



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Ratnabhumi Developers Limited

SF, 207, Turquoise, Panchvati, White House,

E-B, C. G. Road, Ahmedabad, Gujarat – 380009, India:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 114 admeasuring about 6313 sq. mtrs. forming part of Town Planning Scheme No. 429 (Godhavi-Manipur) allotted in lieu of land bearing Survey No. 870 admeasuring about 10522 sq. mtrs. situated within the limits of Village: Godhavi, Taluka: Sanand and District: Ahmedabad and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the “said Land”):

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1. PREFACE:

We have been instructed by **Ratnabhumi Developers Limited** (hereinafter referred to as the “Owner”) to investigate its title to the said Land.

2. DISCLAIMERS:

- 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.
- 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.





- c) 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.
- d) 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.
- 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 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 the land bearing Final Plot No. 114 admeasuring about 6313 sq. mtrs. forming part of Town Planning Scheme No. 429 (Godhavi-Manipur) allotted in lieu of land bearing Survey No. 870 admeasuring about 10522 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. 110
North : 18.00 mtrs. wide road
South : Final Plot No. 111

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:

Survey No. 870:

- a) The revenue records reflect that upon issuance of a Circular dated 13.05.1953 bearing no. TSO 572 by the Collector in furtherance of the Talukdari Abolition Act, name of Mansang Shivsang Vaghela was entered as the *Kabjedaar* of the land bearing Survey No. 870 admeasuring about 2 Acre 14 Gunthas. The said event was entered in the revenue records on 30.05.1954 vide mutation entry no. 258.
- b) Thereafter, upon the death of Mansang Shivsang, names of his legal heirs i.e. (1) Mahhipatsang Mansang (2) Jivansang Mansang (3) Natvarsang





Mansang and (4) Balubhai Mansang were entered in the revenue records on 16.12.1956 vide mutation entry no. 442.

- c) Subsequently, a Partition was effectuated amongst the brothers i.e. Mahipatsang Mansang and others and pursuant thereto, the land bearing Survey No. 870 admeasuring about 2 Acre 14 Gunthas came to the share of Mahipatsang Mansang. The said event was entered in the revenue records on 16.12.1956 vide mutation entry no. 443.

- d) Thereafter, a charge of the Godhavi Group Karyakari Sahkari Mandali Godhavi Limited Society was recorded on account of loan availed by Maisubhai Mansangji. The said event was entered in the revenue records on 24.03.1958 vide mutation entry no. 594.

Note: There is no mutation entry recorded reflecting the release of the abovementioned charge, however, such charge is not reflected as pending over the said Land in the latest village form no. 7 of the said Land, ergo, it appears that such charge would have been released.

- e) Subsequently, a charge of the New Godhavi Sewa Sahkari Mandali was recorded on account of loan availed by Mahipatsang Mansangji. The said event was entered in the revenue records on 03.02.1980 vide mutation entry no. 1838.

Note 1: The aforesaid charge was subsequently released vide ensuing mutation entry no. 2957.

Note 2: The area of the land bearing Survey No. 870 is reflected to be admeasuring about 2 Acre 24 Gunthas, however, prior to the aforementioned event, area of land bearing Survey No. 870 was reflected to be admeasuring about 2 Acre 14 Gunthas.





f) Thereafter, during the lifetime of Mahipatsang Mansangji, names of his legal heirs i.e. (1) Ramba – wife of Mahipatsang Mansangji (2) Dilipsinh Mahipatsang (3) Balwantsinh Mahipatsang and (4) Vishnubhai Mahipatsang were as entered as Co-owners of the land bearing Survey No. 870 The said event was entered in the revenue records on 10.03.1987 vide mutation entry no. 2482.

g) Subsequently, upon issuance of a No-Dues Certificate dated 30.05.1991 by the New Godhavi Sewa Sahkari Mandali, its charge was released from the revenue records on 30.05.1991 vide mutation entry no. 2957.

h) Thereafter, the land bearing Survey No. 870 was sold and conveyed by (1) Ramba – wife of Mahipatsang Mansangji (2) Dilipsinh Mahipatsang (3) Balwantsinh Mahipatsang and (4) Vishnubhai Mahipatsang in favour of Gordhanbhai Babaldas vide a registered Sale Deed dated 12.07.1991. The said event was entered in the revenue records on 13.07.1991 vide mutation entry no. 2972.

Note: Upon perusal of the aforesaid Sale Deed dated 12.07.1991, it reflects that the same was registered at the Office of the Sub-Registrar of Assurances under serial no. 1288. It further reflects that Mahipatsang Mansang had also joined the aforesaid Sale Deed as Vendor along with Ramba – wife of Mahipatsang, however, it appears that the name of Mahipatsang Mansang is erroneously not reflected as the Vendor in the aforesaid mutation entry.

i) Subsequently, vide an Order of the Secretary, Management Committee and District Development Officer, District Panchayat dated 22.11.2007 bearing no. Masal/ Ba.Kha.Pa./ SR 5/ Vashi. 4066 to 4071, land bearing Survey No. 870 admeasuring about 10522 sq. mtrs. was converted into non-agricultural land for the purposes of residential use subject to the conditions mentioned





thereunder. The said event was entered in the revenue records on 06.03.2008 vide mutation entry no. 5895.

Note: Upon perusal of the aforesaid Order dated 22.11.2007, it reflects that the land parcels bearing Survey No. 870 and Survey No. 872, admeasuring in aggregate about 24888 sq. mtrs. were converted into non-agricultural land for the purposes of residential use in accordance of the Construction Plans presented.

