagar under Sr. No.382. Entry to that effect was entered in the Revenue Record by Entry No. 9373 dated 21/1/99 and the same was certified on 17/3/99.

Thereafter owner of the said land Rajeevbhai Govindbhai Patel alongwith Lalbhai Govindbhai Patel and Rajesh Govindbhai Patel during their life time made application for entering the names of their family members in revenue record of the land respectively belonging to them. Thus in the revenue record with the name of Lalbhai Govindbhai the names of his family members i.e. [1] Lalitaben wife of Lalbhai [2] Minor Bhumiben Lalbhai [3] Minor Porash Lalbhai and [4]



Minor Yesha Lalbhai, no.2 to 4 through their guardian Lalbhai Govindbhai were included in the revenue record of the land belonging to Lalbhai Govindbhai Patel.

Similarly in the revenue record with the name of Rajeshbhai Govindbhai the names of his family members i.e. [1] Urvashiben wife of Rajeshbhai Govindbhai [2] Minor Ruchita Rajeshbhai [3] Minor Ritu Rajeshbhai and [9] Minor Jainil Rajeshbhai No.2 to 4 through their guardian Rajeshbhai Govindbhai were included in the revenue record of the land belonging to Rajeshbhai Govindbhai Patel.

Similarly in the revenue record with the name of Rajivbhai Govindbhai the names of his family members i.e. [1] Jigishben wife of Rajivbhai [2] Minor Rujul Rajivbhai and [3] Minor Aditi Rajivbhai no.2 and 3 through their guardian Rajivbhai Govindbhai were included in the revenue record of the land belonging to Rajivbhai Govindbhai Patel. Entry to that effect was carried out in the revenue record by entry no.9592 dated 25.1.01 which was certified on 31.3.01.

Thereafter an inquiry was initiated under section 65 of The Bombay Tenancy & Agricultural Land Act, 1948 as the said land remained uncultivated since last three years and notice was issued to take land under the management of the Government, however the Deputy Collector, [L.R.], Gandhinagar has after due inquiry withdrawn the said notice under his order No.Ganot/Section 65-SR-17/2005 dated 27.7.05. Entry to that effect was carried out in the revenue record by entry no.10259 dated 12.12.05 which was certified on 28.3.06.

Thereafter (1) Bakorbhai Gangaram Prajapati as a self and Karta & Managaer of his HUF (2) Rajeev Govindbhai Patel as a self and Karta & Managaer of his HUF and Guardian of Minor Aditi (3) Rujul Rajeevbhai Patel as a self and Karta & Managaer of his HUF and (4) Jigishaben Wife of Rajeevbhai Govindbhai Patel agreed to sale the said land to Amba Township Pvt. Ltd. and made an application before Collector, Gandhinagar for granting permission under Section 63 but due to unavoidable circumstances the said permission was not granted within prescribed period hence as per instruction of said Company (1) Bakorbhai Gangaram Prajapati as a self and Karta & Managaer of his HUF (2) Rajeev Govindbhai Patelas a self and Karta & Managaer of his HUF and Guardian of Minor Aditi (3) Rujul Rajeevbhai Patel as a self and Karta & Managaer of his HUF and (4) Jigishaben Wife of Rajeevbhai Govindbhai Patel executed sale deed of the said land in favour of Vitthalbhai Haribhai Vaghasiya which is presented in the office of Sub Registrar of Gandhinagar under sr. no.5316 dated



16.7.05 and ordered for registration on 4.8.2005. The consideration for the said sale was also paid by Amba Township Pvt. Ltd. as described in said sale deed.

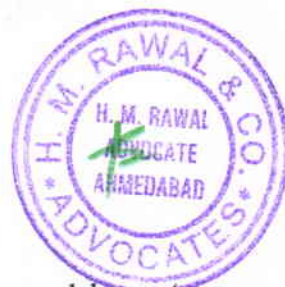
Thereafter the Collector, Gandhinagar has granted permission under Section 43 read with Section 63 and Rule 36 under his order No.CB/Ganot/WS.3119 to 27/07 dated 14.06.07 and recovered the premium amounting to Rs.79,36,634/- and released the said land from the restriction of New Tenure for Non Agricultural purpose and permitted the sale of said land. Entry to that effect is yet to be carried out in the Revenue Record by entry No.10962 dated 7.7.2007 which was certified on 20.8.07.

