WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
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REPORT ON TITLE

To,

Godrej Properties Limited,

Godrej Bhavan, 4th Floor,

4A, Home Street, Fort,

Mumbai – 400 001,

Maharashtra:

SUBJECT LAND:

All that piece and parcel of land bearing Survey No. 55/1 admeasuring about 16086 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**"):

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1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shree Siddhi Infrabuild Private Limited*** (hereinafter referred to as the "***Owner***") to the said Land.

2. DISCLAIMERS:

a) This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

b) The accuracy of this Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

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.

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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 Report on Title 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 land bearing Survey No. 55/1 admeasuring about 16086 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East	:	Survey No. 4/1 and Road
West	:	Survey No. 51
North	:	Survey No. 56
South	:	Survey No. 54

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

Erstwhile Survey No. 55/1:

a) Mutation entry no. 594 though reflected in the latest Village Form No. 7 of the said Land, it does not pertain to the same and therefore, it is not relevant for the purposes of this Title.

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b) The revenue records reflect that, vide a Taluka Order bearing no. T.N.C dated 27.11.1947 passed by the competent authority, names of the protected tenants were entered in the revenue records and pursuant thereto, name of Chhagan Ghela was entered in the revenue records of the land bearing Survey No. 55/1 admeasuring 2 Acres 39 Gunthas and the name of Bechar Naranbhai was reflected as the 'Kabzedaar'. The said event was entered in the revenue records on 26.6.1948 vide mutation entry no. 642.

c) Subsequently, vide a Taluka Order dated 7.3.1955 bearing no. T.N.C., names of the protected tenants were removed from the revenue records and pursuant thereto, the name of Chhagan Ghela was removed as the protected tenant from the revenue records of the land bearing Survey No. 55/1. The said event was entered in the revenue records on 31.8.1956 vide mutation entry no. 841.

d) Thereafter, the name of the ordinary tenant Davalbhai Shankarbhai was deleted from the records and the name of Bechabhai Narandas was reflected as the possessor of the land bearing Survey No. 55/1. The said event was mutated in the revenue records on 24.4.1957 vide entry no. 845.

e) Subsequently, Becharbhai Naranbhai had demised and pursuant thereto, names of his heirs i.e. (1) Diwaliben – widow of Becharbhai Naranbhai for self and well as a guardian of (2) Dahiben Becharbhai and (3) Harkhaben Becharbhai were entered in the revenue records on 18.2.1961 vide mutation entry no. 951.

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Note: The mutation entry no. 2015 records that, the event entered hereinabove, i.e. insertion of the names of (1) Muljibhai Dharmabhai (2) Keshavlal Dharmabhai and (3) Jayantibhai Dharmabhai was confirmed by Dahiben Becharbhai and Harkhaben Becharbhai.

f) Thereafter, Diwaliben – widow of Becharbhai Naranbhai had demised, however, during her lifetime, she had executed a Will dated 7.1.1970, and pursuant thereto, names of (1) Muljibhai Dharmabhai (2) Keshavlal Dharmabhai and (3) Jayantibhai Dharmabhai were entered in the revenue records. The said event was entered in the revenue records on 11.2.1981 vide mutation entry no. 2015.

g) Subsequently, vide an Order dated 31.12.1987 bearing no. U.L.C. U/ 2/ 42/ Tragad/ 80 passed by the Competent Officer and Collector (Urban Land Ceiling), Ahmedabad, part land admeasuring about 10871 sq. mtrs. out of the total land bearing Survey No. 55/1 was declared as "Surplus or Government Waste Land". The said event was mutated in the revenue records on 4.10.1991 vide entry no. 2176.

h) Thereafter, the charge of Tragad Seva Sahakari Mandali Ltd. was released and in respect whereof mutation entry no. 2234 was entered in the revenue records on 1.8.1996.

i) Subsequently, vide an Order of the Mamlatdar, City, Ahmedabad bearing no. RTS/REV/1/1840/03 dated 7.7.2003, it was held that since the ULC Act was ineffective from 30.3.1999 and pursuant thereto, the restrictions of ULC were no longer applicable to the part land admeasuring about 10871 sq. mtrs. out of the total land bearing Survey

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No. 55/1 which was earlier declared as the "Surplus or Government Waste Land". The said event was entered in the revenue records on 8.7.2003 vide mutation entry no. 2400.

j) Thereafter, Muljibhai Dharmabhai Patel had demised and pursuant thereto, names of his heirs i.e. (1) Kailasben Muljibhai (2) Mayaben Muljibhai (3) Chandrikaben Muljibhai (4) Ashaben Muljibhai (5) Sumitraben Muljibhai (6) Sudhaben Muljibhai (7) Peenaben Muljibhai and (8) Jadiben – widow of Muljibhai Dharmabhai were entered in the revenue records on 1.8.2005 vide mutation entry no. 2494.

k) Subsequently, a partition was effectuated amongst the family members of Keshavlal Dharmabhai Patel, whereby, the land bearing Survey No. 55/1 admeasuring 12039 sq. mtrs. came to the share of (1) Keshavlal Dharmabhai (2) Jayantibhai Dharmabhai (3) Kailasben Muljibhai (4) Mayaben Muljibhai (5) Chandrikaben Muljibhai (6) Sudhaben Muljibhai (7) Peenaben Muljibhai and (8) Jadiben – widow of Muljibhai Dharmabhai (9) Ashaben Muljibhai and (10) Sumitraben Muljibhai as the co-owners for the said Land. The said event was mutated in the revenue records on 8.2.2006 vide entry no. 2561.

l) Thereafter, (1) Keshavlal Dharmabhai (2) Jayantibhai Dharmabhai (3) Kailasben Muljibhai (4) Mayaben Muljibhai (5) Chandrikaben Muljibhai (6) Sudhaben Muljibhai (7) Peenaben Muljibhai and (8) Jadiben – widow of Muljibhai Dharmabhai (9) Ashaben Muljibhai and (10) Sumitraben Muljibhai had sold and conveyed the land of Survey No. 55/1 admeasuring 12039 sq. mtrs. to Kanchanbhai Baldevbhai Patel.

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The said event was entered in the revenue records on 3.7.2006 vide mutation entry no. 2605.

m) Subsequently, Kanchanbhai Baldevbhai Patel had sold and conveyed the land of Survey No. 55/1 admeasuring 12039 sq. mtrs. in favour of Rajeshbhai Jivrajbhai Desai vide a Sale Deed dated 19.7.2007 registered at the Office of the Sub-Registrar of Assurances under serial no. 8762. The said event was entered in the revenue records on 8.8.2007 vide mutation entry no. 2727.

<u>Erstwhile Survey No. 55/2:</u>

n) The revenue records reflect that, vide a Taluka Order passed in March 1951 bearing no. L.N.D., lands which were admeasuring less than the standard area determined under the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1948, the land bearing Survey No. 55/2 admeasuring 1 Acres was declared as 'Fragment'. Further, the name of Haribhai Girdharbhai was reflected as the 'Kabzedaar'. The said event was entered in the revenue records on 15.12.1951 vide mutation entry no. 738.

o) Mutation entry numbers 787 and 1120 though reflected in the latest Village Form No. 7 of the said Land, it does not pertain to the same and therefore, it is not relevant for the purposes of this Title.

p) Thereafter, Hirabhai Girdharbhai had demised and pursuant thereto, names of his heirs i.e. (1) Jayantibhai (2) Mangaben (3) Shantaben and (4) Chanchalben – widow of Hirabhai were entered in the revenue records on 16.2.1974 vide mutation entry no. 1122.

