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ADVOCATES & SOLICITORS

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REPORT ON TITLE

To,

Adani Infrastructure and Developers Private Limited

Shikhar Building, Near Adani House,

Near Mithakali Six Roads,

Navrangpura, Ahmedabad:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 5 admeasuring about 11810 sq. mtrs. forming part of Town Planning Scheme No. 34 (Jagatpur) allotted in lieu of part land admeasuring about 19683 sq. mtrs. belonging to Khata No. 442 out of the total land bearing Block No. 5 paiki admeasuring in aggregate about 21347 sq. mtrs. situated within the limits of Village: Jagatpur, Taluka: Ghatlodiya 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 our client viz. **Adani Infrastructure and Developers Private Limited** (hereinafter referred to as the "**Owner**") to investigate their title to the said Land.





2. **DISCLAIMERS:**

- 2.1 This Report on Title 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 Report on Title 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 Report on Title, 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 Report on Title 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 Report on Title.

- 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 Report on Title 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. 5 admeasuring about 11810 sq. mtrs. forming part of Town Planning Scheme No. 34 (Jagatpur) allotted in lieu of part land admeasuring about 19683 sq. mtrs. belonging to Khata No. 442 out of the total land bearing Block No. 5 paiki admeasuring in aggregate about 21347 sq. mtrs. situated within the limits of Village: Jagatpur, Taluka: Ghatlodiya and District: Ahmedabad, and bounded as follows:





East : 12.00 mtrs. wide road
West : Final Plot No. 2/2, Final Plot No. 6 and Final Plot No. 90
North : 12.00 mtrs. wide road
South : Final Plot No. 4 and Final Plot No. 8

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:

Erstwhile Survey No. 4 admeasuring about 4 Acre 21 Gunthas:

- (1) The revenue records reflect that a charge of Tagavi was recorded on account of loan availed by Shanabhai Mafabhai. The said event was entered in the revenue records on 10.08.1952 vide mutation entry no. 159.

Note: The aforesaid charge was subsequently released vide ensuing mutation entry no. 276.

- (2) Thereafter, the revenue records were updated to reflect the names of the Ordinary Tenants based on former mutation entry no. 163 and pursuant thereto, names of (1) Prabhudas Gopaldas and (2) Shanabhai Mafabhai were reflected as the Ordinary Tenants of the land bearing Survey No. 4 and the name of Chhanabhai Mafabhai was reflected as the Kabjedaar. The said event was entered in the revenue records on 24.12.1952 vide mutation entry no. 183.

Note: Mutation entry no. 163 reflects that vide a Taluka Hukam bearing no. T.N.C. dated 03.11.1952 passed by the competent authority, names of Ordinary Tenants were updated in the revenue records.





(3) Subsequently, name of Prabhudas Gopaldas was entered as a Co-Owner along with Chanabhai Mafabhai, as they both were partners. The said event was entered in the revenue records on 22.03.1953 vide mutation entry no. 227.

(4) Thereafter, vide a Taluka Hukam/ Circular bearing no. T.N.C. dated 07.03.1955 passed by the competent authority, names of the Ordinary tenants who were not cultivating the land for the years 1954-1955 were removed from the revenue records, and pursuant thereto, names of (1) Prabhudas Gopaldas and (2) Shanabhai Mafabhai were removed from the revenue records on 28.07.1956 vide mutation entry no. 272.

Note: As per former mutation entry no. 183, name of Chhanabhai Mafabhai is reflected as Kabjedaar and the name of Shanabhai Mafabhai is reflected as Tenant, however, upon perusal of subsequent mutation entry numbers 159, 272, 276 and 311, it appears that the names of Chhanabhai Mafabhai and Shanabhai Mafabhai are interchangeably used, however, there is no documentary evidence to rely upon for the same.

(5) Subsequently, upon issuance of a Taluka Hukam bearing no. TAG W 2981 dated 18.08.1956 passed by the competent authority, the charge of Tagavi was released from the revenue records on 21.09.1956 vide mutation entry no. 276.

