TITLE CERTIFICATE

Manishbhai Patel 98259 40880
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Balchandbhai Patel Associates
(Advocates)

Ref No. 4994

To,

MAHADEV DEVELOPERS, A PARTNERSHIP FIRM
Ahmedabad.

Ref : IN THE MATTER OF INVESTIGATION of title to non - agricultural land bearing Final Plot No. 45 admeasuring 4371 sq.mts., of T. P. Scheme No. 89 (Vatva – 1) comprised of Survey 1520/2 admeasuring 7284 sq.mts., situate, lying and being at Mouje – Vatva Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat.

MANISH KANUBHAI PATEL ADVOCATE

TITLE INVESTIGATION REPORT

Pursuant to the request of land owner namely **Mahadev Developers, A Partnership Firm,** we have carried out of work of title investigation of the freehold of non-agricultural land bearing Final Plot No. 45 admeasuring 4371 sq.mts of T. P. Scheme No. 89 (Vatva –1) comprised of Survey 1520/2 admeasuring 7284 sq.mts., situate, lying and being at Mouje – Vatva Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat presently owned and possessed by **Mahadev Developers , A Partnership Firm.**

To this intent, we have caused the searches of the available records of the concerned Office of the Sub Registrar Assurances for a period of last Thirty Years and have perused and scrutinized copy of the documents /papers / revenue records as are made available to us and believing the same to be true, corrects and genuine and also based on the information / clarification as are made available to us by or through you and relying upon the same to be true and correct , we submit our title report as under.

MANISH KANUBHAI PATEL ADVOCATE

1. Name of the Landowner/s:

A. Mahadev Developers , a Partnership Firm

2. Nature of the Land in Question and its Uses

(a) Nature of the said Land

Freehold and non-agricultural Land

(b) Use of the said Land

Non - Agricultural use in accordance of provision of Section 65 of land revenue code

3.Description of the immovable properties under investigation

All that piece and parcel of freehold non-agricultural land bearing Final Plot No. 45 admeasuring 4371 sq.mts of T. P. Scheme No.89 (Vatva –1) comprised of Survey 1520/2 admeasuring 7284 sq.mts., situate, lying and being at Mouje – Vatva Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat more particularly described in the **Schedule** here under written (herein after referred to as the **"said Land"**)

4. Devolution of Title of the Land in Question

Note : The mutation entry No. 27 and 1413 are not available in the revenue record.

4.1. It has been observed by us that, the land in question was held by Damodar Kalidas prior to the year 1952 meaning thereby he was the occupiers of the said land within the meaning of Sub Section 16 of Section 3 of Land Revenue Code and said fact is evidenced by 7/12 abstract of the said land of the years 1951-52.

4.2 It has been observed by us that, land under investigation was cultivated by Premchandbhai Fulchandbhai for a long period and hence the Taluka Authority passed order bearing No. TNC dated 27-11-1947 inter alia directing to enter the name of Premchandbhai Fulchandbhai as protected tenant in other rights of record of 7/12 abstract of said land as is expressly corroborated and evidenced by certified mutation entry No. 3545 dated 12-05-1948.

4.3 It has been observed by us that, The land in question was declared as "Fragment Land" in accordance with provision of sections-5 and 6 of "THE BOMBAY PREVENTION OF FRAGMENTATION AND CONSOLIDATION OF HOLDING ACT-1947" as is expressly corroborated and evidenced by certified mutation entry No. 3927 dated 16-10-1951.

4.4 It has been observed by us that, in the context of the Bombay Vatva Vajifadari Abolition Act -1950 (Act No. 2 of 1950), the Mamlatdar passed order bearing No. RTS dated 31-07-1954 and held that, Vatva Vajifdars were entitled for taking 3 Ani share in fruit trees but on effect of said act, direction was issued to delete the said note from the record meaning thereby the right of vajifdari was abolished and as is corroborated and evidenced by certified mutation entry No. 4374 dated 05-08-1954.

4.5 It has been observed by us that, a charge of the Vatva Multipurpose Society Ltd., was created over the land bearing Survey No. 1520/2 by holder of the said land by availing loan of Rs. 400/- in favour of Vatva Multipurpose Society and is expressly corroborated and evidenced by certified mutation entry No. 5025 dated 11-09-1960.

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4.6 It has been observed by us that, the charge was released by the Vatva Multipurpose Society Ltd., vide its No Due Certificate as is expressly evidenced by certified mutation entry No. 5989 dated 20-04-1965.

4.7 It has been observed by us that, the name of Premchandbhai Fulchandbhai was standing as tenant but the proceedings under the tenancy Act were conducted and the Mamlatdar and A.L.T passed order bearing No. T.N.C. dated 15-04-1961 and directed to pay the purchase price of Rs. 507.80 to landlord Damodardas Kalidas and hence the name of Premchandbhai Fulchandbhai was entered as occupier in the revenue record and charge of landlord was entered in others rights of records of 7/12 abstract of the said land as is expressly corroborated and evidenced by certified mutation entry No. 5383 dated 01-09-1961.

