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ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Synthesis Framework LLP,

7th Floor, B block, Safal Pegasus, Prahladnagar,

Ahmedabad – 380015, Gujarat, India.

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 107 admeasuring about 7748 sq. mtrs. of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), allotted in lieu of the land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs. situated within the limits of Village: Makarba, Taluka: Vejalpur 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 **Synthesis Framework LLP** to investigate the title of (1) **Deepak Lalbhai HUF** – represented through its **Karta and Manager i.e. Deepak Lalbhai** (2) **Rushabh Deepakbhai** (3) **Chintan Harishbhai** and (4) **Harishbhai Lalbhai HUF** – represented through its **Karta and Manager i.e. Chintan Harishbhai Shah** (hereinafter referred to as the “**Owners**”) to the said Land.

2. DISCLAIMERS:

- a) 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.





- b) 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. 107 admeasuring about 7748 sq. mtrs. of Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur), allotted in lieu of the land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs. situated within the limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows:

East :	Final Plot No. 108
West :	Road
North :	Final Plot No. 104, 105, 106 & Hira Rupa Hall
South :	12 mtrs. Road

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. 702/4:

- a) The revenue records indicate that originally the land bearing Survey No. 702 was in the ownership of Revashankar Nathuram. Thereafter, Revashankar Nathuram had renounced the world, and in view thereof, the names of (1) Bai Chanchal – wife of Revashankar Nathuram and (2) Bai Sharda – widow of Natwarlal Revashankar were entered in the revenue records on 26.6.1943 vide mutation entry no. 2297.
- b) Subsequently, vide an Order dated 8.11.1947 passed under the Tenancy and Agricultural Lands Act, 1948, names of the protected tenants were recorded for this village, and pursuant thereto, names of (1) Ambaram Dwarkadas (2) Manilal Jesing and (3) Lalji Samaldas were entered as the “protected tenants” in the revenue records of the land bearing Survey No. 702 on 20.11.1948 vide mutation entry no. 2640.
- c) Thereafter, the land bearing Survey No. 702 admeasuring about 9 Acre 16 Gunthas belonging to the ownership of (1) Bai Chanchal and (2) Bai Sharda was declared as Khalsa Ryotwari land in accordance of the event recorded vide former mutation entry no. 3389. The said event was entered in the revenue records on 23.5.1954 vide mutation entry no. 3437.
Note: The aforesaid mutation entry no. 3389 that has been appearing above does not pertain to the said Land.
- d) Subsequently, as the land bearing Survey No. 702 was declared as a Khalsa Land, revised relating to Aakar (i.e. Assessment) amount had to be paid as laid down therein, in respect whereof, mutation entry no. 3593 was entered in the revenue records on 11.4.1956.





e) Thereafter, vide an Order dated 5.8.1960 passed by the Tribunal for Agricultural Lands and Additional Mamlatdar, City Taluka in Tribunal Case No. 332, the proceedings initiated in accordance of the Section 32G of the Gujarat Tenancy and Agricultural Lands Act, 1948 were closed since the owners of the land bearing Survey No. 702 were widows. The said event was entered in the revenue records on 24.10.1960 vide mutation entry no. 4188.

f) Subsequently, upon the death of Bai Chanchal – wife of Revashankar Nathuram, her name was removed from the revenue records on 5.6.1969 vide mutation entry no. 4856.

Note: The aforesaid mutation entry has been certified and it appears that there were no legal heirs of Bai-Chanchal, and therefore, her name was removed and no event of succession was recorded for the mutation of the names of her legal heirs, and this entry had not been contested till date.

g) Thereafter, part land admeasuring about 3 Acre 6 Gunthas out of the total land bearing Survey No. 702 was sold and conveyed by Bai Sharda – widow of Natwarlal Revashankar in favour of (1) Chandubhai Shankarbhai (2) Gandabhai Jijidas and (3) Hirabhai Manibhai vide a registered Sale Deed dated 8.4.1969. The said event was entered in the revenue records on 5.9.1969 vide mutation entry no. 4881.

Note: Upon perusal of the afore-stated Sale Deed, it reflects that the same was registered at the Office of the Sub-Registrar of Assurances under serial no. 3824. Further, it reflects that the part land admeasuring about 3 Acre 5 Gunthas out of the total land bearing Survey No. 702 was sold and conveyed by (1) Bai Sharda – widow of Natwarlal Revashankar and (2) Chandrikaben – daughter of Natwarlal Revashankar, however, the





aforesaid mutation entry erroneously reflects that the land admeasuring about 3 Acre 6 Gunthas was sold.