(6) Thereafter, name of Bai Hira – widow of Jenabhai Gopaldas was entered as a Co-Owner along with Prabhudas Gopaldas and Shanabhai





Mafabhai, since, originally, Jenabhai Gopaldas, Prabhudas Gopaldas and Shanabhai Mafabhai were partners and that Jenabhai Gopaldas had demised leaving behind Bai Hira – widow of Jenabhai Gopaldas as his only legal heir. The said event was entered in the revenue records on 17.12.1960 vide mutation entry no. 311.

- (7) Subsequently, upon death of Prabhudas Gopalbhai Patel, names of his legal heirs i.e. (1) Bai Sonaben – widow of Prabhudas Gopalbhai (2) Ranchhodbhai Prabhudas (3) Narayanbhai Prabhudas (4) Maniben Prabhudas Patel and (5) Surajben Prabhudas Patel on 15.07.1965 vide mutation entry no. 423.
- (8) Thereafter, (1) Maniben Prabhudas Patel and (2) Surajben Prabhudas Patel had waived off all their rights, title and interests in the land bearing Survey No. 4 and pursuant thereto, their names were removed from the revenue records on 15.07.1965 vide mutation entry no. 424.
- (9) Subsequently, a charge of Jagatpur Co. Operative Mandali was recorded on account of loan availed by Ranchhodbhai Prabhudas. The said event was entered in the revenue records on 07.06.1966 vide mutation entry no. 468.
Note: The aforesaid charge was subsequently released vide ensuing mutation entry no. 484.
- (10) Thereafter, a charge of Gujarat State Co. Operative Land Development Bank Limited was recorded on account of loan availed by Ranchhodbhai





Prabhudas. The said event was entered in the revenue records on 17.06.1966 vide mutation entry no. 472.

Note: There is no mutation entry recording the release of the Charge of Gujarat State Co. Operative Land Development Bank Limited recorded vide mutation entry no. 472.

- (11) Subsequently, upon repayment of loan amount, No-Dues Certificate was issued by the Society and pursuant thereto, its charge was released from the revenue records on 04.10.1966 vide mutation entry no. 484.
- (12) Thereafter, upon death of Shanabhai Mafabhai, names of his legal heirs i.e. (1) Kashiben – widow of Shanabhai Mafabhai, acting for self as well as guardian of (a) Minor Anandiben Shanabhai (b) Rameshbhai Shanabhai (c) Manjulaben Shanabhai (2) Shardaben Shanabhai and (3) Kokilaben Shanabhai were entered in the revenue records on 01.08.1967 vide mutation entry no. 496.

Erstwhile Survey No. 9 paiki 2 admeasuring about 3 Acre 3 Gunthas:

- (13) We have been provided with a Non-Availability Certificate dated 02.02.2021 bearing no. City/ A.D.M/ Record/ Nakal/ Pramanpatra/ Vashi.106/ 2021 issued by the City Mamlatdar, Ghatlodiya, wherein it is reflected that mutation entry no. 90 and mutation entry no. 127 are not available with the concerned authority.
- (14) Thereafter, vide a Taluka Hukam/ Circular bearing no. T.N.C. dated 07.03.1955 passed by the competent authority, names of the Ordinary tenants who were not cultivating the land for the years 1954-1955





were removed from the revenue records. The said event was entered in the revenue records on 28.07.1956 vide mutation entry no. 271.

Note: Mutation entry no. 271 provided to us is torn to the extent where the particulars of Survey No. 9 paiki 2 are recorded and therefore, exact details of the Ordinary Tenant whose name was removed from the revenue records could not be ascertained by us.

- (15) Subsequently, name of Bai Hira – widow of Jenabhai Gopaldas was entered as a Co-Owner along with Prabhudas Gopaldas, since, originally, Jenabhai Gopaldas and Prabhudas Gopaldas were partners and that Jenabhai Gopaldas had demised leaving behind Bai Hira – widow of Jenabhai Gopaldas as his only legal heir. The said event was entered in the revenue records on 17.12.1960 vide mutation entry no. 310.
- (16) Thereafter, upon the death of Prabhudas Gopalbhai Patel, names of his legal heirs i.e. (1) Bai Sonaben – widow of Prabhudas Gopalbhai (2) Ranchhodbhai Prabhudas (3) Narayanbhai Prabhudas (4) Maniben Prabhudas Patel and (5) Surajben Prabhudas Patel on 15.07.1965 vide mutation entry no. 423.
- (17) Subsequently, (1) Maniben Prabhudas Patel and (2) Surajben Prabhudas Patel had waived off all their rights, title and interests in the land bearing Survey No. 9 paiki 2 and pursuant thereto, their names were removed from the revenue records on 15.07.1965 vide mutation entry no. 424.





