



M.S.VOHRA

B.A.LL.B.(Advocate)

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(M) 98 240 16 882

TITLE CERTIFICATE

STRICTLY PRIVATE AND CONFIDENTIAL

To,

Rose Associates,
A Partnership firm,
Near Moulana Market,
Sarkhej Dhal Main Road,
Sarkhej Ahmedabad-380055.

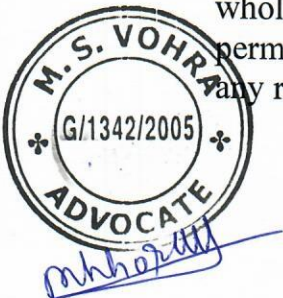
Dear Sir,

Re: All those pieces and parcels of non agriculture land bearing Final Plot no. 38+39+40+41/2/2 part admeasuring 553 sq.ntrs. in TP Scheme no. 84(C) allotted in lieu of land bearing survey no. 38+39+40+41/2/2 admeasuring 725 sq.mtrs. within limits of village Makarba, Taluka Vejalpur, Registration sub district Ahmedabad-4 (Paldi) and District Ahmedabad and more particularly described in the Schedule hereunder written (hereinafter referred to as "the Said Land")

I. We have been requested by our client Rose Associates (hereinafter referred to as the "Client") to investigate their title to the Said Land.

II. DISCLAIMERS:

- (i) This Title Certificate is prepared solely for the use of the Client only. No other person may rely for it for any other purpose whatsoever. Save as required by law, regulation or court order or for establishing a defense against a claim in a court of law, it must not be made available or copied in whole or in part to any other person without our express prior written permission which permission may be withheld by us without having to assign any reason for the same.



- (ii) We have at the instructions of Client conducted a due diligence relating to the ownership rights of Rose Associates to the said land for the purpose of issuing our Title Certificate with respect to ownership rights of Rose Associates to the said land. It is expressly clarified that this Title Certificate is restricted only to the ownership rights of Rose Associates to the said land and does not address any other issue.
- (iii) In connection with this Title Certificate it may be noted that:-
 - (a) The accuracy of the Title Certificate necessarily depends on the documents as furnished to us and the information provided to us during the course of our discussion including the allotment or the sub plots to various persons by the Society as mentioned below, being true, complete and accurate 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. We have taken the root of the Title to 30 years from the date hereof for the purpose of verification and therefore disclaim and defect or claim prior to 30 years in the Said land.
 - (b) Unless specifically stated otherwise in the main section of this report, we have not verified whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and / or the information provided to us during the course of our discussions have been complied with or not.
 - (c) For the purpose of updating the Title Certificate we have conducted searches at the Office of the concerned Sub-Registrar. 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.
 - (d) Save and except matters pertaining to the tenure of the said land, we have not commented on the statutory, user, development and environmental permissions required for the development of the developable land and no view or opinion is expressed on provisions in the documents furnished to us and the information provided to us during the course of our discussions, relating to such matters.
 - (e) This title certificate has been prepared in accordance with and is subject to the Laws of India.

III. STEPS

1. For the purpose of investigation of title, we have issued Public Notice in Sandesh (Ahmedabad Edition) on page no. 11 on 9.9.2017 and this report on title is subject to issuance of public notice in local daily and inviting of objection thereto.



2. We have caused searches to be taken in the Office of the concerned Sub Registrar for the past Thirty Years and in cases where available even period prior to that (subject to torn pages and as per the availability of records).