- h) Subsequently, vide an Order of the District Inspector of Land Records passed in July 1973 bearing no. C.Ka.Ku. No. 184/ 72-73, a hissa mapni of the land bearing Survey No. 702 was undertaken and pursuant thereto, upon issuance of a Puravni Patrak bearing no. 13 by the District Development Officer vide an Order dated 20.7.1973 bearing no. City Vasal 2 Vashi 1012, the land bearing Survey No. 702 admeasuring about 9 Acre 16 Gunthas was bifurcated into as **(A)** land bearing Survey No. 702/1 admeasuring about 1906 sq. mtrs. was reflected in the ownership of (1) Bhupendra Hiralal and (2) Vecra Hiralal **(B)** land bearing Survey No. 702/2 admeasuring about 3812 sq. mtrs. was reflected in the ownership of Paryatiben – wife of Bhaichand Amthabhai **(C)** land bearing Survey No. 702/3 admeasuring about 5716 sq. mtrs. was reflected in the ownership of Tarulataben Hasmmukhbhai Desai **(D)** land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs. was reflected in the ownership of (1) Chandubhai Shankardas (2) Gandabhai Jijidas and (3) Hirabhai Manibhai **(E)** land bearing Survey No. 702/5 admeasuring about 1230 sq. mtrs. was reflected to be in the common ownership of the land bearing Survey No. 702/1 to 702/4 and 702/6 which is being used as common road and **(F)** land bearing Survey No. 702/6 admeasuring about 13836 sq. mtrs. was reflected in the ownership of (1) Khushaldas Dalsukhbhai (2) Patel Baldevbhai Somabhai and (3) Patel Keshavlal Mohandas. The said event was entered in the revenue records on 26.7.1973 vide mutation entry no. 5091, however, the same was **cancelled** since requisite permission was not taken and that the area reflected therein was not in consonance with the revenue records.





Note: The aforesaid mutation entry is relevant though not reflected in the latest Village Form No. 7 of the said Land.

- i) Thereafter, vide an Order of the District Inspector of Land Records passed in July 1973 bearing no. C.Ka.Ku. No. 184/ 72-73, a hissa mapni of the land bearing Survey No. 702 was undertaken and pursuant thereto, upon issuance of a Puravni Patrak bearing no. 13 by the District Development Officer vide an Order dated 20.7.1973 bearing no. City Vasal 2 Vashi 1012, the land bearing Survey No. 702 admeasuring about 9 Acre 16 Gunthas was bifurcated into as **(A)** land bearing Survey No. 702/1 admeasuring about 1906 sq. mtrs. was reflected in the ownership of (1) Bhupendra Hiralal and (2) Veera Hiralal **(B)** land bearing Survey No. 702/2 admeasuring about 3812 sq. mtrs. was reflected in the ownership of Parvatiben – wife of Bhaichand Amthabhai **(C)** land bearing Survey No. 702/3 admeasuring about 5716 sq. mtrs. was reflected in the ownership of Tarulataben Hasmukhbhai Desai **(D)** land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs. was reflected in the ownership of (1) Chandubhai Shankardas (2) Gandabhai Jijidas and (3) Hirabhai Manibhai **(E)** land bearing Survey No. 702/5 admeasuring about 1230 sq. mtrs. was reflected to be in the common ownership of the land bearing Survey No. 702/1 to 702/4 and 702/6 which is being used as common road and **(F)** land bearing Survey No. 702/6 admeasuring about 13836 sq. mtrs. was reflected in the ownership of (1) Khushaldas Dalsukhbhai (2) Patel Baldevbhai Somabhai and (3) Patel Keshavlal Mohandas. The said event was entered in the revenue records on 2.12.1976 vide mutation entry no. 5217.





- j) Mutation entry no. 5919 though reflected in the old handwritten Village Form No. 7/12 of the said Land, it does not pertain to the same and therefore it is not relevant for the purposes of this Title Certificate.
- k) Subsequently, a partition was effectuated amongst the family members of Gandabhai Jijibhai and Others vide a registered Deed of Partition dated 19.5.1982 whereby, the land bearing Survey No. 702/4 admeasuring about 3 Acre 6 Gunthas came to the share of Menaben – widow of Hirabhai Manibhai. The said event was entered in the revenue records on 31.1.1985 vide mutation entry no. 6033.