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q) Subsequently, a charge of Tragad Seva Sahakari Mandali was entered on account of loan availed by Jayantibhai Haribhai and Others. The said event was entered in the revenue records on 24.8.1975 vide mutation entry no. 1131.

r) Thereafter, the land bearing Survey No. 55/2 was sold and conveyed by (1) Jayantibhai Haribhai and (2) Chanchalben – widow of Haribhai in favour of Motibhai Kalidas vide registered Sale Deed dated 4.12.1975. The said event was mutated in the revenue records on 5.12.1975 vide entry no. 1148.

Note: It appears that Mangaben and Shantaben had not joined the aforesaid Sale Deed, nonetheless, this event of sale recorded in this mutation entry has not been contested and challenged and further, this mutation entry had been duly certified by the requisite authorities at that point in time.

s) Subsequently, a charge of Tragad Seva Sahakari Mandali was entered in the revenue records on 9.8.1996 vide mutation entry no. 2236 account of loan availed by Motibhai Kalidas.

t) Further, a charge of Tragad Seva Sahakari Mandali Limited was entered in the revenue records on 25.9.1999 vide entry no. 2310 on account of loan availed by Motibhai Kalidas.

u) Thereafter, upon the death of Motibhai Kalidas, names of his heirs viz. (1) Dashrathbhai Motibhai Patel (2) Nanubhai Motibhai Patel and (3)

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Dineshbhai Motibhai Patel were entered in the revenue records on 30.11.2002 vide mutation entry no. 2381.

v) Subsequently, a partition was effected amongst (1) Dashrathbhai Motibhai Patel (2) Nanubhai Motibhai Patel and (3) Dineshbhai Motibhai Patel, whereby, the land bearing Survey No. 55/2 admeasuring 4047 sq. mtrs. came to the share of Nanubhai Motibhai Patel. The said event was entered in the revenue records on 25.6.2004 vide mutation entry no. 2440.

w) Thereafter, during the lifetime of Nanubhai Motibhai, name of Jagdishbhai Nanubhai was entered as a co-owner vide mutation entry no. 2646 dated 8.2.2007. However, the said mutation entry was ***cancelled*** as no such consent to record the name was provided.

x) Subsequently, Nanubhai Motibhai Patel had sold and conveyed the land bearing Survey No. 55/2 admeasuring 4047 sq. mtrs. to Rajeshbhai Jivrajbhai Desai vide a Sale Deed dated 21.2.2007 bearing registration no. 2380. The said event was entered in the revenue records on 9.8.2007 vide mutation entry no. 2731.

y) Thereafter, a No-Dues Certificate dated 11.11.2006 was issued by the Tragad Seva Sahakari Mandali upon repayment of loan amount and pursuant thereto, its charge was released from the land bearing Survey No. 55/2. The said event was entered in the revenue records vide mutation entry no. dated 8.10.2007.

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Survey No. 55/1:

z) Subsequently, vide an Order passed by the Mamlatdar, Ahmedabad bearing no. TTS/ Con/ Tra/ S.R. No. 1/ 08 dated 11.4.2008, land bearing Survey No. 55/1 admeasuring 12039 sq. mtrs. and the land bearing Survey No. 55/2 admeasuring 4047 sq. mtrs. were merged and consolidated into Survey No. 55/1 which was admeasured as 16086 sq. mtrs. (i.e. "the said Land"). The said event is mutated in the revenue records on 22.5.2008 vide entry no. 2847.

aa) Thereafter, vide an Order of the Collector, Ahmedabad dated 29.9.2008 bearing no. CB/ Jamin/ N.A./ S.R.No. 132/ 08-09, the said Land was converted into non-agricultural use for residential purpose subject to the conditions stated therein. The said event was entered in the revenue records on 5.1.2009 vide mutation entry no. 2971.

bb) Mutation entry no. 3077 though reflected in the latest Village Form No. 7 of the said Land, it does not pertain to the same and therefore, it is not relevant for the purposes of this Title.

cc) Subsequently, the said Land was sold and conveyed by Rajeshbhai Jivrajbhai Desai in favour of Shri Siddhi Infrabuild Private Limited vide a Sale Deed dated 18.11.2009 registered at the Office of the Sub-Registrar of Assurances under serial no. 19950. The said event was entered in the revenue records vide mutation entry no. 3084.

dd) Thereafter, vide order of the Principal 3rd Additional Senior Civil Judge (Rural) bearing Special Civil Suit No. 944/2011 a Notice of *Lis pendens* dated 19.11.2011 was registered at office of the Sub-Registrar of

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Assurances under serial no. 130 with respect to the said land. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421. However, the said mutation entry was ***cancelled*** as the copy of the Order was not submitted.

Note: We have been provided with a copy of Withdrawal Pursish dated 5.7.2013, whereby, the Plaintiffs i.e. Jani and Company, Solicitors and Advocates – represented through its Proprietor i.e. Mr. Pareshkumar Ramanlal Jani had applied for withdrawal of the aforesaid Suit.

ee) Subsequently, vide an Order of the District Collector, Ahmedabad dated 21.8.2018 bearing no. CB/ Land-1/NA/ SR 456/ 2018 FMPS NO. 390522, the non-agricultural use over the said Land was revised to Multipurpose use subject to conditions mentioned thereunder. The said event was entered in the revenue records on 25.9.2018 vide mutation entry no. 4411.

ff) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 16.8.2011 under serial no. 15001, it is reflected therein that the development rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

5. <u>SEARCH IN THE REVENUE RECORDS</u>:

We have conducted search in the office of the concerned authority on 1.9.2018 and the following documents are noted in the revenue records with regard to the said Land:

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a) Power of Attorney dated 16.8.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 15007 executed by Shri Siddhi Infrabuildcon Private Limited in favour of Godrej Properties Limited.

6. **PUBLIC NOTICE**:

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

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

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

8. **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 i.e. Shree Siddhi Infrabuild Private Limited* has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

DATED THIS 13TH DAY OF MAY, 2019

For, Wadia Ghandy & Co. (Ahmedabad)

Partner

WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
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REPORT ON TITLE

To,

Godrej Properties Limited,

Second Floor, Rudrapath Complex,

Near Rajpath Club,

Sarkhej-Gandhinagar Highway,

Ahmedabad:

SUBJECT LAND:

All that piece and parcel of land bearing Survey No. 21/3/2 admeasuring about 1921 sq. mtrs. situated within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land"**):

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1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shree Siddhi Infrabuild Private Limited*** (hereinafter referred to as the "***Owner***") to the said Land.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors

2. **DISCLAIMERS:**

a) This Report on Title 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 Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

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 Report on Title 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 land bearing Survey No. 21/3/2 admeasuring about 1921 sq. mtrs., situated within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East	:	Land bearing Survey No. 19
West	:	Land bearing Survey No. 23 and Survey No. 24
North	:	Land bearing Survey No. 12
South	:	Land bearing Survey No. 20

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4. **DEVOLUTION OF TITLE OF THE SAID LAND:**

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

a) It appears from the records that Kalidas Chhababhai died on 5.2.1943 and therefore the name of his heir viz. Motibhai Kalidas was entered in the revenue records on 15.2.1944 vide mutation entry no. 594.

b) Thereafter, in pursuance of the Taluka order in March 1951 bearing no. L.N.D. under Bombay Fragmentation and Consolidation of Lands Act the said Land of Survey No. 21/3/2 admeasuring 18 Gunthas was declared as fragment land. The said event was mutated in the revenue records on 15.12.1951 vide entry no. 738. Further, the name of Motibhai Kalidas is reflected as the possessor of the said Land.

c) It appears from the records that mutation entry no. 2136 pertains to Survey No. 215 and therefore not relevant to the said Land.

d) Further, charge of Tragad Seva Sahakari Mandali Limited is created over the said Land for the loan availed by Motibhai Kalidas Patel in respect whereof mutation entry no. 2310 is entered in the revenue records on 25.9.1999.

e) Thereafter, Motibhai Kalidas died on 16.11.2002 and therefore the names of his heirs viz. (1) Dashrathbhai Motibhai Patel (2) Nanubhai Motibhai Patel and (3) Dineshbhai Motibhai Patel were mutated in the revenue records on 30.11.2002 vide entry no. 2381.

