



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Saanvi Nirman LLP

217, 218, Ravija Plaza,

Opp. Rambaug, Thaltej-Shilaj Road,

Ahmedabad – 380059:

SUBJECT LAND:

All that piece and parcel of land bearing Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. forming part of Town Planning Scheme No. 45 (Chandlodiya – Gota) allotted in lieu of (1) land bearing Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) land bearing Survey No. 322/1 admeasuring about 5330 sq. mtrs., admeasuring in aggregate to 7050 sq. mtrs. situated within the limits of Village: Chandlodiya, Taluka: Sabarmati 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 **Saanvi Nirman LLP** (hereinafter referred to as the “Owner”) to investigate their 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. 154/2 admeasuring about 4256 sq. mtrs. forming part of Town Planning Scheme No. 45 (Chandlodiya – Gota) allotted in lieu of (1) land bearing Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) land bearing Survey No. 322/1 admeasuring about 5330 sq. mtrs., admeasuring in aggregate to 7050 sq. mtrs. situated within the limits of Village: Chandlodiya, Taluka: Sabarmati and District: Ahmedabad, and bounded as follows:

East : Final Plot No. 179
West : Final Plot No. 157
North : Final Plot No. 153
South : 15.00 Meters T.P. 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:

A. **Common Mutation Entries for Survey No. 321 and Erstwhile Survey No. 322:**





- (a) We have not been furnished with copies of Old handwritten Village Form No. 7/12 for the land bearing Survey No. 322 from the year 1951 to 1961, pursuant to which the details mentioned therein have not been verified by us and we have also not been furnished with copies of mutation entries bearing No. 217, 263 and 294 by the owner and the concerned authority, pursuant to which the event recorded therein, and other details have not been verified by us.
- (b) Upon perusal of the revenue records, it is reflected that land bearing (1) Survey No. 321 admeasuring about 17 Gunthas and (2) land bearing Survey No. 322 admeasuring about 5 Acres and 34 Gunthas (inclusive of 1 Guntha of *Pot Kharabo*) was originally in the ownership of Dhanjibhai Haribhai, thereafter, the aforementioned lands were sold and conveyed by Dhanjibhai Haribhai in favor of Punjabhai Kishorbhai vide a Registered Sale Deed dated 28.6.1943. The said event was entered in the revenue records on 13.7.1943 vide mutation entry no. 390.
- (c) Subsequently, vide a Taluka Hukum dated 14.5.1948 passed by the Mamlatdar bearing Taluka Hukum No. LND 60, names of Protected Tenants were entered in the revenue records for various land parcels, pursuant thereto, name of Protected Tenant i.e. Mohanji Dosaji was entered in the revenue records for the land bearing Survey No. 321 and names of Protected Tenants i.e. (1) Shanabhai Trikambhai (2) Visa Fula and (3) Fata Ugraji were entered in the revenue records for the land bearing Survey No. 322. The said event was entered in the revenue records on 3.7.1948 vide mutation entry no. 458.

Note 1: Name of Mohan Dosabhai has been subsequently removed from the revenue records of the land bearing Survey No. 321 vide mutation entry no. 576.





Note 2: Names of (1) Shana Trikam (2) Fata Ugra and (3) Visa Fula have been subsequently removed from the revenue records of the land bearing Survey No. 322 vide mutation entry no. 576.

- (d) Thereafter, land bearing (1) Survey No. 321 admeasuring about 17 Gunthas and (2) Survey No. 322 admeasuring about 5 Acres and 34 Gunthas were sold and conveyed by Patel Punjabhai Kishorbhai in favor of Patel Manilal Somabhai vide a Registered Sale Deed dated 6.6.1951, however, mutation entry no. 485 dated 22.8.1951 was **cancelled** from the revenue records.

Note: Upon perusal of the copy of mutation entry no. 485, it is reflected that the reason for cancellation of the said mutation entry is not legible, pursuant to which it cannot be ascertained as vide what reason the said mutation entry was cancelled, nonetheless the event of Sale by Patel Punjabhai Kishorbhai in favor of Patel Manilal Somabhai has been recorded in the revenue records vide mutation entry no. 607 dated 25.7.1956.

