



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

1st Floor, Chandan House, Near Mayor's Bungalow, Law Garden, Ahmedabad - 380 006, India.

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

TITLE CERTIFICATE

To,

Saanvi Nirman LLP

217, 218, Ravija Plaza, Opp. Rambaug,

Thaltej-Shilaj Road,

Ahmedabad – 380059, Gujarat:

SUBJECT LAND:

All that piece and parcel of land bearing Final Plot No. 103 admeasuring about 5221 sq. mtrs. forming part of Town Planning Scheme No. 429 (Godhavi-Manipur) allotted in lieu of land bearing Survey No. 855 admeasuring about 8701 sq. mtrs., situated within the limits of Village: Godhavi, Taluka: Sanand and District: Ahmedabad and more particularly evinced in the **Schedule** hereunder written (hereinafter referred to as the "said Land"):

=====

1. PREFACE:

We have been instructed by our client **Saanvi Nirman LLP** (hereinafter referred to as the "Owner") to investigate its title to the said Land.

2. DISCLAIMERS:

2.1 This Title Certificate is restricted only to the ownership rights to the said Land based upon the revenue records and does not address any other issue.

2.2 The accuracy of this Title Certificate necessarily depends on the documents as furnished to us, gathered from the copies of revenue records and the information provided to us during the course of our verification of such





records and which we have assumed to be the case. We therefore, disclaim any responsibility for any misinformation or incorrect or incomplete information arising out of the documents, responses and other information furnished to us/ gathered by us.

2.3 Unless specifically stated otherwise in the main section of this Title Certificate, we do not comment on whether the formalities which have a direct bearing on the enforceability of the contractual or other arrangements comprised in the documents furnished to us and/or the information provided to us have been complied with or not.

2.4 For the purpose of preparation of this Title Certificate we have conducted searches at the office of the concerned Sub-Registrar for the past 30 years. However, searches at the office of the above mentioned Sub-Registrar were subject to availability of the records and also to records being torn and mutilated. We, therefore, disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated. We were assigned to ascertain the devolution of title of the said Land for the period of last 30 years. However, where possible we have endeavored to ascertain the title beyond the said 30 years. However, we disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this Title Certificate.

2.5 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.





2.6 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.

2.7 This Title Certificate has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India.

3. **SCHEDULE OF THE SAID LAND:**

All that piece and parcel of land bearing Final Plot No. 103 admeasuring about 5221 sq. mtrs. forming part of Town Planning Scheme No. 429 (Godhavi-Manipur) allotted in lieu of land bearing Survey No. 855 admeasuring about 8701 sq. mtrs., situated within the limits of Village: Godhavi, Taluka: Sanand and District: Ahmedabad and bounded as follows:

East : 18.00 mtrs. wide Road

West : Final Plot No. 102

North : Final Plot No. 104

South : Final Plot No. 98

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

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





A. Survey No. 855 admeasuring about 2 Acres and 6 Gunthas i.e. equivalent to 8701 sq. mtrs.:

(a) We have been furnished with copy of Non-availability Certificate dated 7.4.2021 issued by the Talati cum Mantri, Godhavi Gram Panchayat, wherein it has been stated that copies of the Old handwritten Village Form No. 7/12 are not available with the concerned office.

(b) Upon perusal of the revenue records, it is reflected that vide an Order/ Circular dated 13.5.1953 bearing no. T.S.O. 572 passed by the Collector in accordance with Section 5(1) of the Talukdari Abolition Act, name of Nathubhai Dalabhai Vaghela was entered as *Kabzedar* of the land bearing Survey No. 855 admeasuring about 2 Acres and 6 Gunthas. The said event was entered in the revenue records on 15.05.1954 vide mutation entry no. 164. The said mutation further reflects that the aforesaid event of insertion of the name of Nathubhai Dalabhai Vaghela was entered on the basis of raw (*Kachha*) records and in furtherance to the partition effectuated between the brothers.

(c) Thereafter, vide a Taluka Hukam bearing no. RTS 6068 dated 13.3.1956 passed by the competent authority in furtherance of the Item No. 7 of the Circular dated 25.1.1956 bearing no. T.S.O. 572 passed by the Collector, names of the Talukadar i.e. Amarsang Lakhabhai and others were entered as the *Primary Kabzedar*, for the land bearing Survey No. 855 admeasuring about 2 Acres and 6 Gunthas. The said event was entered in the revenue records on 25.7.1956 vide mutation entry no. 434.

Note: Mutation Entry No. 434 reflects that, various names were entered as *Secondary Kabzedar* for land parcels situated at Village: Godhavi, however we have not perused complete copy of mutation entry no. 434, pursuant to





which it cannot be ascertained as to whose name was entered as *Secondary Kabzedar* for land bearing Survey No. 855.

- (d) Subsequently, upon payment of amount equivalent to 3 *patt* by Nathubhai Dalabhai in favor of the Talukdar i.e. Amarsang Lakhabhai and others, his name was entered as the *Kabzedar* for the land bearing Survey No. 855 admeasuring about 2 Acres and 6 Gunthas. The said event was recorded in the revenue records on 5.9.1962 vide mutation entry no. 744.