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f) Thereafter, a partition was affected between Dashrathbhai Motibhai Patel, Nanubhai Motibhai Patel and Dineshbhai Motibhai Patel whereby the said Land bearing Survey No. 21/3/2 admeasuring 1921 sq. mts. devolved upon Dashrathbhai Motibhai Patel. The said event was entered in the revenue records on 25.6.2004 vide mutation entry no. 2440.

g) Thereafter, in pursuance of the Taluka Development Officer bearing no. TP/REV/Tagavi Mukti/Va/04 the tagavi charge over the said Land was released in respect whereof mutation entry no. 2454 was entered in the revenue records on 17.9.2004.

h) Further, Dashrathbhai Motibhai Patel sold and conveyed the said Land of Survey No. 21/3/2 admeasuring 1921 sq. mtrs. to Yogesh Jayantilal under a Sale Deed dated 24.3.2005 bearing registration no. 2129. Further, Vidyaben Dashrathbhai and Pareshaben Dashrathbhai joined in as the Confirming Party in the aforesaid conveyance. The said event was mutated in the revenue records on 16.11.2005 vide entry no. 2536. However, the said mutation entry is cancelled on the ground that charge is pending over the said land and that the evidence as a farmer is not there.

i) Thereafter, Yogesh Jayantilal sold and conveyed the said Land of Survey No. 21/3/2 admeasuring 1921 sq. mtrs. to Rameshbhai Jivrajbhai under a Sale Deed dated 29.3.2005 bearing registration no. 2341. The said event was entered in the revenue records on 16.11.2005 vide mutation

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entry no. 2537. The said mutation entry is cancelled on the ground that the charge was pending over the said Land.

j) Thereafter, the charge of Tragad Seva Sahakari Mandali was released on receipt of the letter dated 28.10.2005 from the Mandali. The said event was entered in the revenue records on 2.1.2006 vide mutation entry no. 2555.

k) Further, aforesaid Sale Deed dated 24.3.2005 bearing registration no. 2129 in favour of Yogesh Jayantilal Trivedi was entered in the revenue records on 21.9.2007 vide mutation entry no. 2757. However, the said mutation entry is cancelled on the ground that the said Land is a fragment land.

l) Thereafter, the aforesaid sale dated 24.3.2005 in favour of Yogesh Jayantilal under a registered Sale Deed bearing no. 2129 was entered in the revenue records on 10.10.2008 vide mutation entry no. 2935.

m) Thereafter, Yogesh Jayantilal sold and conveyed the said Land of Survey No. 21/3/2 admeasuring 1921 sq. mtrs. to Rameshbhai Jivrajbhai under a Sale Deed dated 29.3.2005 bearing registration no. 2341. The said event was mutated in the revenue records on 17.10.2008 vide entry no. 2936.

n) Thereafter, the said Land of Survey No. 21/3/2 admeasuring 1921 sq. mtrs. was converted to non-agricultural use for residential purpose, vide order of the Collector, Ahmedabad dated 29.7.2009 bearing no. CB/CTS-2/ N.A./S.R. No.144/09 as per the conditions stated therein.

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The said event was entered in the revenue records on 7.8.2009 vide mutation entry no. 3030.

o) Further, mutation entry no. 3077 relates to the sale of Survey No. 63 paiki and therefore it does not pertain to the said Land.

p) Thereafter, Rameshbhai Jivrajbhai Desai sold the said Land bearing Survey No. 21/3/2 admeasuring 1921 sq. mts. to Shree Siddhi Infrabuild Private Limited under a Sale Deed dated 18.11.2009 bearing registration no. 19943. Further, it appears from the records that Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai has joined in as the confirming party in the aforesaid sale. The said event was entered in the revenue records on 3.12.2009 vide mutation entry no. 3080.

Note: Rameshbhai Jivrajbhai Desai had earlier entered into an Agreement to Sell dated 14.11.2008 registered at the Office of the Sub-Registrar of Assurances under serial no. 17977 to sell and convey the said Land in favour of Raj Corporation and in respect thereof, Raj Corporation had joined the aforesaid Sale Deed to confirm the event of sale in favour of Shree Siddhi Infrabuild Private Limited.

q) Subsequently, a Notice of Lis-Pendens dated 19.11.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 130 was issued in accordance of the Regular Civil Suit No. 944/2011, pending before the Civil Judge, Ahmedabad. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421, however, the said event was cancelled since, no Stay-Order in the aforesaid regard was submitted.

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Note: The aforesaid Notice of Lis-pendens was cancelled vide a Cancellation of Lis-pendens dated 17.7.2013 registered at the Office of the Sub-Registrar of Assurances under serial no. 1674 upon withdrawal of the Regular Civil Suit No. 944/2011 on 6.7.2013.

r) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 12.8.2011 under serial no. 15001, it is reflected therein that the development rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

5. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 19.2.2019 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

6. PUBLIC NOTICE:

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

7. STATUS OF THE SAID LAND:

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

8. 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 i.e. Shree Siddhi Infrabuild*

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

Private Limited has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

DATED THIS 11TH DAY OF MARCH, 2019

For, Wadia Ghandy & Co. (Ahmedabad)

P.O. Bhatt

Partner

WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

11th March, 2019

To,
Godrej Properties Limited,
Second Floor, Rudrapath Complex,
Near Rajpath Club,
Sarkhej-Gandhinagar Highway,
Ahmedabad:

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos of the property being all that piece and parcel of land bearing Survey No. 21/3/2 admeasuring about 1921 sq. mtrs. situated within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) or thereabouts ("**said Property**") in the ownership of Shree Siddhi Infrabuild Private Limited, a search had been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 19.2.2019. Further, 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. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In furtherance thereto, with regard to the said Property, we have not perused any revenue/ municipal/ city-survey records and no verification of the title of the said Property and of any title deeds and documents have been undertaken by us and pursuant to the search undertaken no charges or encumbrances were found on the said Property.

Warm Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

P.O. Bhatt

(Partner)

WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
1st Floor, Chandan House, Near Mayor's Bunglow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

TITLE CERTIFICATE

To,

Godrej Properties Limited,

Godrej Bhavan, 4th Floor,

4A, Home Street, Fort,

Mumbai – 400 001,

Maharashtra:

SUBJECT LAND:

All that piece and parcel of land bearing Survey No. 47/1 admeasuring about 5767 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land**"):

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1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shri Siddhi Infrabuild Private Limited*** (hereinafter referred to as the "***Owner***") to the said Land.