Thereafter, Vitthalbhai Haribhai Vaghasiya as self and as Power of Attorney Holder of (1) Bakorbhai Gangaram Prajapati as a self and Karta & Managaer of his HUF (2) Rajeev Govindbhai Patel as a self and Karta & Managaer of his HUF and Guardian of Minor Aditi (3) Rujul Rajeevbhai Patel as a self and Karta & Managaer of his HUF and (4) Jigishaben Wife of Rajeevbhai Govindbhai Patel jointly sold and conveyed the land of Block No. 459 to Amba Town Ship by Deed of Conveyance dated 3/7/2007 which was registered in the Office of Sub-Registrar of Gandhinagar under serial No. 8509. Entry to that effect was entered in the Revenue Record by Entry No. 10988 dated 1/8/2007 and the same was certified on 17/9/07.

Thereafter Vitthalbhai Haribhai Vaghasiya executed Confirmation Deed in favour of Amba Township Pvt. Ltd. confirming the above referred sale. which is registered in the office of Sub Registrar of Gandhinagar under serial no.8516 dtd.3.7.2007.

Thereafter, the Mamlatdar Gandhinagar, has amalgated the land of Block No. 459 with the Block No. 444 along with the land of other 27 Block Numbers as all the lands are adjoining to each other and held by the same holder under his Order No. LND/WS/9739/08 Dated 24/12/2008 and renumbered the said Block No. as Block No. 444. Entry to that effect is carried out in the Record of Right by Entry No. 11578 Dated 17/03/2009 which is certified on 27.5.09.

Thereafter District Collector, Gandhinagar extended the period for obtaining N.A.Permission under Section-65 of Bombay Land Revenue Code up to 20.3.2009 under his order No.CB/Ganot/Vashi.421 to 449/2009 dated



20.3.2009. Entry to that effect is carried out in revenue record by entry No.11586 dtd.21.3.2009 which is certified on 27.5.09.

Thereafter the Collector Gandhinagar has granted Non Agricultural Use Permission for residential purpose for the said Land under his order No.CB/Jamin/N.A./SR 124/WS/8098 to 8108/09 dated 13.4.2009 under sec. 65 of the Bombay Land Revenue Code. Entry to that effect is carried out in the Revenue Record by Entry No. 11699 Dated 08/05/2009 which is certified on 22.9.09.

OLD BLOCK NO.460-A:

Under the powers vested under Sub-Section 3 A of Section 20 of The Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947 the Settlement Commissioner, Gujarat State, Ahmedabad declared the Consolidation Scheme for the village Adalaj, Taluka and District Gandhinagar and published in Government Gazette Part-15 on page no.2011 and accordingly prepared the village record for Block No.1 to 1474 in lieu of Old Survey Numbers and accordingly the Old Survey No.350 [paiki] and 352 was renumbered as Block No.460 admeasuring 14265 sq. mts. under the ownership of Swaminarayan Temple through its Administrator Jashbhai Nathabhai. Entry to that effect was entered in the Revenue Record by Entry No. 4364 dated 1/1/66 and the said Entry was certified and promulgated on 6/2/66 by City Deputy Collector, Gandhinagar.

During the course of inquiry under section 32 G of The Bombay Tenancy and Agricultural Land Act, 1948 the Mamlatdar & A.L.T. Gandhinagar under his order Ganot Case No.32-G 29/67, Adalaj dtd.28.6.68, had dropped the proceedings as the occupant of the land Swaminarayan Mandir had obtained certificate under section 88 B of the Act. Entry to that effect was carried out in the revenue record by entry no.4676 dated 14.9.68 which was certified on 26.10.68.

Thereafter the certificate obtained by Swaminarayan Temple under section 88-B of The Bombay Tenancy and Agricultural Land Act, 1948 being a Public Religious Institution but the said certificate was cancelled under section 31 and 88-E of The Bombay Tenancy and Agricultural Land Act, 1948. Entry to that effect was carried out in the revenue record by entry no.4850 dated 26.5.70



which was certified on 17.7.70.

Thereafter the Mamlatdar and A.L.T. Gandhinagar under his order No. Tenancy Case No. De-Inam-Adalaj dated 12.8.70 declared purchase ineffective. Entry to that effect was carried out in the revenue record by entry no. 4880 dated 13.3.71 which was certified on 20.4.71.

Shri Prajapati Joitabhai Lalabhai died intestate on 19.4.75 leaving behind him his heirs [1] Bababhai Joitabhai [2] Kantaben Joitabhai and [3] Divaliben wd/o Joitabhai Lalabhai and hence their names were entered in other rights of Villageform No. 7/12. Entry to that effect was carried out in the revenue record by entry no. 6090 dated 13.5.76 which was certified on 30.9.76.