Note: We have been provided with a Certificate dated 7.4.2021 issued by the Talati cum Mantri, Godhavi Gram Panchayat stating that the supporting documents of mutation entry no. 744 are not available with the concerned office and therefore, the details mentioned therein could not be verified by us.

- (e) Thereafter, upon demise of Nathubhai Dalabhai, names of his legal heirs i.e. (1) Mohanbhai Nathubhai (2) Mangalsinh Nathubhai (3) Rameshsinh Nathubhai (4) Bairajba Nathubhai (5) Leelaba Nathubhai (6) Sajanba Nathubhai and (7) Bajuba Nathubhai - widow of Nathubhai Dalabhai were entered in the revenue records on 5.10.1974 vide mutation entry no. 1510.

- (f) Subsequently, (1) Bairajba Nathubhai (2) Leelaba Nathubhai and (3) Sajanba Nathubhai had relinquished all their rights, title and interests in land bearing Survey No. 855 and pursuant thereto, their names were removed from the revenue records on 23.5.1978 vide mutation entry no. 1679.

Note: We have been provided with a Certificate dated 7.4.2021 issued by the Talati cum Mantri, Godhavi Gram Panchayat stating that the supporting documents of mutation entry no. 1679 are not available with





the concerned office and therefore, the details mentioned therein could not be verified by us.

- (g) Thereafter, upon demise of Mohanbhai Nathubhai, names of his legal heirs i.e. (1) Natvarsinh Mohanbhai (2) Ghanshyamsinh Mohanbhai (3) Sukhdevsinh Mohanbhai (4) Samarthsinh Mohanbhai and (5) Bai Sabba – widow of Mohanbhai Nathabhai were entered in the revenue records on 14.10.1988 vide mutation entry no. 2646.

- (h) Subsequently, vide an Order dated 20.8.2008 passed by the Mamlatdar, Sanand bearing No. Gaam Daftar/Kshati Sudharo/ Godhavi/ Vashi. 2008, the errors in the revenue records were rectified. The said event was entered in the revenue records on 30.8.2008 vide mutation entry no. 6182.

Note: Upon perusal of the copy of aforementioned Order, it is reflected that name of Bajuba Nathubhai - widow of Nathubhai Dalabhai was entered in the revenue records.

- (i) Thereafter, a charge of New Godhavi Sewa Sahakari Mandli Ltd. was recorded on account of loan availed by Rameshbhai Nathubhai. The said event was entered in the revenue records on 09.07.2009 vide mutation entry no. 6499.

Note: The aforementioned charge has been released from the revenue records vide mutation entry no. 9496.

- (j) Thereafter, upon issuance of a No-Dues Certificate dated 27.02.2020 by the New Godhavi Sewa Sahakari Mandli Ltd., its charge was released from the revenue records on 05.03.2020 vide mutation entry no. 9496.





- (k) Subsequently, a partition was effectuated amongst (1) Natvarsinh Mohanbhai (2) Ganshyamsinh Mohanbhai (3) Sukhdevsinh Mohanbhai (4) Samarthsinh Mohanbhai (5) Baisabba Mohanbhai - Widow of Mohanbhai Nathabhai (6) Mangalsinh Nathubhai (7) Rameshsinh Nathubhai and (8) Bajuba Nathubhai - Widow of Nathubhai Dalabhai, vide a Deed of Partition dated 14.8.2020 registered at the Office of Sub-Registrar of Assurances under serial no. 5411, and pursuant thereto, land bearing Survey No. 855 admeasuring about 8701 sq. mtrs. had come to the share of (1) Mangalsinh Nathubhai, (2) Rameshsinh Nathubhai and (3) Bajuba-widow of Nathubhai Dalabhai. The said event was entered in the revenue records on 20.8.2020 vide mutation entry no. 9574.

B. Final Plot No. 103 admeasuring about 5221 sq. mtrs.:

- (l) In contexture of the perused copy of Form – 'F', it appears that the land bearing Survey No. 855 admeasuring about 8701 sq. mtrs. was included in the Town Planning Scheme No. 429 (Godhavi-Manipur) and was allotted Final Plot No. 103 admeasuring about 5221 sq. mtrs. (i.e. 'the said Land').
- (m) Thereafter, vide an Order dated 1.9.2020 passed by the District Collector, Ahmedabad bearing no. 2082/07/04/012/2020, part land admeasuring 5221 sq. mtrs. out of total land bearing Survey No. 855 admeasuring about 8701 sq. mtrs. was removed from the restrictions of Section 43 of Gujarat Tenancy and Agricultural Land Act, 1948 and was converted into Old tenure land subject to adherence of the conditions mentioned thereunder. The said event was recorded in the revenue records on 01.09.2020 vide mutation entry no. 9582.