2. DISCLAIMERS:

a) This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

b) The accuracy of this Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

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.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

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 Report on Title 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 land bearing Survey No. 47/1 admeasuring about 5767 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East : Survey No. 47/2
West : Chharodi Limits
North : Survey No. 48/1/B
South : Survey No. 46

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

a) It appears from the records that Jethabhai Jesangbhai sold and conveyed the said land of Survey No. 47/1 in favour of Dahyaji Khodaji

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under an Agreement dated 15.5.1941. The said event was mutated in the revenue records on 12.3.1942 vide mutation entry no. 565.

b) Further, Dahyaji Khodaji created a mortgage charge over the said Land in favour of Somabhai Jesangbhai under an Agreement dated 15.5.1941 in respect whereof mutation entry no. 567 was entered in the revenue records on 12.3.1942.

c) Thereafter, Soma Jesangbhai died on 7.12.1946 and therefore the names of his heirs viz. (1) Minor Gaguji Somaji represented by parent Bai Mangu (2) Dhandhaji Jesangji (3) Mangaji Jesangji and (4) Gulabji Jesangji were entered in the revenue records on 17.1.1945 vide entry no. 614.

d) Thereafter, the mortgage charge of (1) Minor Gaguji Somaji represented by parent Bai Mangu (2) Dhandhaji Jesangji (3) Mangaji Jesangji and (4) Gulabji Jesangji were released on repayment of loan by Dahyaji Khodaji. The said event was mutated in the revenue records on 1.3.1348 vide entry no. 635.

e) Thereafter, Dahyaji Khodaji sold and conveyed the said Land of Survey No. 47/1 to Amuji Becharji under a registered Sale Deed dated 24.12.1947. The said event was mutated in the revenue records on 1.3.1948 vide mutation entry no. 636.

f) Thereafter, in pursuance of the Taluka order dated 27.11.1947 bearing no. T.N.C. the names of tenants as on 8.11.1946 were to be entered as the protected tenant whereby the name of Ranchhod Bhagu was

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entered as the protected tenant and the name of Dholaji Jesangji & others were reflected as the possessor of the land of Survey No. 47/1 admeasuring 1 Acre 17 Gunthas. The said event was mutated in the revenue records on 26.6.1948 vide mutation entry no. 642.

g) Thereafter, in pursuance of the Taluka order in March 1951 bearing no. L.N.D. under Bombay Fragmentation and Consolidation of Lands Act the said land of Survey No. 47/1 was declared as fragment land and the name of Abhuji Becharji was appearing as the possessor of the said Land. The said event was mutated in the revenue records on 15.12.1951 vide entry no. 738.

h) Thereafter, in pursuance of the Collector order dated 28.7.1953 bearing no. W.T.N. 4035 under Bombay Personal Inam Abolition Act, 1952 and Mamlatdar order dated 2.2.1955, the land of Survey No. 47/1 in possession of Abhuji Becharji was declared as *raiyatwari* land with effect from 1.8.1955. The said event was mutated in the revenue records on 12.2.1956 vide entry no. 833.

i) Further, in pursuance of the Taluka order dated 7.3.1955 bearing no. T.N.C. the name of Ranchhod Bhagu was deleted as the protected tenant and the name of Abhuji Becharji was reflected as the possessor of the land of Survey No. 47/1. The said event was mutated in the revenue records on 31.8.1956 vide mutation entry no. 841.

j) It appears from subsequent transactions that the said Abhuji Becharji had died intestate and without any first class heirs and thereby the said land had devolved upon his second class heirs – Kalaji Bhaguji.

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k) Thereafter, Kalaji Bhaguji sold the said land of Survey No. 47/1 to Babuji Dahyaji under a registered Sale Deed dated 2.4.1969. The said event was mutated in the revenue records on 12.1.1969 vide mutation entry no. 1049. The said mutation entry is cancelled on the ground that the said land is a fragment land.

l) Later, the aforesaid transaction of sale whereby Kalaji Bhaguji and Shakriben Bhaguji (as administrator of the said land) sold the said land bearing Survey No. 47/1 to Babuji Dahyaji under a registered Sale Deed dated 2.4.1969 came to be entered in the revenue records on 10.6.1972 vide mutation entry no. 1086.

m) Thereafter, a charge of Tragad Seva Sahakari Mandali Limited was created over the said land for the loan availed by Babuji Dahyaji in respect whereof entry no. 1131 was mutated in the revenue records on 24.8.1975.

n) Further, an additional charge of Tragad Seva Sahakari Mandali Limited was created over the said land for the loan availed by Babuji Dahyaji. The said event was mutated in the revenue records on 7.8.1997 vide mutation entry no. 2274.

o) Thereafter, in pursuance of the City, Mamlatdar's order bearing no. RTS/Tukada-Kami/SR- /V-3551/06 dated 12.10.2006 the said land was deleted from the head of fragment land since the said land was being cultivated from the bore well of adjoining land of Survey No. 74. The

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said event was mutated in the revenue records on 13.10.2006 vide mutation entry no. 2621.

p) Thereafter, the charge of Tragad Seva Sahakari Mandali Limited was released on the receipt of the letter dated 18.7.2006 for the repayment of loan availed by Babuji Dahyaji. The said event was entered in the revenue records on 13.10.2006 vide mutation entry no. 2622.

q) Thereafter, Babuji Dahyaji sold and conveyed the said Land of Survey No. 47/1 admeasuring 5767 sq. mtrs. to Kanchanbhai Baldevbhai Patel under a Sale Deed dated 17.8.2005 bearing registration no. 5948. The said event was mutated in the revenue records on 13.10.2006 vide entry no. 2623.

r) Further, Kanchanbhai Baldevbhai Patel sold the said land to Rameshbhai Jivrajbhai Desai under a Sale Deed dated 19.7.2007 bearing registration no. 8764. The said event was mutated in the revenue records on 8.8.2001 vide mutation entry no. 2726.

s) Thereafter, rectification of records was done vide City Mamlatdar's order no. RTS/SudharaHukam/Kshatiyadi/S.R.No-613/08 dated 21.8.2008 in respect whereof mutation entry no. 2883 was entered in the revenue records on 21.8.2008 vide.

t) Thereafter, the said land was converted to non-agricultural use for residential purpose, vide order of the Collector, Ahmedabad dated 29.9.2008 bearing no. C.B./Jamin/N.A./S.R.No - 133/08-09 as per the

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conditions stated therein. The said event was mutated in the revenue records on 5.1.2009 vide entry no. 2968.

u) The mutation entry no. 3077 dated 3.12.2009 is for the sale of Survey No. 63 paiki and therefore, it does not pertain to the said land.

v) Thereafter, Rameshbhai Jivrajbhai Desai sold the said land of Survey No. 47/1 admeasuring 5767 sq. mtrs. to Shri Siddhi Infrabuild Private Limited under a Sale Deed dated 18.11.2009 bearing registration no. 19951. The said event was mutated in the revenue records on 3.12.2009 vide mutation entry no. 3089. Further, from the records it appears that Raj Corporation represented by its partner Rajeshbhai Jeevrajbhai Desai joined in as the confirming party in the aforesaid conveyance.

w) Further, notice of *Lis Pendens* was registered under serial no. 130 dated 19.11.2011 with regard to the said Land in the Regular Civil Suit No. 944/2011. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421. The said mutation entry was cancelled as notice under Section 135D was not issued and the stay order was not submitted. In any case, the said *Lis Pendens* pertaining to the said land has been cancelled vide Cancellation of *Lis Pendens* dated 17th July, 2013 vide registration no. 1674 of 2013 in view of the withdrawal of Civil Suit no. 944 of 2011 on 6th July, 2013.

x) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 12.08.2011 under serial no. 15001, it is reflected therein that the development

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rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

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

We have conducted search in the office of the concerned authority on 4.9.2018 and the following documents are noted in the revenue records with regard to the said Land:

a) A registered Agreement To Sell dated 14.11.2008 bearing no. 17977, whereby, Rameshbhai Jivrajbhai Desai had agreed to sell the said land to Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai. However, the said Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai has joined as a confirming party to the transaction of sale in favour of Shree Siddhi Infrabuild P. Ltd. as mentioned in clause 4(v) hereinabove and hence, the said agreement stands nullified accordingly.