Thereafter the khatedar of the land Bababhai Joitaram obtained loan from Jamiyatpura Seva Sahkari Mandali. On the strength of the Ekrarnama the charge of the said Mandali was noted in the revenue record by entry no. 6143 dated 17.2.77 which was certified on 9.6.77.

Thereafter Jashubhai Nathabhai, the Managing Trustee of Swaminarayan Temple had obtained loan of Rs. 10,000/- against the said land along with land of other Block Nos. from State Bank of India, Sabarmati Branch. On the strength of the Ekrarnama of the said bank charge was noted in Record of Right. Entry to that effect was carried out in the revenue record by entry no. 6161 dated 19.4.77 which was certified on 9.6.77.

Thereafter tenant Bababhai Joitabhai had purchased the said land in five instalments of purchase price as per case no. 12/16/79 dated 24.9.79 of Mamlatdar and Krushi Panch, Gandhinagar. Entry to that effect was carried out in the revenue record by entry no. 6500 dated 13.11.80 which was certified on 17.6.81.

Thereafter the Purchase Certificate in Form No. 9 was issued by the Mamlatdar & ALT under his No. 52/III Case No. 1216/79/certificate the charge of the owner was deleted from other right and name of tenant was entered as occupant of the land. Entry to that effect was carried out in the revenue record by entry no. 6899 dated 27.12.82 which was certified on 28.1.83.

Thereafter the loan obtained from State Bank of India by Bababhai Joitabhai was repaid by the Khatedar, hence on the strength of the Certificate of the said



bank, the charge of the said bank was deleted. Entry to that effect was carried out in the revenue record by entry no.6917 dated 24.3.83 which was certified..

Thereafter the loan obtained from Jamiyatpura Seva Sahkari Mandali by Bababhai Joitabhai was repaid and, hence on the strength of the No Due Certificate dated 28.1.84 of the said Mandali, the charge of the said Mandali was deleted. Entry to that effect was carried out in the revenue record by entry no.6991 dated 30.1.84 which was certified on 23.6.84.

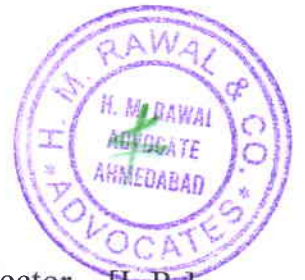
Thereafter due to the variation in consolidation scheme as per Durasti Patrak No.58, New Block No.460/A [Old Survey No.350 paiki, 350 paiki] admeasuring 14265 sq. mts. came into existence instead of Block No.460 [Old Survey No.350 paiki, 352]. Entry to that effect was carried out in the revenue record by entry no.8693 dated 5.7.96.

Thereafter the Prant Officer, Gandhinagar has under his order No.P.O.Jamin.S.P.Zumbesh.S.R.1728/2003 dated 16.8.03 converted the said restricted land in to Old Tenure for Agriculture Purpose with a condition to pay premium at the time of N.A. Use being done. Entry to that effect was carried out in the revenue record by entry No.9864 dated 18.8.2003 which is certified on 10.10.03.

Thereafter Bababhai Joitaram through his Power of Attorney Nathabhai Virabhai Prajapati sold and conveyed the said land to [1] Natvarlal Ambalal Prajapati [50%] and [2] Nisitkumar Ramanlal Prajapati [50%] by sale deed which is registered in the office of Sub Registrar under sr. no.5738 dated 18.9.03. Entry to that effect was carried out in the revenue record by entry no.9915 dated 20.12.03 which was certified on 5.2.04.

Thereafter [1] Natvarlal Ambalal Prajapati [50%] and [2] Nisitkumar Ramanlal Prajapati [50%] sold and conveyed the land of Block No.460-A [paiki] 5500 sq. mts. to Rajivkumar Govindbhai Patel H.U.F. by sale deed which is registered in the office of Sub Registrar under sr. no.5079 dated 14.5.04. Entry to that effect was carried out in the revenue record by entry no.10027 dated 22.07.2004 which was certified.

Thereafter an inquiry under Section 65 of The Bombay Tenancy and Agricultural Land Act, 1948 was initiated as the said land remained uncultivated since last three years and notice was issued to take land under the man-



agement of the Government, However, the Deputy Collector, [L.R.], Gandhinagar has after inquiry withdrawn the said notice under his order No.Ganot/Section 65-SR-18/2005 dated 27.7.05. Entry to that effect was carried out in the revenue record by entry no.10260 dated 12.12.05 which was certified on 28.3.06.