- (e) Subsequently, various land parcels admeasuring less than the standard area were identified as fragment land under the aegis of Section 6(2) of the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947, pursuant thereto, land bearing Survey No. 321 admeasuring about 17 Gunthas of *Kyaari* Land in the ownership of Punjabhai Kishorbhai was declared as fragment land. The said event was entered in the revenue records on 4.3.1952 vide mutation entry no. 487.

Note: The aforementioned mutation entry pertains to Survey No. 321 only.





- (f) Thereafter, vide a Circular dated 27.7.1953 issued by the Collector bearing no. WTN 4035 and Taluka Hukum dated 27.8.1953 bearing No. WTN, under provisions of Bombay Personal Inam Abolition Act, 1952, was declared as a 'Khalsa Ryotwari Land', further the assessment of the said land was also altered pursuant thereto, land bearing (1) Survey No. 321 admeasuring about 17 Gunthas and (2) Survey No. 322 admeasuring about 5 Acres and 33 Gunthas in the ownership of Manilal Somabhai were also declared as a 'Khalsa Ryotwari Land', further the mutation entry also reflects that the details of the Order are evinced in mutation entry no. 544. The said event was entered in the revenue records on 30.6.1954 vide mutation entry no. 561.
- (g) Subsequently, vide an Taluka Order dated 3.12.1952, names of Protected Tenants were removed, who were not involved in the cultivation of the land for past two years and also were not in the actual possession, and consequent thereto, for the land bearing (1) Survey No. 321, name of Mohan Dosabhai and (2) Survey No. 322, names of (1) Shana Trikam (2) Fata Ugra and (3) Visa Fula were removed from the revenue records on 20.3.1955 vide mutation entry no. 576.
- (h) Thereafter, various land parcels which were assessed at the price of less than Rs. 5000, were classified as 'Khalsa Ryotwari Land', pursuant thereto, land bearing (1) Survey No. 321 admeasuring about 17 Gunthas and (2) Survey No. 322 admeasuring about 5 Acres and 33 Gunthas were classified as 'Khalsa Ryotwari Land'. The said event was entered in the revenue records on 14.4.1956 vide mutation entry no. 597.
- (i) Further, land bearing (1) Survey No. 321 admeasuring about 17 Gunthas and (2) Survey No. 322 admeasuring about 5 Acres and 34 Gunthas, were





sold and conveyed by Patel Punjabhai Kishorbhai in favor of Patel Manilal Somabhai Jorabhai vide a Registered Sale Deed dated 6.6.1951. The said event was entered in the revenue records on 25.7.1956 vide mutation entry no. 607.

- (j) Subsequently, a family partition was effectuated by (1) Manilal Somabhai, pursuant to which land bearing Survey No. 321 admeasuring about 17 Gunthas and Survey No. 322 admeasuring about 5 Acres and 34 Gunthas, came to the share of Vimlaben Manibhai – acting for self and as guardian of Minor Kokilaben Manibhai, further, other parcels of land came to the share of (1) Manilal Somabhai (2) Puriben Somabhai (3) Kantibhai Manibhai and (4) Maadhubhai Manibhai. The said event was entered in the revenue records on 20.9.1963 vide mutation entry no. 740.
- (k) Further, vide a Notification dated 29.12.1956, passed by the Competent Authority bearing No. CON 1054 read with Taluka Hukum No. L.N. Tri dated 18.3.1968, under the aegis of Section 3 of the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947, various land parcels declared as fragments were released from the restrictions of Fragmentation Act as they were situated outside the limits of two (2) miles, pursuant thereto, land bearing Survey No. 321 admeasuring about 17 Gunthas was also released from the restrictions of Fragmentation Act. The said event was entered in the revenue records on 30.4.1968 vide mutation entry no. 823.

Note: The aforementioned mutation entry pertains to Survey No. 321 only.

- (l) Thereafter, vide an Order passed in the month of August by the Taluka Panchayat bearing No. T.P. R.E.V. Vashi 2832, a charge of the Gujarat





State Co. Operative Land Development Bank Ltd. was entered in the revenue records on 1.9.1969 vide mutation entry no. 869.