6. **PUBLIC NOTICE:**

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

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

As mentioned herein in clause No. 4 (t), the tenure of the said Land to be non-agricultural land for the purpose of residential use.

8. **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 i.e. Shri Siddhi Infrabuild*

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

Private Limited has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

DATED THIS 14TH DAY OF, SEPTEMBER, 2018

For, Wadia Ghandy & Co. (Ahmedabad)

T.O. Bhatt

Partner

WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
1st Floor, Chandan House, Near Mayor's Bunglow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

TITLE CERTIFICATE

To,

Godrej Properties Limited,

Godrej Bhavan, 4th Floor,

4A, Home Street, Fort,

Mumbai – 400 001,

Maharashtra:

SUBJECT LAND:

All that piece and parcel of land bearing Survey No. 48/1A admeasuring about 5868 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land"**):

===

1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shree Siddhi Infrabuild Private Limited*** (hereinafter referred to as the ***"Owner"***) to the said Land.

2. DISCLAIMERS:

a) This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

b) The accuracy of this Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

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.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

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 Report on Title 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 land bearing Survey No. 48/1A admeasuring about 5868 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East : Survey No. 48/2
West : Chharodi Limits
North : Survey No. 49 and Survey No. 50
South : Survey No. 48/1B

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

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a) It appears from the records that a partition was effected in the family of Jethabhai Marghabhai, Trikambhai Vahlabhai and Dahyabhai

Vahlabhai whereby the said land of Survey No. 48/1/1 devolved upon Dahyabhai Vahlabhai in respect whereof mutation entry no. 551 was entered in the revenue records on 8.7.1939.

b) Further, it appears from the Hissa Puravni Patrak that the land of Survey No. 48/1/A admeasuring 1 Acres 18 Gunthas is appearing in the possession of Dahyabhai Vahlabhai in respect whereof mutation entry no. 710 was entered in the revenue records on 20.11.1949.

c) Thereafter, in pursuance of the Taluka order in March 1951 bearing no. L.N.D. under Bombay Fragmentation and Consolidation of Lands Act the said land of Survey No. 48/1/A was declared as fragment land. The said event was mutated in the revenue records on 15.12.1951 vide entry no. 738.

d) Thereafter, in pursuance of the Collector order dated 28.7.1953 bearing no. W.T.N. 4035 under Bombay Personal Inam Abolition Act, 1952 and Mamlatdar order dated 2.2.1955 the land of Survey No. 48/1/A in possession of Dahyabhai Vahlabhai was declared as raiyatwari land with effect from 1.8.1955. The said event was mutated in the revenue records on 12.2.1956 vide mutation entry no. 833.

e) Thereafter, Dahyabhai Vahlabhai died on 12.1.1965 and therefore the names of his heirs viz. (1) Umedbhai Dahyabhai (2) Narottambhai Dahyabhai (3) Keshavbhai Dahyabhai and (4) Shakriben - daughter of Dahyabhai Vahlabhai were mutated in the revenue records on 1.5.1965 vide entry no. 985.

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f) Further, Shakriben daughter of Dahyabhai Vahlabhai released her right over the said land in respect whereof mutation entry no. 986 was entered in the revenue records on 1.5.1965.

g) Thereafter, a partition was effected in the family of Umedbhai, Narottambhai and Keshavbhai whereby the said land of Survey No. 48/1/A devolved upon Keshavbhai Dahyabhai Patel. The said event was mutated in the revenue records on 1.5.1965 vide entry no. 987.

h) Thereafter, the aforesaid partition between Umedbhai & others were again entered in the revenue records on 17.2.1972 vide mutation entry no. 1075 whereby the said Land of Survey No. 48/1 A admeasuring 1 Acres 18 Gunthas devolved upon Keshavlal Dahyabhai.

i) Thereafter, Keshavlal Dahyabhai died on 5.4.1993 and therefore the names of his heirs viz. (1) Rajendra Keshavlal (2) Popatbhai Keshavlal (3) Dharmishthaben – daughter of Keshavlal Dahyabhai and (4) Maduben – widow of Keshavlal Dayabhai were entered in the revenue records on 29.7.1993 vide mutation entry no. 2197.

j) Thereafter, a charge of Tragad Seva Sahakari Mandali Ltd. was entered in the revenue records for the loan availed by Madhuben Keshavlal Patel in respect whereof mutation entry no. 2236 was entered in the revenue records on 9.8.1996.

k) Further, mutation entry no. 2336 relates to Survey Nos. 314, 282/1, 235/1, 248/3 and 251 and therefore, the same does not pertain to the said Land.

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l) Thereafter, the said land was released from the head of fragment land in pursuance of the order of City Mamlatdar dated 8.2.2007 bearing no. RTS/Tukada-kami/SR-11/07/Vashi-304/07 since the said Land of Survey No. 48/1 A was being cultivated through the use of bore well of the adjoining land of Survey No. 74. The said event was mutated in the revenue records on 6.3.2007 vide entry no. 2650.

m) Thereafter, the charge of Tragad Seva Sahakari Mandali Limited was released for the loan availed by Maduben Keshavlal in respect whereof mutation entry no. 2659 was entered in the revenue records on 6.3.2007.

n) Thereafter, (1) Rajendra Keshavlal for self and as Karta of his own HUF and as the parent of his minor children (2) Popatbhai Keshavlal for self and as Karta of his own HUF and as the parent of Minor Parthin (3) Dharmishthaben – daughter of Keshavlal Dahyabhai and (4) Maduben – widow of Keshavlal Dayabhai sold the said Land of Survey No. 48/1 A admeasuring 5868 sq. mtrs. to Rameshbhai Jivrajbhai Desai under a Sale Deed dated 3.11.2007 bearing registration no. 12755. The said event was entered in the revenue records on 31.12.2007 vide mutation entry no. 2801.

o) Thereafter, the said land was converted to non-agricultural use vide order of the Collector, Ahmedabad dated 6.3.2009 bearing no. N.A./T.B.Kh.e/K-65/Tragad S.R./23/08/09 as per the conditions stated therein in respect whereof mutation entry no. 3004 was entered in the revenue records on 13.5.2009.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

p) The mutation entry no. 3077 dated 3.12.2009 is for the sale of Survey No. 63 paiki and therefore it does not pertain to the said land.

q) Thereafter, Rameshbhai Jivrajbhai Desai sold and conveyed the said land of Survey No. 48/1 A admeasuring 5868 sq. mtrs. to Shree Siddhi Infrabuild Private Limited under a Sale Deed dated 18.11.2009 bearing registration no. 19946. The said event was mutated in the revenue records on 3.12.2009 vide mutation entry no. 3078. Further, it appears from the records of the Sub-Registrar of Assurances that M/s Raj Corporation, a partnership firm represented by its partner Rajeshbhai Jivrajbhai Desai joined in as the Confirming Party in the aforesaid conveyance.