4.8 It has been observed by us that, the purchase price of Rs.507.80 as fixed by the authority under the provision of Section 32 G of the Tenancy Act was paid to Landlord and hence Mamlatdar and A.L.T passed the order in tribunals case No. 227 on 14-12-1964 directing to issue the purchase certificate in prescribed format No. 9 in accordance with the provision of section 32 M of Tenancy Act as well as the provision of rule 18 of the Gujarat Tenancy Rules 1956 as is expressly corroborated and evidenced by certified mutation entry No.5933 dated 22-01-1965.

4.9 It has been observed by us that, Mutation Entry No.5993 & 6592 are not pertaining to the land under investigation and hence they are not being dealt with.

4.10 It has been observed by us that, the land in question was declared as fragment land but the said land was irrigate for a long period and hence the Prant Officer, Viramgam passed order bearing

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No. T.N.C. S.R. 11 / 72 dated 10-07-1972 and released the said land from the restriction laid down by the statuary provision of Bombay prevention of Fragmentation and Consolidation of Holding Act, 1947 as is expressly corroborated and evidenced by certified mutation entry No.7421 dated 15-07-1972.

4.11 It has been observed by us that, the Prant Officer, Viramgam passed order bearing No.T.N.C .V dated 17-01-1974 and converted the said land into old tenure land for agricultural purpose liable for premium for non agricultural use and thereafter, the owner of the said land namely Premchandbhai Fulchandbhai had sold and convey said agricultural land to Nathabhai Kuberbhai by Sale Deed registered in the Office of Sub Register of Assurances at Ahmedabad on 07-06-1974 as is expressly corroborated and evidenced by certified mutation entry No.7686 dated 29-06-1974.

4.12 It has been observed by us that, a charge of the Bank of India was created over the land bearing Survey No. 1520/2 by holder namely Nathabhai Kuberbhai of the said land by availing loan of Rs. 90,000/- in favour of Bank of India as is expressly corroborated and evidenced by certified mutation entry 9972 dated 04-12-1984.

4.13 It has been observed by us that, the charge was released by the Bank of India vide its No Due Certificate whereby the charge created vide mutation entry No. 9972 was released as is expressly evidenced by certified mutation entry No. 11144 dated 11-04-1994.

4.14 It has been observed by us that, the holder of said land namely Nathabhai Kuberbhai had died intestate on 28-12-1985 leaving behind him his lineal descendants as (1) Motibhai Nathabhai,

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(2) Jadiben Nathabhai and (3) Surajben Nathabhai and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 10126 dated 03-09-1986.

4.15 It has been observed by us that, a charge of the Bank of India was created over the land bearing Survey No. 1520/2 by holder of the said land by availing loan of Rs. 38,275/- in favour of Bank of India as is expressly corroborated and evidenced by certified mutation entry 10598 dated 30-05-1989.

4.16 It has been observed by us that, the joint holders of the said land namely (1) Jadiben Nathabhai and (2) Surajben Nathabhai had voluntarily waived and relinquished their right, title, claim and share persisting in the land bearing Survey No. 1520/2 in favour of rest of the joint holder and hence, their names were deleted from the revenue record as is expressly corroborated and evidenced by certified mutation entry No. 14359 dated 04-11-2006.

4.17 It has been observed by us that, the holder of said land namely Motibhai Nathabhai had died intestate on 25-10-2011 leaving behind him his lineal descendants as (1) Maniben Wd/o. Motibhai Nathabhai, (2) Mukeshbhai Motibhai (son), (3) Pravinbhai Motibhai (son), (4) Jashodaben Motibhai (daughter), (5) Gitaben Motibhai (daughter) and (6) Vinubhai Motibhai (son) and hence, their names were brought on the revenue record upon succession right as is expressly corroborated and evidenced by certified mutation entry No. 17102 dated 29-12-2011.

4.18 It has been observed by us that, the reconstitution of Ahmedabad City and Daskroi Taluka of Ahmedabad District by Resolution No. PFR / 102011 / 275 / L / 1 dated 17-03-2012, two different

Taluka of Ahmedabad Talukas are formed as Ahmedabad (East) and Ahmedabad (West) and accordingly, Vatva Village was covered within the Taluka Boundaries of Ahmedabad City (East) as is expressly corroborated and evidenced by certified mutation entry No. 17312 dated 05-05-2012.