Note: The aforementioned charge of Gujarat State Co. Operative Land Development Bank Ltd. has been subsequently released from the revenue records vide mutation entry no. 1328.

- (m) Subsequently, vide an Order dated 17.6.1977 passed by the City Deputy Collector bearing No. C.D.C. /Con, under the aegis of Section 6(2) of the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947, various land parcels admeasuring less than the standard area i.e. 2 Acres of *Jarayat* land and 20 Gunthas of *Kyaari* and *Bagayat* land were identified as fragment land, pursuant to which land bearing Survey No. 321 admeasuring about 17 Gunthas was identified as fragment land. The said event was entered in the revenue records on 24.8.1977 vide mutation entry no. 1167.

Note 1: The aforementioned event is evinced on serial no. 181.

Note 2: The aforementioned mutation entry pertains to Survey No. 321 only.

- (n) Thereafter, upon submission of No-Dues Certificate, the charge of Gu. Sta. Co. Op. La. De. Ba. Ltd. was released from the revenue records on 5.6.1979 vide mutation entry no. 1328.

- (o) **Zoning Certificate:**

In consistence with the copy of the Zoning Certificate dated 8.6.2020 issued by the Ahmedabad Municipal Corporation, the land bearing Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. was declared to fall within 'Residential Zone - 1 i.e. R-1'. Copy of the Zoning Certificate is attached herewith as **Annexure - 'A'**.





- (p) Subsequently, during the lifetime of Kokilaben – daughter of Manibhai and wife of Jashubhai Patel, names of her legal heirs i.e. (1) Nileshbhai Jasubhai Patel (2) Ashish Jasubhai Patel and (3) Dharmesh Jasubhai Patel were entered in the revenue records on 7.7.2021 vide mutation entry no. 6185.
- (q) Thereafter, vide a *Puravni Patrak* issued by the D.I.L.R., Ahmedabad bearing Pu. Pa. No. 36, the land bearing Survey No. 322 admeasuring in aggregate to 23674 sq. mtrs. was bifurcated into 2 (two) portions by virtue whereof (1) portion of land admeasuring about 5330 sq. mtrs was allotted hissa no. 1 i.e. Survey No. 322/1 being the said Land herein and (2) portion of land admeasuring about 18344 sq. mtrs (inclusive of 101 sq. mtrs. of *Pot Kharaba*) was allotted hissa no. 2 i.e. Survey No. 322/2. The said event was entered in the revenue records on 9.7.2021 vide mutation entry no. 6186.
- Note:** The aforementioned mutation entry pertains to Survey No. 322/1 only.

B. Final Plot No. 154/2:

- (r) The perused copy of Form-F issued by Town Planning Inspector, Ahmedabad Municipal Corporation, reflects that the land bearing (1) Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) land bearing Survey No. 322/1 admeasuring about 5330 sq. mtrs. was included within the purview of Town Planning Scheme No. 45 (Chandlodiya – Gota), and in lieu thereof was allotted Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. i.e. (1) portion of land admeasuring about 1038 sq. mtrs. allotted in lieu of Survey No. 321 and (2) portion of land admeasuring about 3218 sq. mtrs. allotted in lieu of Survey No. 322/1) i.e. the said Land. Copy of the said Form-F and Part Plan is appended herewith as **Annexure – 'B'**.





Note: The perused copy of the Form – F, reflects that land bearing (1) Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) Survey No. 322 admeasuring about 23674 sq. mtrs. were included in the Town Planning Scheme No. 45 (Chandlodiya – Gota), pursuant to which Original Plot No. 154 admeasuring about 15330 sq. mtrs. was allotted. Further, the Original Plot No. 154 was allotted 2 (two) Final Plots i.e. (1) Final Plot No. 154/1 admeasuring about 11074 sq. mtrs. and (2) Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. (being the said Land)

- (s) Further, vide an Order dated 12.11.2021 passed by the Collector, Ahmedabad, bearing no. 2913/ 07/ 18/ 029/ 2021, under the aegis of Section 65 of the Gujarat Land Revenue Code, 1879, portion of land admeasuring about 3218 sq. mtrs. from and out of land bearing Survey No. 322/1 admeasuring in aggregate to 5330 sq. mtrs. was converted into Non-Agricultural Land, subject to adherence and fulfillment of the conditions mentioned therein. The said event was entered in the revenue records on 12.11.2021 vide mutation entry no. 6253.