Thereafter [1] Rajivbhai Govindbhai Patel as self and Karta and Manager of his HUF and guardian of Minor Aditi [2] Rujul Rajivbhai Patel as self and Karta and Manager of his HUF [3] Jigishaben w/o Rajivbhai Govindbhai Patel [No.1 to 3 owners of land admeasuring 5500 sq. mts. of Block No.460-A Paiki] [4] Natvarlal Ambalal Patel as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] and [5] Nishitkumar Ramanlal as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] agreed to sale the said land to Amba Township Pvt. Ltd. and made an application before Collector, Gandhinagar for granting permission under Section 63 but due to unavoidable circumstances the said permission was not granted within prescribed period hence as per instruction of said Company [1] Rajivbhai Govindbhai Patel as self and Karta and Manager of his HUF and guardian of Minor Aditi [2] Rujul Rajivbhai Patel as self and Karta and Manager of his HUF [3] Jigishaben w/o Rajivbhai Govindbhai Patel [No.1 to 3 owners of land admeasuring 5500 sq. mts. of Block No.460-A Paiki] [4] Natvarlal Ambalal Patel as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] and [5] Nishitkumar Ramanlal as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] executed registered sale deed of the said land in favour of Vitthalbhai Haribhai Vaghasiya which is presented in the office of Sub Registrar of Gandhinagar under sr. no.5312 dated 16.7.2005 and ordered for registration on 4.8.05. The consideration for the said sale was also paid by Amba Township Pvt. Ltd. as described in said sale deed.

Thereafter the Collector, Gandhinagar has granted permission under Section 43 read with Section 63 and Rule 36 under his order No.CB/Ganot/WS/3128 to 36/07 dated 14.6.07 and recover the premium amounting to Rs.1,08,64,224/- and released the said land from the restriction of New Tenure for Residential Non Agricultural purpose and to sale the said land. Entry to that effect is carried out in the Record of Right by Entry No. 10961 Dated 07/07/07 which is certified on 20/08/2007.

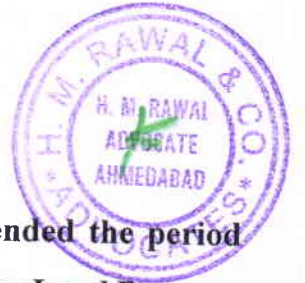


Thereafter Vitthalbhai Haribhai Vaghasiya as self and as Power of Attorney Holder of [1] Rajivbhai Govindbhai Patel as self and Karta and Manager of his HUF and guardian of Minor Aditi [2] Rujul Rajivbhai Patel as self and Karta and Manager of his HUF [3] Jigishaben w/o Rajivbhai Govindbhai Patel [No.1 to 3 owners of land admeasuring 5500 sq. mts. of Block No.460-A Paiki] [4] Natvarlal Ambalal Patel as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] and [5] Nishitkumar Ramanlal as self and Karta and Manager of his HUF [Owner of land admeasuring 4382.5 sq. mts. of Block No.460-A paiki] jointly sold and conveyed the said land to Amba Township Pvt. Ltd. by sale deed which is registered in the office of Sub Registrar under sr. no.8511 dated 3.7.2007. Entry to that effect was carried out in the revenue record by entry no.10989 dtd.1.08.07 which was certified on 17.09.07.

Thereafter Vitthalbhai Haribhai Vaghasiya executed Confirmation Deed in favour of Amba Township Private Ltd. with regard to the Sale Deed registered in the office of Sub Registrar under sr. no.8511 dated 3.7.2007. The said Confirmation Deed is registered in the office of Sub Registrar of Gandhinagar under Sr. No.8517 dated 3.7.2007.

Thereafter, the Mamlatdar, Gandhinagar under his Order No. Jamin WS/ 6502/08 Dated 08/09/2008 duly verified the computerised record of Village Form No.7/12 with Manual Record of Village Form No. 7/12 of the said Village and issued General Correction Memorandum. Accordingly the Block No. 460-A was also covered under the effect of Correction as per instructions laid down in Correction Memorandum. Entry to that effect was carried out in the revenue record by entry no.11450 dtd.29.9.08 which certified on 19.1.2009.