Note: (A) Upon perusal of the afore-stated Deed of Partition, it reflects that (1) the same was registered at the Office of the Sub-Registrar of Assurances under serial no. 7368; (2) the partition was effectuated in favour of Menaben by (a) the legal heirs of Hirabhai Manibhai (deceased) being Govindbhai Hirabhai, Ranchodbhai Hirabhai, Champaben Hirabhai (b) Gandabhai Jijibhai (Jijidas) and his legal heirs being Vishnubhai Gandabhai, Ashabhai Gandabhai and (c) Chandubhai Shankarbhai and his legal heir Babubhai Shankarbhai. (3) Further, the said Deed of Partition reflects that a partition had also been effectuated amongst (A) the legal heirs of Hirabhai Manibhai (B) Gandabhai Jijibhai alongwith his legal heirs and (C) Chandubhai Shankarbhai alongwith his legal heirs. (B) The aforementioned Deed of Partition reflects that land bearing Survey No. 702/4 admeasuring about 3 Acre 6 Gunthas had been transferred in favour of Menaben, however, vide the previous mutation entry no. 5217 pertaining to the recording of the event of hissa mapni, the portion of land that came to the share of Gandabhai Jijibhai and Others admeasured about 11542 sq. mtrs. equivalent to 2 Acres 34 Gunthas only, and the current owner also had secured ownership rights to the extent of 2 Acres 34 Gunthas only.





- l) Thereafter, the land bearing Survey No. 702/4 admeasuring about 3 Acre 6 Gunthas was sold and conveyed by Menaben – widow of Hirabhai Manibhai in favour of (1) Deepak Lalbhai HUF – represented through its Karta and Manager i.e. Deepak Lalbhai (2) Harish Lalbhai HUF – represented through its Karta and Manager i.e. Harish Lalbhai (3) Dineshbhai Nagindas Shah (4) Mahesh Nagindas Shah and (5) Jayendra Nagindas Shah vide a registered Sale Deed dated 19.5.1982. The said event was entered in the revenue records on 31.1.1985 vide mutation entry no. 6034.

Note: (A) Upon perusal of the aforesaid Sale Deed dated 19.5.1982, it reflects that the same was presented before the Sub-Registrar of Assurances on 19.5.1982 under serial no. 7368, however the same was registered at the Office of the Sub-Registrar of Assurances on 30.7.1984 under serial no. 11538. (B) The aforementioned Sale Deed reflects that land bearing Survey No. 702/4 admeasuring about 3 Acre 6 Gunthas had been sold and conveyed by Menaben – widow of Hirabhai Manibhai, however, vide the previous mutation entry no. 5217 pertaining to the recording of the event of hissa mapni, the portion of land that came to the share of Gandabhai Jijibhai and Others (being the original owners who had subsequently transferred the land in favour of Menaben) admeasured about 11542 sq. mtrs. equivalent to 2 Acres 34 Gunthas only, and the current owner also had secured ownership rights to the extent of 2 Acres 34 Gunthas only.

- m) Subsequently, a partition was effectuated amongst Deepakbhai Lalbhai and others vide a registered Deed of Partition dated 17.10.1985, whereby, the land bearing Survey No. 702/4 totally admeasuring about 2 Acre 34 Gunthas and bifurcated into (a) Sub-Plot No. 1A admeasuring about 4054





sq. yards (b) Sub-Plot No. 1B admeasuring about 4100 sq. yards and (c) Sub-Plot No. 1C admeasuring about 4080 sq. yards came to the share of (1) Deepak Lalbhai – acting for self as well as the Karta and Manager of his HUF and (2) Harish Lalbhai – acting for self as well as the Karta and Manager of his HUF. The said event was entered in the revenue records on 2.5.1986 vide mutation entry no. 6116.

Note: Upon perusal of the aforesaid Deed of Partition, it reflects that the same was registered at the Office of the Sub-Registrar of Assurances under serial no. 11768.

- n) Thereafter, the names of (1) Rushabh Deepakbhai and (2) Chintan Harishbhai were entered as the co-owners in the land bearing Survey No. 702/4. The said event was entered in the revenue records on 27.4.1998 vide mutation entry no. 8412.
- o) Subsequently, vide an Order of the Mamalatdar, Ahmedabad dated 12.7.2010 bearing no. RTS/ Sudharo/ Vashi.2116/10/SR No. 4873, the errors in the revenue records of the land bearing Survey No. 702/4 alongwith other land parcels were rectified. The said event was entered in the revenue records on 23.7.2010 vide mutation entry no. 12332.
- p) Thereafter, upon the death of Harishbhai Lalbhai, names of his legal heirs i.e. (1) Anajanben – widow of Harish Lalbhai (2) Chintan Harishbhai (3) Payalben Harishbhai and (4) Shimoli Harishbhai were entered in the revenue records on 18.4.2017 vide mutation entry no. 15328.