Note: The perused copy of the aforementioned Order reflects that portion of land admeasuring about 3218 sq. mtrs. from and out of land bearing Final Plot No. 154/2 admeasuring in aggregate to 4256 sq. mtrs. was converted to Non-Agricultural land for Multi-Purpose use.

- (t) Subsequently, vide an Order dated 12.11.2021 passed by the Collector, Ahmedabad, bearing no. 2914/ 07/ 18/ 029/ 2021, under the aegis of Section 65 of the Gujarat Land Revenue Code, 1879, portion of land admeasuring about 1038 sq. mtrs. from and out of land bearing Survey No. 321 admeasuring in aggregate to 1720 sq. mtrs. was converted into Non-Agricultural Land, subject to adherence and fulfillment of the conditions mentioned therein. The said event was entered in the revenue records on 12.11.2021 vide mutation entry no. 6254.





Note: The perused copy of the aforementioned Order reflects that portion of land admeasuring about 1038 sq. mtrs. from and out of land bearing Final Plot No. 154/2 admeasuring in aggregate to 4256 sq. mtrs. was converted to Non-Agricultural land for Multi-Purpose use.

- (u) Thereafter, the land bearing Final Plot No. 154/2 admeasuring about 4256 sq. mtrs. forming part of Town Planning Scheme No. 45 (Chandlodiya – Gota) allotted in lieu of (1) land bearing Survey No. 321 admeasuring about 1720 sq. mtrs. and (2) land bearing Survey No. 322/1 admeasuring about 5330 sq. mtrs. admeasuring in aggregate to 7050 sq. mtrs. was sold and conveyed by (1) Kokilaben Manilal (2) Vimlaben Manilal (3) Nileshbhai Jasubhai Patel (4) Ashish Jasubhai Patel and (5) Dharmesh Jasubhai Patel in favor of Saanvi Nirman LLP i.e. the Owner vide a Sale Deed dated 28.3.2022 registered at the Office of Sub-Registrar of Assurances under serial no. 6940. The said event was entered in the revenue records on 31.3.2022 vide mutation entry no. 6352 (yet to be certified)
- (v) Subsequently, a construction permission (commencement certificate/ Rajachhitthi) dated 24.3.2022 bearing No. 05988/080322/A5805/R0/M1 was obtained from Ahmedabad Municipal Corporation (“AMC”) 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 21223.27 square meters comprising of One Basement for Parking, Ground Floor for Society Office +Electric Sub Station+ Parking, First Floor for Society Office and residential use, Second Floor to Tenth Floor for residential use, Stair Cabin and Lift Room on Block No. A, on the said Land for construction of a residential housing scheme. Copy of construction permissions are attached herewith as **Annexure – ‘C’.**





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) Zoning Certificate dated 8.6.2020.
- (e) Puravni Patrak No. 36 dated 2.7.2021.
- (f) Order dated 12.11.2021 bearing no. 2913/ 07/ 18/ 029/ 2021.
- (g) Order dated 12.11.2021 bearing no. 2914/ 07/ 18/ 029/ 2021.
- (h) Sale Deed dated 28.3.2022 registered under serial no. 6940.
- (i) Commencement certificate/ Rajachhitthi dated 24.3.2022 bearing No. 05988/080322/A5805/R0/M1.

6. **SEARCH IN THE REVENUE RECORDS:**

We have conducted search in the office of the concerned authority on 16.4.2022 and 18.4.2022 and we have not found any additional documents in the revenue records with regard 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. "Divya Bhaskar", Ahmedabad Edition on 22.3.2022 (copy of the same is annexed hereto as **Annexure – 'D'**) and pursuant to said public notice we have not received any objections.





8. **STATUS OF THE SAID LAND:**

The Village Form No. 7 reflects the tenure of the said Land to be Non-Agricultural Land.

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 20TH DAY OF APRIL, 2022

For, Wadia Ghandy & Co. (Ahmedabad)

Partner