- (n) Subsequently, vide an Order dated 3.9.2020 passed by the District Collector, Ahmedabad bearing no. 2116/ 07/ 04/ 012/ 2020, part land admeasuring about 5221 sq. mtrs. out of total land bearing Survey No. 855 admeasuring about 8701 sq. mtrs. was converted into non-agricultural land purposes under the aegis of Section 65 of the Gujarat Land Revenue Code, 1879 subject to fulfillment and adherence of the conditions stated therein. The said event was entered in revenue records on vide mutation entry no. 9584.

Note: Upon perusal of the aforesaid Order dated 03.09.2020, land bearing Final Plot No. 103 admeasuring about 5221 sq. mtrs. forming part of Town Planning Scheme No. 429 (Godhavi-Manipur) allotted in lieu of the land bearing Survey No. 855 admeasuring about 8701 sq. mtrs. was converted into the non-agricultural land for multi-purpose use.

- (o) Thereafter, the said Land was sold and conveyed by (1) Mangalsinh Nathubhai (2) Rameshbhai Nathubhai and (3) Bajuba Nathubhai – Widow of Nathubhai Dalabhai in favor of (1) Pravinchandra Talakshibhai Kotak and (2) Jayeshkumar Talakshibhai Kotak vide a Sale Deed dated 12.11.2020 registered at the Office of Sub-Registrar of Assurances under serial no. 9682. The said event was recorded in the revenue records on 8.12.2020 vide mutation entry no. 9662.

- (p) We have been provided with a copy of Zoning Certificate dated 31.1.2020 issued by Additional Town Planner, Ahmedabad Urban Development Authority, wherein, the land bearing Survey No. 855 was declared to falling under 'Knowledge and Institutional Zone' i.e. 'KZ'.

- (q) Subsequently, a construction permission (commencement certificate/ Rajachhitthi) dated 19.8.2021 bearing no. PRM/124/6/2021/321 was obtained from Ahmedabad Urban Development Authority ("AUDA"),





which has granted its sanction to carry out development as per the lay out and building plans, elevations, sections and details submitted for development of the build-up area of approximately 40746.67 square meters (comprising of One Basement for parking, Ground Floor [Hollow Plinth] for Parking, First Floor to Fourteenth Floor for residential use, Stair Cabin and Machine Room on Block A and B) on the said Land for construction of a residential scheme.

- (r) Thereafter, the said Land was sold and conveyed by (1) Pravinchandra Talakshibhai Kotak and (2) Jayeshkumar Talakshibhai Kotak in favour of Saanvi Nirman LLP being the Owner herein vide a Sale Deed dated 15.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 20287. The said event was entered in the revenue records on 25.12.2021 vide mutation entry no. 9997. (yet to be certified)

5. **DOCUMENTS VERIFIED:**

For the purpose of this Title Certificate, we have ascertained/verified the following documents:

- (a) Village Form no. 7/12 for the said Land;
- (b) Mutation entries in Form no. 6 relating to the said Land;
- (c) Form "F" and part plan;
- (d) Order dated 20.8.2008 bearing No. Gaam Daftar/Kshati Sudharo/ Godhavi/ Vashi. 2008;
- (e) Zoning Certificate dated 31.1.2020;
- (f) Deed of Partition dated 14.8.2020 registered under serial no. 5411;
- (g) Order dated 1.9.2020 bearing no. 2082/ 07/ 04/ 012/ 2020;
- (h) Order dated 3.9.2020 bearing no. 2116/ 07/ 04/ 012/ 2020;
- (i) Sale Deed dated 12.11.2020 registered under serial no. 9682;





- (j) Certificate dated 7.4.2021 issued by the Talati cum Mantri, Godhavi Gram Panchayat;
- (k) Construction permission/ Rajachhitthi dated 19.8.2021;
- (l) Sale Deed dated 15.12.2021 registered under serial no. 20287.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 31.3.2021 and 27.12.2021, and save and except what is stated above, the following additional document is noted in the revenue records regarding the said Land:

- (a) Power of Attorney dated 12.11.2020 registered at the Office of Sub-Registrar of Assurances under serial no. 9683, executed by (1) Mangalsinh Nathubhai (2) Rameshbhai Nathubhai and (3) Bajuba Nathubhai – Widow of Nathubhai Dalabhai in favour of (1) Pravinchandra Talakshibhai Kotak and (2) Jayeshkumar Talakshibhai Kotak for the said Land.

7. PUBLIC NOTICE

For verification of title to the said Land we have issued public notice in local newspaper viz. "Divya Bhaskar, (Ahmedabad Edition)" on 7.5.2021 (copy of the same is annexed hereto as **Annexure – 'A'**) and pursuant to said public notice we have not received any objections.

8. STATUS OF THE SAID LAND:

The Village Form No. 7 as on date 27.12.2021 reflects the tenure of the said Land to be non-agricultural land for multipurpose use.

9. FINAL OBSERVATIONS:

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove; the *Owner viz. Saanvi Nirman LLP* has a clear and





marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 27TH DAY OF DECEMBER, 2021

For, Wadia Ghandy & Co. (Ahmedabad)


Partner