4.19 It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act-1976 were made applicable to the land bearing Survey No. 1520/2 admeasuring 7284 sq.mts., by merging into Draft Town Planning Scheme No. 89 (Vatva-1) and land bearing Survey No. 1520/2 is given Final Plot No. 45 and its area is fixed to the extent of 4371 sq. mts., and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules-1979 enacted under the said act.

4.20 It has been observed by us that, the land under investigation was standing as old tenure land for agricultural purpose liable for premium at non-agricultural use and hence, the occupier of the said land submitted an application to the District Collector, Ahmedabad for converting the land in question into old tenure land for non-agricultural purpose and after considering the said application, the District Collector, Ahmedabad passed order bearing No. CB/Premium / Vatva/ S.R.612/2017 and S.R.231/ 2017 dated 26-06-2018 and released the said land converting into old tenure land for non-agricultural use as is expressly corroborated and evidenced by certified mutation entry No. 20296 dated 29-06-2018.

4.21 It has been observed by us that, the land under investigation was standing as old tenure land for agricultural purpose liable for premium at non-agricultural use and hence, the occupier of the said land submitted an application to the District Collector,

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Ahmedabad for converting the land in question into old tenure land for non-agricultural purpose and after considering the said application, the District Collector, Ahmedabad passed order bearing No. CB / Premium / Vatva / S.R.612 / 2017 and S.R. 231 / 2017 dated 26-06-2018 and released the said land converting into old tenure land for non-agricultural use as is expressly corroborated and evidenced by certified mutation entry No. 20386 dated 16-08-2018.

4.22 It has been observed by us that, the holder of said land namely Maniben Motibhai had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / Pra.S.P. / T. B.Khe. / Survey Number / Block Number 1520 / 2 S. R. 1203 / 2018 dated 07-09-2018 and granted non-agricultural use permission to the land bearing Final Plot No. 45 admeasuring 4370 sq.mts., of T. P. Scheme No. 89 comprised of Survey No. 1520/2 for multipurpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by certified mutation entry No. 20427 dated 14-09-2018.

4.23 It has been observed by us that, by Sale-Deed dated 01-11-2018 executed by (1) Maniben Wd/o. Motibhai Nathabhai, (2) Mukeshbhai Motibhai, (3) Pravinbhai Motibhai, (4) Jashodaben Motibhai, (5) Gitaben Motibhai and (6) Vinubhai Motibhai, as Vendors in their capacity as holders of the said land in bearing Survey No. 1520/2 admeasuring 7284 sq.mts., in favour of Mahadev Developers, a partnership firm registered with the Office of the Sub –Registrar of Assurance at Ahmedabad-11 (Aslali) under Sr. No.

15859, the non- agricultural land bearing Final Plot No. 45 admeasuring 4370 sq.mts., of T. P. Scheme No. 89 comprised of Survey No. 1520/2 admeasuring 7284 sq.mts., was sold to Mahadev Developers, a partnership firm.

By virtue of aforesaid Sale Deed, the name of Mahadev Developers, a partnership firm was entered as occupier as defined in Sub Section 16 of Section 3 of Land Revenue Code and said fact is expressly corroborated and evidenced by certified mutation entry No. 20531 dated 03-11-2018.

4.24 It has been observed by us that, the holder of said land namely Maniben Motibhai had submitted an application to the District Collector, Ahmedabad for obtaining non-agricultural use permission and on consideration of said application, the District Collector, Ahmedabad passed order bearing No. CB / Pra.S.P. / T. B.Khe. / Survey Number / Block Number 1520 / 2 S. R. 1203 / 2018 dated 07-09-2018 and granted non-agricultural use permission to the land bearing Final Plot No. 45 admeasuring 4370 sq.mts., of T. P. Scheme No. 89 comprised of Survey No. 1520/2 for multi purpose in accordance with THE PROVISION OF SECTION-65, 66, AND 67 OF LAND REVENUE CODE-1879 AND THE PROVISIONS OF RULES -100,101 OF THE GUJARAT LAND REVENUE RULES-1972 and as is expressly corroborated and evidenced by pencil mutation entry No. 20534 dated 03-11-2018.

5. Mutation of the name / s of the land owner / s in revenue records:

On bare perusal of latest Village Form No. 7, the names of (1) Maniben Wd/o. Motibhai Nathabhai, (2) Mukeshbhai Motibhai, (3) Pravinbhai Motibhai, (4) Jashodaben Motibhai, (5) Gitaben Motibhai and (6) Vinubhai Motibhai are appearing as occupiers of the said land as defined in Sub Section 16 of Section 3 of Land Revenue Code as the mutation entry in respect of sale transaction is a pencil entry, but it is a fact that, the titles of the land in investigation are vested with the buyer by virtue of Transfer of Property Act and Indian Registration Act.

6. **Searches :**

6.1 We have caused the searches of the available records through our search clerk for last 30 years from the office of the concerned Sub-Registrar of Assurances and on bare perusal of said Sub-Registry record, we have not found any objectionable matter.