- (18) Thereafter, a charge of Gujarat State Co. Operative Land Development Bank Limited was recorded on account of loan availed by Ranchhodbhai Prabhudas. The said event was entered in the revenue records on 17.06.1966 vide mutation entry no. 472.

Note: There is no mutation entry recording the release of the Charge of Gujarat State Co. Operative Land Development Bank Limited recorded vide mutation entry no. 472.

Block No. 5 admeasuring about 21437 sq. mtrs.:

- (19) Later, a consolidation scheme was introduced and announced in the Village: Jagatpur, vide a Notification issued by Settlement Commissioner and Director of Land Records, Ahmedabad, Gujarat State dated 16.2.1967 bearing no. KON/ AM/ 230, whereby various parcels of land of the Village: Jagatpur were consolidated and allotted Block Numbers. In pursuance of the same, the said consolidation scheme was published on the Page No. 1102 of the Official Gazette (Raj-Patra) of the State of Gujarat Part-1 on 23.02.1967 vide which the land parcels bearing (1) Survey No. 4 admeasuring about 4 Acre 21 Gunthas and (2) part land admeasuring about 30 Gunthas out of the total land bearing Survey No. 9 paiki 2 admeasuring in aggregate about 3 Acre 3 Gunthas were consolidated into and allotted Block No. 5 admeasuring about 21347 sq. mtrs. and the names of (1) Hiraben – widow of Jenabhai Gopaldas (2) Ranchhodbhai Prabhubhai (3) Naranbhai Prabhubhai and (4) Sonaben – widow of Prabhudas Gopaldas were reflected as the Owner of the consolidated Block No. 5. The said event was entered in the revenue records on 03.03.1969 vide mutation entry no. 515.





Note 1: Upon perusal of the supporting documents of the aforementioned mutation entry no. 515 i.e. Takhta, it reflects that a Well upon the land bearing Survey No. 4 had been demolished.

Note 2: There is no event or mutation entry recording the extinguishment of the rights of Sonaben – widow of Prabhudas Gopaldas from the land bearing Block No. 5.

- (20) Thereafter, upon the death of Naranbhai Prabhudas, names of his legal heirs i.e. Bai Bhanumatiben – widow of Naranbhai Prabhudas, acting for self as well as a guardian of (a) Minor Anilkumar Naranbhai (b) Minor Prakash Naranbhai and (c) Minor Vandanaben Naranbhai were entered in the revenue records on 13.06.1969 vide mutation entry no. 531.
- (21) Subsequently, a charge of the Ahmedabad District Co. Operative Bank Limited was recorded on account of loan availed by Ranchhodbhai Prabhudas Patel. The said event was entered in the revenue records on 24.02.1973 vide mutation entry no. 576, However, subsequently, upon issuance of No-Dues Certificate by the Ahmedabad District Co. Operative Bank Limited, its charge was released from the revenue records on 09.01.1974 vide mutation entry no. 596.
- (22) Thereafter, a charge of the Ahmedabad District Co. Operative Bank Limited was recorded on account of loan availed by Ranchhodbhai Prabhudas Patel. The said event was entered in the revenue records on 27.05.1976 vide mutation entry no. 708.





Note: The aforesaid charge was subsequently released vide ensuing mutation entry no. 937.

- (23) Subsequently, upon issuance of No-Dues Certificate by the Gujarat State Co. Operative Land Development Bank Limited, its charge was released from the revenue records on 26.02.1977 vide mutation entry no. 719.