Final Plot No. 114:

- j) In contexture to the perusal of the Form – “F” passed by the Assistant Town Planner, Ahmedabad Urban Development Authority, it reflects that the land bearing Survey No. 870 admeasuring about 10522 sq. mtrs. was included in the Town Planning Scheme No. 429 (Godhavi-Manipur) and was thereby allotted Final Plot No. 114 admeasuring about 6313 sq. mtrs. (i.e. “**said Land**”)
- k) We have been provided with a copy of Zoning Certificate dated 02.04.2018 issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, wherein, the land bearing Survey No. 870 has been declared to be falling within the Knowledge and Institutional Zone i.e. ‘KZ Zone’.
- l) Thereafter, the said Land was sold and conveyed by Gordhanbhai Babldas in favour of (1) Pravinbhai Talakshibhai and (2) Jayeshbhai Talakshibhai vide a registered Sale Deed dated 14.05.2019. The said event was entered in the revenue records on 29.05.2019 vide mutation entry no. 9203.

Note: Upon perusal of the aforesaid Sale Deed dated 14.05.2019, it reflects that the same was registered at the Office of the Sub-Registrar of Assurances under serial no. 5355.





m) Subsequently, vide an Order dated 29.06.2019 bearing no. Estate/ Kapat/ Jamin No. 6872 passed by the Estate Officer, Ahmedabad Urban Development Authority, part land admeasuring about 4209 sq. mtrs. out of the total land bearing Survey No. 870 belonging to the ownership of Gordhanbhai Babaldas which was declared as "Kapat" by virtue of inclusion of the land into Town Planning Scheme was vested with the Ahmedabad Urban Development Authority. The said event was entered in the revenue records on 05.09.2019 vide mutation entry no. 9305.

n) Later, the said Land being Final Plot No. 114 admeasuring about 6313 sq. mtrs. forming part of Town Planning Scheme No. 426 (Godhavi-Manipur) allotted in lieu of land bearing Survey No. 870 admeasuring about 10522 sq. mtrs. situated within the limits of Village: Godhavi, Taluka: Sanand and District: Ahmedabad was sold and conveyed by (1) Pravinbhai Talakshibhai and (2) Jayeshbhai Talakshibhai in favour of Owner i.e. Ratnabhumi Developers Limited vide a Sale Deed dated 27.7.2021 bearing registration under serial no. 11001. The said event was entered in the revenue records on 31.7.2021 vide mutation entry no. 9855 (yet to be certified in the revenue records).

Note: It appears that the abovementioned mutation entry inadvertently records the Town Planning Scheme Number details as 426 as opposed to 429.

5. **DOCUMENTS VERIFIED:**

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

- a) Village Form no. 7/12 of the said Land;
- b) Mutation entries in Form no. 6 relating to the said Land;
- c) Form "F and Part Plan;





- d) Sale Deed dated 12.07.1991 registered at the Office of the Sub-Registrar of Assurances under serial no. 1288;
- e) Order of the Secretary, Management Committee and District Development Officer, District Panchayat dated 22.11.2007 bearing no. Masal/Ba.Kha.Pa./ SR 5/ Vashi. 4066 to 4071;
- f) Zoning Certificate dated 02.04.2018 issued by the Assistant Town Planner, Ahmedabad Urban Development Authority;
- g) Sale Deed dated 14.05.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 5355;
- h) Power of Attorney Deed dated 14.05.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 5359;
- i) Indemnity Deed dated 14.05.2019 registered at the Office of the Sub-Registrar of Assurances under serial no. 5360;
- j) Order dated 29.06.2019 bearing no. Estate/ Kapat/ Jamin No. 6872 passed by the Estate Officer, Ahmedabad Urban Development Authority; and
- k) Sale Deed dated 27.7.2021 bearing registration under serial no. 11001.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 18.02.2021 and 18.08.2021 and apart from what is mentioned above, the following additional documents are noted in the revenue records with regard to the said Land:

- a) Power of Attorney Deed dated 14.05.2019 registered under serial no. 5359 executed by Gordhanbhai Babaldas in favour of (1) Pravinbhai Talakshibhai and (2) Jayeshbhai Talakshibhai with respect to the said Land.

Note: Upon perusal of the aforesaid Power of Attorney Deed, it reflects that the same was executed in furtherance of the Sale Deed dated 14.05.2019 registered under serial no. 5355 as appearing hereinabove in Clause 4(l).





- b) Indemnity Deed dated 14.05.2019 registered under serial no. 5360 executed by Gordhanbhai Babaldas in favour of (1) Pravinbhai Talakshibhai and (2) Jayeshbhai Talakshibhai with respect to the said Land.

Note: Upon perusal of the aforesaid Indemnity Deed, it reflects that the same was executed in furtherance of the Sale Deed dated 14.05.2019 registered under serial no. 5355 as appearing hereinabove in Clause 4(l).

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued a public notice in local newspaper viz. Divya Bhaskar and Gujarat Samachar, both Ahmedabad editions on 05.03.2021 (copies of which are annexed hereto as **Annexure-I**) 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 18.08.2021 reflects the tenure of the said Land to be non-agricultural land for the purpose of residential 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. Ratnabhumi Developers Limited* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 18TH DAY OF AUGUST, 2021

For, Wadia Ghandy & Co. (Ahmedabad)

Partner