Note: The mutation entry no. 15328 further reflects that, in accordance of the applications made by the legal heirs, name of the Chintanbhai Harishbhai Shah was entered as the Karta and Manager of the HUF.





- q) Subsequently, vide an Order passed by The City Mamlatdar, Vejalpur, Ahmedabad bearing No. City Vejalpur/ Su.Hu./ Makarba/ S.R- 122/ 2019 dated 26.2.2019, the revenue records were rectified by virtue whereof name of Harishbhai Lalbhai HUF – represented through its Karta and Manager i.e. Chintan Harishbhai Shah was entered. The said aspect was notified in the revenue records on 2.3.2019 vide mutation entry no. 16169.
- r) Thereafter, vide an Order passed by the Collector, Ahmedabad dated 13.11.2019 bearing No. 2099/ 07/ 19/ 040/ 2019, under the aegis of Section 65 of the Gujarat Land Revenue Code, 1879, upon submission of application by Deepak Lalbhai HUF – represented through its Karta and Manager i.e. Deepak Lalbhai, for the land bearing Survey No. 702/4 admeasuring about 11542 sq. mtrs., a portion of land admeasuring about 7287 sq. mtrs. was converted into non-agricultural land for multipurpose use, subject to fulfillment and adherence to conditions stated therein. The said event was entered in the revenue records on 13.11.2019 vide mutation entry no. 16541.

Final Plot No. 107:

- s) In contexture of the perused copy of “Form-F”, issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad, it is reflected that the land bearing Survey No. 702/4 admeasuring about 12272 sq. mtrs. was included in Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and in lieu thereof was allotted Final Plot No. 107 admeasuring about 7748 sq. mtrs. (i.e. “**the said Land**”).

Note: The area as per Form-F is determined by the Statutory Authorities under the Town Planning Scheme as promulgated for the said land.





- t) We have been provided with a copy of the Order of the Deputy Collector (Ganot Appeal), Ahmedabad dated 5.6.1990 bearing Ganot Appeal No. 335/89, whereby, it was ordered that the Order passed by the lower court dated 21.9.1989 bearing Ganot Case No. 92/89/84C was cancelled.

Note: Upon perusal of the afore-stated Order dated 21.9.1989, it reflects that the same was passed by Mamlatdar and Krushipanch, City Taluka, Ahmedabad, whereby, it was ordered that the transfer of the land bearing Survey No. 702/4 reflected in former mutation entry numbers 6034 and 6116 were in violation of the Gujarat Tenancy and Agricultural Lands Act, 1948 and therefore, an Order under Section 84C of the Gujarat Tenancy and Agricultural Lands Act, 1948, whereby, it was ordered that the purchase price is to be determined in accordance of Section 32G of the Gujarat Tenancy and Agricultural Lands Act, 1948.

- u) We have been provided with a copy of the Commencement Certificate dated 19.12.1986 issued by the Ahmedabad Urban Development Authority in favour of Deepakbhai Lalbhai for the purposes of construction of Farmhouse upon the land bearing Survey No. 702/4.
- v) Mutation entry numbers 4857, 4858, 4988, 4989, 4990, 5050, 5051 and 5052 pertains to the other portion of the land bearing Survey No. 702 and therefore, they are not relevant for the purposes of this Title Certificate.

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 8.4.1969 bearing registration under serial no. 3824.
- e) Deed of Partition dated 19.5.1982 bearing registration under serial no. 7368.
- f) Sale Deed dated 30.7.1984 bearing registration under serial no. 11538.
- g) Deed of Partition dated 17.10.1985 bearing registration under serial no. 11768.
- h) Commencement Certificate dated 19.12.1986.
- i) Order dated 21.9.1989 bearing Ganot Case No. 92/89/84C.
- j) Order dated 13.11.2019 bearing no. 2099/ 07/ 19/ 040/ 2019.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 9.1.2020 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

7. PUBLIC NOTICE:

For verification of title to the said Land we have issued a public notice in local newspaper viz. (1) Divya Bhaskar (Ahmedabad Edition) and (2) Gujarat Samachar (Ahmedabad Edition) on 30.12.2018 (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 reflects the tenure of the said Land to be non-agricultural land for multi-purpose 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 Owners viz. (1) Deepak Lalbhai HUF – represented through its Karta and Manager i.e. Deepak Lalbhai (2) Rushabh Deepakbhai (3) Chintan Harishbhai and (4) Harishbhai Lalbhai HUF – represented through its Karta and Manager i.e. Chintan Harishbhai Shah have a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 9TH DAY OF JANUARY, 2020

For, Wadia Ghandy & Co. (Ahmedabad)

Partner