r) Thereafter, the said land was converted to non-agricultural use for residential purpose, vide order of the Collector, Ahmedabad dated 6.3.2009 bearing no. N.A./TBiKhe/K-65/Tragad/S.R. No. 23/08-09. The said event was mutated in the revenue records on 9.9.2010 vide entry no. 3216. The said aspect of conversion is inserted twice in the revenue record as the same is already inserted in the revenue records as stated hereinabove in clause (o).

s) Further, notice of *Lis Pendens* was registered under serial no. 130 dated 19.11.2011 with regard to the said Land in the Regular Civil Suit No. 944/2011. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421. The said mutation entry was cancelled as notice under Section 135D was not issued and the stay order was not submitted. In any case, the said *Lis Pendens* pertaining to

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

the said land has been cancelled vide Cancellation of *Lis Pendens* dated 17th July, 2013 vide registration no. 1674 of 2013 in view of the withdrawal of Civil Suit no. 944 of 2011 on 6th July, 2013.

t) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 12.08.2011 under serial no. 15001, it is reflected therein that the development rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

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

We have conducted search in the office of the concerned authority on 4.9.2018 and the following documents are noted in the revenue records with regard to the said Land:

a) A registered Agreement To Sell dated 14.11.2008 bearing no. 17977, whereby, Rameshbhai Jivrajbhai Desai had agreed to sell the said land to Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai. However, the said Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai has joined as a confirming party to the transaction of sale in favour of Shree Siddhi Infrabuild P. Ltd. as mentioned in clause 4(q) hereinabove and hence, the said agreement stands nullified accordingly.

6. **PUBLIC NOTICE:**

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

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

As mentioned herein in clause No. 4 (o), the tenure of the said Land to be non-agricultural land for the purpose of residential use.

8. **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 i.e. Shree Siddhi Infrabuild Private Limited* has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

DATED THIS 14TH DAY OF SEPTEMBER, 2018

For, Wadia Ghandy & Co. (Ahmedabad)

T.O. Bhatt

Partner

WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
1st Floor, Chandan House, Near Mayor's Bunglow, Law Garden, Ahmedabad - 380 006, India.
Tel: +91 79 2656 4700, +91 79 2656 4800 | Fax: +91 79 2656 4300 | Personal e-mail: firstname.lastname@wadiaghandy.com

TITLE CERTIFICATE

To,

Godrej Properties Limited,

Godrej Bhavan, 4th Floor,

4A, Home Street, Fort,

Mumbai – 400 001,

Maharashtra:

SUBJECT LAND:

All that piece and parcel of part land admeasuring about 3874 sq. mtrs, out of the total land bearing Survey No. 50/5 admeasuring about 11028 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the **"said Land"**):

==

1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shree Siddhi Infrabuild Private Limited*** (hereinafter referred to as the **"*Owner*"**) to the said Land.

2. DISCLAIMERS:

a) This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

b) The accuracy of this Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

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.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

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 Report on Title 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 part land admeasuring about 3874 sq. mtrs, out of the total land bearing Survey No. 50/5 admeasuring about 11028 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East : Survey No. 50/7 and Survey No. 51
West : Survey No. 49
North : Sim of Village Tragad and Naliya Road
South : Survey No. 48

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

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a) It appears from the records that as per Puravani Patrak No. 6 dated 11.10.1937 the land bearing Survey No. 50/5 admeasuring 2 Acres 29 gunthas was shown in the name of Raiba – widow of Gokal Bapubhai in respect whereof mutation entry no. 543 was entered in the revenue records on 25.11.1937.

b) Thereafter, Raiba – widow of Gokal Bapubhai sold and conveyed the said Land to Punjaji Havji under a registered Sale Deed dated 18.2.1941 in respect whereof mutation entry no. 568 was entered in the revenue records on 15.3.1942.

c) Thereafter, it appears that the charge of Zundal Sahakari Mandali Limited was created in the revenue records on 23.9.1952 vide mutation entry no. 741 for the loan availed by Punjaji Havji.

d) Further, in pursuance of the Taluka order no. T.N.C dated 28.8.1952 whereby the name of the ordinary tenant Natha Bechar was entered in the revenue records on 2.1.1956 vide mutation entry no. 780.

e) Thereafter, in pursuance of the Collector order dated 28.7.1953 bearing no. W.T.N. 4035 under Bombay Personal Inam Abolition Act, 1952 and Mamlatdar order dated 2.2.1955 the land of Survey No. 50/5 in possession of Punjaji Havji was declared as raiyatwari land with effect from 1.8.1955. The said event was mutated in the revenue records on 12.2.1956 vide entry no. 833.

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f) Thereafter, in pursuance of the Taluka order no. T.N.C dated 7.3.1955, the name of the ordinary tenant Natha Bechar was deleted from the revenue records on 1.9.1956 vide mutation entry no. 842.

g) It appears from the records that the mutation entry no. 1045 is pertaining to Survey Nos. 103, 143 and 142 and therefore, the same is not relevant to the said Land.

h) Thereafter, a charge of Tragad Seva Sahakari Mandali Ltd. was created on account of loan availed by Punjaji Havji in respect whereof mutation entry no. 1131 was entered in the revenue records on 24.8.1975.

i) Thereafter, Survey No. 50/5 paiki 7154 sq. mtrs. was acquired for the construction of Railway line in pursuance of the order dated 20.6.1973 bearing no. L.Ekatra/City 29 and Mamlatdar order dated 18.7.1973 bearing no. L.Ekatra/Tragad/V 2877/73 in respect whereof mutation entry no. 1145 was entered in the revenue records on 2.1.1975.

j) Further, it appears that Punjaji Havji died on 2.4.1988 and therefore the names of his heirs viz. (1) Soniben – widow of Punjaji Havjibhai (2) Lasiben Punjaji (3) Kantaben Punjaji and (4) Ramaji Punjaji were entered in the revenue records on 6.7.1988 vide mutation entry no. 2115.

k) Thereafter, Lasiben Punjaji and Kantaben Punjaji released their right in favour of their brother Ramaji Punjaji and therefore their names were deleted from the revenue records on 6.7.1988 vide mutation entry no. 2116.

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l) It appears from the records that the mutation entry no. 2222 pertains to Survey No. 301/2 and therefore, the same is not relevant to the said Land.

m) Further, the charge of Zundal Sahakari Mandali Limited was released on receipt of the certificate dated 13.8.1996. The said event was mutated in the revenue records vide entry no. 2241.

n) Thereafter, the charge of Tragad Seva Sahakari Mandali Ltd. was released on receipt of the certificate from the Mandali in respect whereof mutation entry no. 2242 was entered in the revenue records on 13.8.1996.