Thereafter, the Mamlatdar Gandhinagar, has amalgated the land of Block No. 460-A with the Block No. 444 along with the land of other 27 Block Numbers as all the lands are adjoining to each other and held by the same holder under his Order No. LND/WS/9739/08 Dated 24/12/2008 and renumbered the said Block No. as Block No. 444. Entry to that effect is carried out in the Record of Right by Entry No. 11578 Dated 17/03/2009 which is certified on 27.5.09.



Thereafter District Collector, Gandhinagar extended the period for obtaining N.A. Permission under Section-65 of Bombay Land Revenue Code up to 20.3.2009 under his order No.CB/Ganot/Vashi.421 to 449/2009 dated 20.3.2009. Entry to that effect is carried out in revenue record by entry No.11586 dtd.21.3.2009 which is certified on 27.5.09.

Thereafter the Collector Gandhinagar has granted Non Agricultural Use Permission for residential purpose for the said Land under his order No.CB/Jamin/N.A./SR 124/WS/8098 to 8108/09 dated 13.4.2009 under sec. 65 of the Bombay Land Revenue Code. Entry to that effect is carried out in the Revenue Record by Entry No. 11699 Dated 08/05/2009, which is certified on 22.9.09.

GENERAL

Thereafter as per Durasti Patrak No.121 issued by D.I.L.R. Gandhinagar the land admeasuring 430521 sq. mts. was divided in parts and Block No.444/255 was allotted land admeasuring 19382.05 sq. mts. Entry to that effect was entered in revenue record by Entry No.12911 dated 30.9.2011 which was certified on 13.1.2012. On the basis of the same new Village Form No.7/12 has been issued in the name of Amba Township Pvt. Ltd.

We have found that on the computerised Village Form No.7/12 of said Block No.444/255 it is inadvertently printed that the said land is Non-Agricultural land of Old Survey Nos.340/2, 340/3 and 339 paiki. However, on verification of old manual Form No.7/12 of the concerned Block Nos. and revenue entry of consolidation we have found that the correct Survey Nos. are 333, 350p, 351 and 352.

The Company Search of Amba Township Private Limited was obtained from the Office of Registrar of Companies, Gujarat by Mr. Mihir Doshi, Proprietor, Mihir Doshi & Associates, Company Secretaries on 16.5.2014 which shows that no charges have been registered with the office of the Registrar of Companies [ROC], Gujarat.

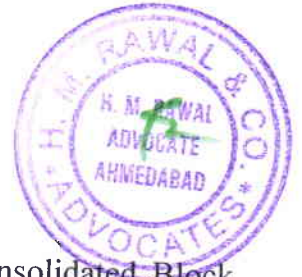


As a part of our Title Investigation we have issued public advertisement in "Gujarat Samachar" on dated 27.6.14 inviting objections against the said land. In response to the said advertisement we have not received any objection within the stipulated time limit.

Thus the said Non-Agricultural Land admeasuring 19382.05 sq. mt. of consolidated Block No.444/255 [Old Block No.458, 459 and 460/A] situate, lying and being at Mouje Adalaj, Taluka Gandhinagar is indenpendently owned, occupied and possessed by Amba Township Pvt. Ltd. through its Director Manish Rajnikant Sanghani in the revenue records and all other government and semi-government records.

The above said report is given on the basis of Sub Registry record for the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners if disputed, and believing the same to be true, correct and trustworthy and also believing the xerox copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual and conditional computer Search Report obtained through Office of Sub Registrar clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss due to the information/search provided through computerized search and on that basis and as per the below mentioned note we hereby issue this opinion report and opine that the titles of the said Non-



Agricultural Land admeasuring 19382.05 sq. mt. of consolidated Block No.444/255 [Old Block No.458, 459 and 460/A] situate, lying and being at Mouje Adalaj, Taluka Gandhinagar shall be clear and marketable and free from reasonable doubts and without encumbrances **subject to :-**

1. Verification of all original documents.
2. Fulfilment of terms and conditions of N.A. Order.
3. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 9TH DAY OF AUGUST 2014.

Place : Ahmedabad.

Hitesh M. Rawal


Advocate

(H. M. Rawal & Co.)

NOTE:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover conditional Computerised Search is issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into our error and with that caution, condition, understanding and on the basis of Registration Search dated 22.7.14 the above Title Report is issued.

2. Please verify that there is no acquisition/reservation or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority etc. due to road laying and widening or for any other public purpose or due to any historical monuments etc. and there are no pending litigation or injunction/status quo in respect of the said land.