- (24) Thereafter, vide a registered Document, name of the adopted son of Hiraben – widow of Jenabhai Gopaldas i.e. Dahyabhai Ranchhodbhai *alias* Jenabhai was entered as her Administrator and *Vahivat Karta* in the revenue records on 15.02.1980 vide mutation entry no. 798. The said mutation entry further reflects that Dahyabhai was born to Ranchhodbhai Prabhudas and pursuant to the consent of Ranchhodbhai Prabhudas, Dahyabhai was legally adopted by Hiraben – widow of Jenabhai Gopaldas and that pursuant to such adoption, Dahyabhai had no relationship with his biological father i.e. Ranchhodbhai Prabhudas.

Note: Upon perusal of the supporting documents of the aforesaid mutation entry, it reflects that name of Dahyabhai Ranchhodbhai *alias* Jenabhai was entered as the Administrator and *Vahivat Karta* of Hiraben – widow of Jenabhai Gopaldas was entered in accordance with a registered Deed of Adoption cum Declaration for Adoption dated 25.12.1978 registered under serial no. 7264.

- (25) Subsequently, a partition was effectuated amongst (1) Bai Bhanumatiben – widow of Naranbhai Prabhudas, acting for self as well





as a guardian of (a) Minor Anilkumar Naranbhai (b) Minor Prakash Naranbhai and (c) Minor Vandanaben Naranbhai (2) Ranchhodbhai Prabhudas Patel and (3) Hiraben – widow of Jenabhai Gopaldas, represented through his Administrator and *Vahivat Karta* i.e. Dahyabhai Ranchhodbhai *alias* Jenabhai, on the basis of their actual possession and pursuant thereto, land bearing Block No. 5 admeasuring about 5 Acre 11 Gunthas was partitioned as follows: **(A)** part land admeasuring about 2 Acre 21 Gunthas out of the total land bearing Block No. 5 had come to the share of Hiraben – widow of Jenabhai Gopaldas, represented through his Administrator and *Vahivat Karta* i.e. Dahyabhai Ranchhodbhai *alias* Jenabhai **(B)** part land admeasuring about 2 Acre out of the total land bearing Block No. 5 had come to the share of Ranchhodbhai Prabhudas and **(C)** balance land admeasuring about 30 Gunthas out of the total land bearing Block No. 5 had come to the share of Bai Bhanumatiben – widow of Naranbhai Prabhudas, acting for self as well as a guardian of (a) Minor Anilkumar Naranbhai (b) Minor Prakash Naranbhai and (c) Minor Vandanaben Naranbhai. The said event was entered in the revenue records on 10.09.1980 vide mutation entry no. 819.

- (26) Thereafter, vide an Order of the District Inspector of Land Records dated 23.09.1982 bearing no. K.J.P.S.R. 27/ 82-83, part land admeasuring about 1664 sq. mtrs. out of the total land bearing Block No. 5 was acquired for the purposes of Sarkhej – Gandhinagar Railway, and pursuant thereto, the land bearing Block No. 5 was admeasured about 19683 sq. mtrs. The said event was entered in the revenue records on 11.05.1983 vide mutation entry no. 866.





- (27) Subsequently, upon issuance of No-Dues Certificate dated 27.09.1988 by the Ahmedabad District Co. Operative Bank Limited, its charge was released from the revenue records on 27.06.1990 vide mutation entry no. 937.
- (28) Thereafter, upon death of Hiraben – widow of Jenabhai Gopaldas, name of her adopted son i.e. Dahyabhai Ranchhodbhai *alias* Jenabhai was entered as her legal heir. The said event was entered in the revenue records on 27.09.1990 vide mutation entry no. 942.
- (29) Subsequently, a charge of the Tragad Sewa Sahkari Mandali Limited was recorded on account of loan availed by Bhanumatiben – widow of Naranbhai Prabhudas and others. The said event was entered in the revenue records on 01.08.1996 vide mutation entry no. 1041.
- (30) Thereafter, upon issuance of No-Dues Certificate by the Tragad Sewa Sahkari Mandali Limited, its charge was released from the revenue records on 03.01.1998 vide mutation entry no. 1098.
- (31) Subsequently, upon submission of an Affidavit by Dahyabhai Ranchhodbhai *alias* Jenabhai, his name was rectified to reflect as Dahyabhai Jenabhai *alias* Ranchhodbhai. The said event was entered in the revenue records on 17.03.2000 vide mutation entry no. 1181.