Details of said land

4. The said land was purchased by Abdulkadar Nanamiya Valiullah from Mohammedhusin Sirajuddin on 16.6.1935 and the same was recorded in revenue records vide entry no. 1887 dated 01.08.1935.
5. Later, as per the Bombay Tenancy act sec 3(a) the name of the protected tenant Nathubhai Allahrakha was added in the records of right of the said land and entry to that effect was recorded in revenue records vide entry no. 2640 on date 03.01.1949.
6. Thereafter, the protected tenant Natubhai Allahrakha waived his rights as a protected tenant pursuant to which vide order no. TNC 83/56-57 dated 31/12/1956 his name was removed as protected tenant from the revenue records of the said land and same was recorded in revenue records vide entry no. 3752 on date 05.01.1957.
7. Thereafter, the owner and occupier of the said land Abdulkadar Nanamiya Valiulla vide a register Gift Deed registered dated 21.6.1957 gifted the said land as per Islamic shariat to Abdulrazaak Abdulkadir, Mohammed Kasam Mohammedhabib, Mohammed Amaluddin Mohammedhabib, Mohammedhabib Mohammedsadak, Fatema wife of Abdulkader Nanamiya, Amirbibi wife of Abdulrazzak Abdulkader, Noorunissa daughter of Abdulkader Nanamiya, Zeenatnissa daughter of Mohammedusman Abdulkader in equal shares and the same was recorded in revenue records vide entry no. 3843 dated 1.10.1957.
8. Later, the owners of the land were declared as farmers to rightfully hold the land and their names were upheld by civil court in Civil Suit no. 17/1959 vide order dated 27.4.1959. The same was recorded in revenue records vide entry 3938 dated 18.9.1959.
9. Thereafter, vide order in case no.51 dated 19.3.1960 in matter of section 32 G the Tribunal removed the name of Allahrakha Nathumiya as a protected tenant and the same was recorded in revenue records vide entry no. 4019 dated 29.11.1960.
10. Later, said survey no. 38+39/A/2+40+41 was divided vide order no. MRT 982/61-62 bearing no. P4434/9862 of the DILR the land was parted in different plots of various sizes and as per hissa form no.4 the said land was allotted survey no. 38+39/A/2+40+41/2/2 admeasuring 867 sq.yds and the same was recorded in revenue records vide entry no. 4318 dated 25.6.1963.
11. Later, plots 1 to 38 of survey no. 38+39/A/2/+4+41 devolved in name of Mohammed Amanuddin Mohammedhabib Valiullah as per consent of co-owners of the land as per order no.RTS/642/256 dated 2.7.1963 and the same was recorded in revenue records vide entry no. 4395 dated 17.4.1964.

Sale in favour of Rose Associates

Thereafter said land was sold by Ahmad Amanuddin Mohammedhabib through Power of Attorney holder Javed Anvar Babuji Saiyed, Mohammed Asfaq Usmanbhai Vohra Vijapurwala to Rose Associates through its Partners Huma Mohammed Rafi Vohra, Sayed Javed



Anwarbubuji, Matin Ashfaqbhai Vijapurwala vide sale deed no.4627 dated 7.7.2015. The same was recorded in revenue records vide entry no.14454 dated 17.07.2015.

13. Thereafter the use of the said land bearing final plot no. 38+39+40+41/2/2 part admeasuring 553 Sq.Mtrs. was converted to non agricultural commercial purpose vide order of the district collector Ahmedabad bearing order no. CB/JAMIN-2/ N.A./ MAKARBA/ S.NO./ BLOCK NO. 38+39+40+41/2/2/SR-2067/2015 dated 31/05/2017. The use was changed subject to condition no. 1 to 38 as mention in the order dated 31.5.2017.
14. Thereafter it seems that commencement permission for construction of ground floor as parking and construction of commercial units from Ground and first to sixth floor for total 27 units was granted to Rose Associates for construction of building over said land. The permission was granted vide Rajachitthi no. 8989/050216/A5826/RO/M1 dated 30.3.2015 by AMC Ahmedabad, the permission to construct was granted as under
Total height of building 20.75 mtrs.

Floor	Usage	Build up Area Sq.mtrs.	No. of Commercial units
Ground	Parking	169.09	0
Ground	Commercial	78.62	3
1 st	Commercial	247.71	4
2nd	Commercial	247.71	4
3rd	Commercial	247.71	4
4th	Commercial	247.71	4
5th	Commercial	247.71	4
6 th	Commercial	247.71	4
Stair Cabin	Stair cabin	39.30	0
	Total	1773.27	27

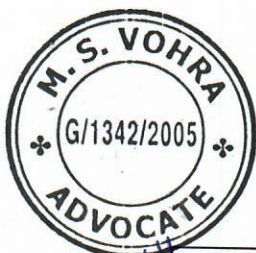
15. Pursuant to the search in the office of the concerned authority did not find any documents affecting the title of the subject property.
16. Pursuant to the public notice we have not received any objections thereto.

IV. CONCLUSION

On the basis of the investigation carried out by us as aforesaid, we hereby certify that the owner has a clear and marketable title to the said land subject to:

- a. The construction of the building being as per the approved plans.

- V. Please note that we are only verifying title of the said land are not commenting on the development, statutory and environmental approvals and permissions required for the development of the said land.



THE SCHEDULE

All those pieces and parcels of non agriculture land bearing Final Plot no. 38+39+40+41/2/2 part admeasuring 553 sq.mtrs. in TP Scheme no. 84(C) allotted in lieu

of land bearing survey no. 38+39+40+41/2/2 admeasuring 725 sq.mtrs. within limits of village Makarba, Taluka Vejalpur, Registration sub district Ahmedabad-4 (Paldi) and District Ahmedabad.

East : Part of survey no. 38+39+40+41/2p
West : Part of survey no. 38+39+40+41/2p
North : Part of survey no. 38+39+40+41/2p
South : 7.5 meter service road connecting with Sarkhej Sanand Main Road

DATED THIS 03rd DAY OF July, 2019.



M. S. VOHRA
Advocate
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