Note: The said event is not reflected in the extracts of Village Form No. 7/12.

o) Further, it appears that Soniben – widow of Punjaji Havjibhai died and therefore her name was deleted from the revenue records on 19.12.1996 vide mutation entry no. 2263.

p) Thereafter, the names of (1) Kaliben – wife of Ramaji Punjaji (2) Rajesh Ramaji (3) Mahesh Ramaji (4) Jayesh Ramaji and (5) Bhavna Ramaji were entered as the co-owners in the revenue records on 19.12.1996 vide mutation entry no. 2264.

q) Further, a charge of Tragad Seva Sahakari Mandali Ltd. was created over the said Land for the loan availed by Ramaji Punjaji Thakor in

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respect whereof mutation entry no. 2274 was entered in the revenue records on 7.8.1997.

r) Thereafter, the charge of Tragad Seva Sahakari Mandali Ltd. was released over the said Land on repayment of loan by Ramaji Punjaji Thakor in respect whereof mutation entry no. 2473 was mutated in the revenue records on 7.8.1997.

s) Thereafter, (1) Ramaji Punjaji (2) Rajesh Ramaji (3) Mahesh Ramaji (4) Jayesh Ramaji (5) Bhavna Ramaji and (6) Kaliben – wife of Ramaji Punjaji sold and conveyed the said land of Survey No. 50/5 admeasuring 11028 sq. mtrs. paiki 3874 sq. mtrs. to Rameshbhai Jivrajbhai Desai under a Sale Deed dated 12.4.2005 bearing registration no. 2865. The said event was mutated in the revenue records on 10.8.2005 vide entry no. 2502.

t) Further, in pursuance of the order dated 18.10.2008 in the City Deputy Collector's Court bearing no. RTS/Appeal/Case No. 129/07 whereby the Applicant's application has been rejected. The said event was entered in the revenue records on 27.10.2008 vide mutation entry no. 2941.

u) It appears that the mutation entry no. 2957 reflected in Village Form No. 7/12 pertains to Survey No. 197 and therefore, the same is not relevant to the said Land.

v) Thereafter, in pursuance of the order of the Collector, Ahmedabad dated 24.9.2008 bearing no. CB/Jamin/N.A./S.R. No. 122/08/09 the said Land of Survey No. 50/5 paiki admeasuring 3874 sq. mtrs. was

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converted to non-agricultural use land for residential purpose as per the conditions stated in the aforesaid order. The said event was mutated in the revenue records on 5.1.2009 vide entry no. 2966.

w) Further, it appears from the records that the mutation entry no. 3077 is for the sale of Survey No. 63 paiki and therefore, it does not pertain to the said Land.

x) Thereafter, Rameshbhai Jivrajbhai Desai sold and conveyed the said Land of Survey No. 50/5 admeasuring 11028 sq. mtrs. paiki 3874 sq. mtrs. to Shree Siddhi Infrabuild Private Limited under a Sale Deed dated 18.11.2009 bearing registration no. 19939. The said event was mutated in the revenue records on 3.12.2009 vide entry no. 3088. Further, it appears from the records of Sub-Registrar search that M/s Raj Corporation represented by its partner Rajeshbhai Jivrajbhai Desai joined in as the confirming party in the aforesaid conveyance in favour of Shree Siddhi Infrabuild Private Limited.

y) Further, notice of *Lis Pendens* was registered under serial no. 130 dated 19.11.2011 with regard to the said Land in the Regular Civil Suit No. 944/2011. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421. The said mutation entry was cancelled as notice under Section 135D was not issued and the stay order was not submitted. In any case, the said *Lis Pendens* pertaining to the said land has been cancelled vide Cancellation of *Lis Pendens* dated 17th July, 2013 vide registration no. 1674 of 2013 in view of the withdrawal of Civil Suit no. 944 of 2011 on 6th July, 2013.

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z) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 16.08.2011 under serial no. 15001, it is reflected therein that the development rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

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

We have conducted search in the office of the concerned authority on 4.9.2018 and the following documents are noted in the revenue records with regard to the said Land:

a) A registered Agreement To Sell dated 14.11.2008 bearing no. 17977, whereby, Rameshbhai Jivrajbhai Desai had agreed to sell the said land to Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai. However, the said Raj Corporation represented by partner Rajeshbhai Jivrajbhai Desai has joined as a confirming party to the transaction of sale in favour of Shree Siddhi Infrabuild P. Ltd. as mentioned in clause 4 (x) hereinabove and hence, the said agreement stands nullified accordingly.

b) Power of Attorney Deed dated 16.8.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 15007, executed by Shree Siddhi Infrabuildcon Private Limited through its authorized Signatory i.e. (1) Kalpesh Atmaram Patel and (2) Mukesh Keshavlal Patel in favour of Godrej Properties Limited, represented through its authorized signatory i.e. Sanjay Naik.

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6. **PUBLIC NOTICE**:

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

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

As mentioned herein in clause No. 4 (v), the tenure of the said Land to be non-agricultural land for the purpose of residential use.

8. **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 i.e. Shree Siddhi Infrabuild Private Limited* has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

DATED THIS 14TH DAY OF SEPTEMBER, 2018

For, Wadia Ghandy & Co. (Ahmedabad)

P.O. Bhatt

Partner

WADIA GHANDY & CO. (AHMEDABAD)
ADVOCATES & SOLICITORS
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TITLE CERTIFICATE

To,

Godrej Properties Limited,

Godrej Bhavan, 4th Floor,

4A, Home Street, Fort,

Mumbai – 400 001,

Maharashtra:

SUBJECT LAND:

All that piece and parcel of land bearing Survey No. 56 admeasuring about 6273 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola) and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the "**said Land"**):

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1. PREFACE:

We have been instructed by ***Godrej Properties Limited*** to investigate the title of ***Shree Siddhi Infrabuild Private Limited*** (hereinafter referred to as the "***Owner***") to the said Land.

2. DISCLAIMERS:

a) This Report on Title is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

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b) The accuracy of this Report on Title 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 Report on Title, this Report on Title does not opine on the Draft Town Planning Scheme and effect pursuant thereto.

d) For the purpose of preparation of this Report on Title 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.

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.

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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 Report on Title 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 land bearing Survey No. 56 admeasuring about 6273 sq. mtrs., within the limits of Village: Tragad, Taluka: Ghatlodia in Registration District: Ahmedabad and Sub-District: Ahmedabad-8 (Sola), and bounded as follows:

East : Survey No. 3
West : Road and Survey No. 59 and Survey No. 55/4
North : Survey No. 57 and Survey No. 58
South : Survey No. 55/1 and 55/4

4. DEVOLUTION OF TITLE OF THE SAID LAND:

Based on the perusal of revenue records and other relevant documents, the devolution of Title of the said Land is as under:

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a) It appears from the records that in pursuance of the Taluka order dated 27.11.1947 bearing no. T.N.C. the names of tenants as on 8.11.1946 were to be entered as the protected tenant whereby the name of Shana Girdhar was entered as the protected tenant and the name of Santokben – widow of Keshav Ragha was reflected as the possessor of the land of Survey No. 56/1 admeasuring 1 Acre 17 Gunthas. The said event was entered in the revenue records on 26.6.1948 vide mutation entry no. 642.

Note: The Survey No. is mentioned as 56/1 instead of Survey No. 56.

b) Further, in pursuance of the Taluka order in March 1951 bearing no. L.N.D. under Bombay Fragmentation and Consolidation of Lands Act the said land of Survey No. 56 admeasuring 1 Acre 17 Gunthas was declared as fragment land and the name of Santokben – widow of Keshav Ragha was reflected as the possessor of the said Land. The said event was mutated in the revenue records on 15.12.1951 vide entry no. 738.

c) Thereafter, Santokben – widow of Keshav Ragha died on 30.7.1953 and therefore, the name of her heir viz. Parvati - daughter of Keshavlal Raghnath was entered in the revenue records on 8.9.1954 vide mutation entry no. 822.

d) Further, in pursuance of the Collector order dated 28.7.1953 bearing no. W.T.N. 4035 under Bombay Personal Inam Abolition Act, 1952 and Mamlatdar order dated 2.2.1955, the land of Survey No. 56 in possession of Santokben – widow of Keshav Ragha was declared as ryotwari land with effect from 1.8.1955. The said event was entered in the revenue records on 12.2.1956 vide mutation entry no. 833.