6.2 **Perusal of the revenue record as are made available to us.**
Nothing objectionable found in the copies of the revenue records as are produced by the land owner / s to us.

6.3 **Lis pendency / Litigations :**
That, the principal of Lis pendency is governed under the Provision of Section 52 of Transfer of Property Act, as well as the Provision of Section 18 of The Registration Act. It has been observed by us that, no any suit or matter is appeared as pending litigation in respect of said land in available search of Sub-Registry record and as per the say of the land owner /s no suit or litigation is pending in respect of the said land in any court established by the law including revenue court.

7. **Public Notice :**
As a part of investigation of title, we have published a public notice appeared in the daily newspaper "**GUJARAT SAMACHAR**" dated **14-12-2017** for inviting claim, objection, obligation, charges or lien in, on or upon said land, pursuant to which, we have not received any claim or objection in response thereto.

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8.1 **Special Observation :**

It has been observed by us that, the land under investigation was given to Premchand Fulchand in his capacity as tenant after following due procedure of law and thereafter, the said land was sold to Nathabhai Kuberbhai and thereafter, legal heirs of Nathabhai Kuberbhai sold the said land to present owner, but it is a fact that, the land in question had already been converted into old tenure land for non-agricultural purpose and land in question has also been converted into non-agricultural land.

8.2 It has been observed by us that, land under investigation has already been merged into Draft Town Planning Scheme No. 89 (Vatva - 1) and as per the Provision of Section 121 of Gujarat Town Planning and Urban Development Act, 1976, the Provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 as in force for the time being, shall not apply to any area of included in a Town Planning Scheme under the said act.

8.3 It has been observed by us that, on bare perusal of Partnership Deed of Mahadev Developers, it expressly transpires that, the partners of the said partnership firm are (1) Nirav Natvarlal Prajapati, (2) Kamlesh Chandubhai Rami,(3) Mehul Kamleshbhai Rami, (4) Pravin Kanjibhai Rami, (5) Pinal Pravinbhai Rami, (6) Sunny Ashokbhai Rami, (7) Mukeshbhai Motibhai Prajapati, (8) Pravinbhai Motibhai Prajapati, (9) Vinubhai Motibhai Prajapati, (10) Jashodaben Sureshkumar Prajapati and (11) Gitaben Arvindbhai Prajapati.

9. **Boundaries of the said land :**

We have mentioned the details of boundaries of the land in question on the basis of Deed of Conveyance bearing No. 15859 dated 01-11-2018.

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10. Conclusions :

In view of what is stated in forgoing paras and the observations made by us, we are of the legal opinion that, the title of the land owner /s to their land more particularly described in Schedule hereunder written is clear, marketable and freeform encumbrances and reasonable doubts subject to :

1. Affidavit on title being made by Mahadev Developers, a partnership firm.
2. Laws applicable and in force to effect legally and properly sale, transfer or any other transaction with respect to the said land fulfilment of terms and conditions laid down on N.A. Order.

11. Certificate :

We certify that, **Mahadev Developers, a partnership firm,** have a valid, clear free from any charges or reasonable doubts and marketable title to the said land subject to the observations made in all forgoing paras and especially the observation made in para-10 above.

SCHEDULE

(Description of the land in question)

All that piece and parcel of non-agricultural land bearing Final Plot No. 45 admeasuring 4371 sq.mts of T. P. Scheme No. 89 (Vatva – 1) comprised of Survey 1520 / 2 admeasuring 7284 sq.mts., situate, lying and being at Mouje – Vatva Taluka – Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 (Aslali) in the state of Gujarat Which is bounded as under :

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Details of Boundary of Survey No. 1520 / 2

In the East : By Survey No. 1520/1

In the West : By Road

In the North : By Survey No. 766

In the South : By Survey No. 764

Details of Boundary of Final Plot No. 45

In the East : By Final Plot No. 4/3

In the West : By 12 mts., Road

In the North : By Final Plot No. 49

In the South : By Final Plot No. 48

Date : 22-12-2018

Place : Ahmedabad.

MANISH KANUBHAI PATEL ADVOCATE

24/12

Manish Kanubhai Patel. Advocate

Enrolment No. G / 1504 / 2006.

Note of caution and disclaimer:-

(a) This is to inform that Search of complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection and hence it cannot be inspected and its search is not available and on that condition the above Title Report/Opinion is issued exclusively for his/her/their/it's personal use. This report on title contains some remarks and objervatiosn which should be observed

(b) Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road lying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/ reservation in said land/properly and there are no pending litigation or injunction/ status quo granted therein in respect of the said land/property.the above Title Report/ Opinion is issued exclusively for his/her/their/it's personal use.