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e) Thereafter, in pursuance of the Taluka order dated 7.3.1955 bearing no. T.N.C. the name of Shana Girdhar was deleted as the protected tenant from the column of other charges in respect whereof entry no. 841 was mutated in the revenue records on 31.8.1956.

f) Thereafter, in pursuance of the Taluka order no. 7.3.1955 bearing no. T.N.C. the name of new ordinary tenant Ramanbhai Trikambhai was entered in the column of other charges in the revenue records on 1.9.1956 vide mutation entry no. 842.

g) It appears from the records that the name of Ramanlal Trikamlal is reflected as the ordinary tenant. However, in pursuance of the order dated 28.1.1959 in Tenancy Case No. 277 since the landowner viz. Parvati is a widow therefore, the tenant does not have the right to purchase the Land. The said event was mutated in the revenue records on 1.8.1966 vide entry no. 999.

Note: It appears from the records that in all the subsequent and earlier entries, Parvati is said to be the daughter of Keshavlal Raghnath but in the aforesaid mutation entry no. 999 she is said to be the wife of Keshavlal Raghnath.

h) Thereafter, Parvati – daughter of Keshavlal Raghanath died on 24.8.1982 and therefore, the names of her heirs viz. (1) Mangaldas Nathalal (2) Daiben Nathalal and (3) Champaben Nathalal were entered in the revenue records on 6.11.1987 vide mutation entry no. 2103.

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i) Further, in pursuance of the order dated 11.3.1997 of Mamlatdar & Krushipanch in Tenancy Case No. 1484/93, the proceedings under the

Bombay Tenancy and Agricultural lands Act were stopped since no tenancy rights were being proved. The said event was mutated in the revenue records on 7.8.1997 vide entry no. 2275.

j) Thereafter, in pursuance of the letter of Deputy Collector, (Ja. Shu.) bearing no. Ganot Revision Case No. 683/97 dated 27.12.1999 the notice in the aforesaid case had been withdrawn. The said event was entered in the revenue records on 6.6.2000 vide mutation entry no. 2327.

k) Further, Mangaldas Nathalal Nayak died on 25.10.2004 and his wife Parvatiben had died on 25.2.1996 and therefore, the names of his heirs viz. (1) Vitthalbhai Mangaldas Nayak (2) Nikulbhai Mangaldas Nayak (3) Maheshkumar Mangaldas Nayak (4) Vasantiben Mangaldas Nayak (5) Madhuben Mangaldas Nayak and (6) Bhartiben Mangaldas Nayak were entered in the revenue records on 30.5.2005 vide mutation entry no. 2507.

l) Thereafter, Daiben Nathalal alias Hiraben died on 9.11.2005 and therefore, the names of her heirs viz. (1) Kiritbhai Babulal Nayak (2) Narendrakumar Babulal Nayak and (3) Prabhavati Babulal Nayak were entered in the revenue records on 21.2.2006 vide mutation entry no. 2570.

m) Thereafter, in pursuance of the order of City Mamlatdar bearing no. R.T.S/Tukda Kami/S.R. – 5/V-2362/06 dated 22.12.2006 whereby the said Land was released as a fragment land in respect whereof entry no. 2644 was mutated in the revenue records on 8.2.2007.

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n) Thereafter, (1) Champaben Nathalal (2) Vitthalbhai Mangaldas (3) Nikulbhai Mangaldas (4) Maheshkumar Mangaldas for self and Power of attorney holder of 1, 8 to 10 (5) Vasantiben Mangaldas (6) Madhuben Mangaldas (7) Bhartiben Mangaldas (8) Kiritbhai Babulal (9) Narendrabhai Babulal (10) Prabhavati Babulal sold the said Land of Survey No. 56 admeasuring 6273 sq. mtrs. to Kandarp Kanchanbhai Patel under a Sale Deed dated 18.11.2006 bearing registration no. 12958. The said event was mutated in the revenue records on 8.2.2007 vide entry no. 2645.

o) Thereafter, Kandarpbhai Kanchanbhai Patel sold the said Land of Survey No. 56 admeasuring 6273 sq. mtrs. to Rajesh Jivrajbhai Desai under a Sale Deed dated 19.7.2007 bearing registration no. 8759. The said event was mutated in the revenue records on 8.8.2007 vide entry no. 2725.

p) Thereafter, rectification of records was undertaken for the area vide City Mamlatdar's order no. RTS/SudharaHukam/Kshatiyadi/S.R.No. 614/08 dated 21.8.2008 in respect whereof mutation entry no. 2884 was entered in the revenue records on 21.8.2008.

q) Further, it appears that the said Land was converted to non-agricultural use for farm house purpose, vide order of the Collector, Ahmedabad dated 6.3.2009 bearing no. CB/Jamin/N.A./S.R.No. 127/08-09 as per the conditions stated therein. The said event was entered in the revenue records on 15.5.2009 vide mutation entry no. 3009.

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r) Further, it appears from the records that the mutation entry no. 3077 is for the sale of Survey No. 63 paiki and therefore, it does not pertain to the said Land.

s) Thereafter, Rajesh Jivrajbhai Desai sold the said Land of Survey No. 56 admeasuring 6273 sq. mtrs. to Shri Siddhi Infrabuild Private Limited under a Sale Deed dated 18.11.2009 bearing registration no. 19952. The said event was mutated in the revenue records on 3.12.2009 vide entry no. 3087. Further, it appears from the records that M/s Raj Corporation, a partnership firm represented by its partner Rameshbhai Jivrajbhai Desai joined in as the Confirming Party in the aforesaid Conveyance.

t) Further, notice of *Lis Pendens* was registered under serial no. 130 dated 19.11.2011 with regard to the said Land in the Regular Civil Suit No. 944/2011. The said event was entered in the revenue records on 22.12.2011 vide mutation entry no. 3421. The said mutation entry was cancelled as notice under Section 135D was not issued and the stay order was not submitted. In any case, the said *Lis Pendens* pertaining to the said land has been cancelled vide Cancellation of *Lis Pendens* dated 17th July, 2013 vide registration no. 1674 of 2013 in view of the withdrawal of Civil Suit no. 944 of 2011 on 6th July, 2013.

u) In consistence with the perused copy of the Development Agreement registered with the Office of Sub-Registrar of Assurances on 16.8.2011 under serial no. 15001, it is reflected therein that the development rights of the said Land has been conveyed, transferred and assigned in favour of Godrej Properties Limited.

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5. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 4.9.2018 and the following documents are noted in the revenue records with regard to the said Land:

a) Power of Attorney Deed dated 16.8.2011 registered at the Office of the Sub-Registrar of Assurances under serial no. 15007, executed by Shree Siddhi Infrabuildcon Private Limited through its authorized Signatory i.e. (1) Kalpesh Atmaram Patel and (2) Mukesh Keshavlal Patel in favour of Godrej Properties Limited, represented through its authorized signatory i.e. Sanjay Naik.

6. PUBLIC NOTICE:

As per the instructions of the Client, we have not issued any public notice with respect to the said Land.

7. STATUS OF THE SAID LAND:

As mentioned herein in clause No. 4 (q), the tenure of the said Land to be non-agricultural land for the purpose of residential use.

8. 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 i.e. Shree Siddhi Infrabuild Private Limited* has a clear and marketable title to the ownership rights of the said Land and Godrej Properties Limited has clear and marketable development rights of the said Land.

Wadia Ghandy & Co. (A'bad.) • Advocate & Solicitors •

DATED THIS 14^{TH} DAY OF SEPTEMBER, 2018

For, Wadia Ghandy & Co. (Ahmedabad)

F.O. Bhatt

Partner