- (32) Thereafter, upon issuance of No-Dues Certificate by the Tragad Sewa Sahkari Mandali Limited, its charge was released from the revenue records on 25.07.2004 vide mutation entry no. 1404.
- (33) Subsequently, upon issuance of No-Dues Certificate by the Tragad Sewa Sahkari Mandali Limited, its charge was released from the revenue records on 25.07.2004 vide mutation entry no. 1405.
- (34) Thereafter, vide an Order of the Mamlatdar, Daskroi dated 29.08.2008 bearing no. RTS/ Record Promulgation/ 62/ 08, the revenue records of various land parcels were rectified and pursuant thereto, the land bearing Block No. 5 was updated as follows: **(A)** part land admeasuring about 10100 sq. mtrs. belonging to Khata No. 109 was reflected in the ownership of Ranchhodbhai Prabhudas **(B)** part land admeasuring about 10100 sq. mtrs. belonging to Khata No. 63 was reflected in the ownership of Dahyabhai Jenabhai *alias* Ranchhodbhai and **(C)** balance land admeasuring about 2943 sq. mtrs. was reflected in the ownership of (1) Bhanumatiben – widow of Naranbhai Prabhudas (2) Anilkumar Naranbhai and (3) Vandanaben Naranbhai and such land was allotted a separate Khata. The said event was recorded in the revenue records on 03.09.2008 vide mutation entry no. 1758.

Note 1: Upon perusal of the subsequent revenue records, it appears that although the name of Prakashbhai Naranbhai was erroneously not reflected in the aforementioned mutation entry along with Bhanumatiben and others, however, his name was continued in the revenue records.





Note 2: The area of the land bearing Block No. 5 reflected in the aforementioned mutation entry does not match with the revenue records. Relevant rectification in the revenue records shall be required.

- (35) Subsequently, land admeasuring about 19683 sq. mtrs. bearing Block No. 5 paiki was sold and conveyed by (1) Ranchhodbhai Prabhudas (2) Dahyabhai Ranchhodbhai *alias* Jenabhai (3) Bhanumatiben – widow of Naranbhai Prabhudas (4) Anilkumar Naranbhai (5) Prakashbhai Naranbhai and (6) Vandanaben Naranbhai in favour of Kavtaben Vinodbhai Adani vide a Sale Deed dated 03.04.2008 registered at the Office of the Sub-Registrar of Assurances under serial no. 5726. The said event was entered in the revenue records on 03.02.2009 vide mutation entry no. 1816.

Note: Upon perusal of the aforementioned Sale Deed, it reflects that Vandaben Naranbhai was represented through her Power of Attorney Holder i.e. Paresh P. Panchal. It further reflects that Sursuta Co. Operative Society Limited, Vibhag – 4 had joined the aforesaid Sale Deed as Confirming Party in accordance with an Agreement to Sell dated 01.03.2005 registered under the serial no. 1716 executed by the Vendors herein in favour of the Society, and pursuant to joining the aforementioned Sale Deed as Confirming Party, Sursuta Co. Operative Society Limited, Vibhag – 4 had confirmed the sale and ownership of Kavtaben Vinodbhai Adani to the aforementioned land.

- (36) Thereafter, the event recorded by subsequent mutation entry no. 2132 was erroneously entered in the revenue records on 30.08.2011 vide mutation entry no. 2125 and therefore, it was **cancelled**.





(37) Subsequently, vide an Order of the Circle Officer, Kathwada passed in November 2010, the revenue records were updated to reflect the name of Kavitaaben Vinodbhai Adani as the owner of the land admeasuring about 19683 sq. mtrs. bearing Block No. 5 paiki and such land was allotted separate Khata, whereas the balance land admeasuring about 1664 sq. mtrs. continued in the name of the original owners. The said event was entered in the revenue records on 06.09.2011 vide mutation entry no. 2132.

(38) Thereafter, in pursuance of the Revenue department's Resolution dated 17.3.2012 bearing no. PaFaRa/ 102011/ 275/ La/ 1 whereby, reorganization of the City and Dascroi Taluka of District Ahmedabad was undertaken and therefore, two new Talukas viz. Ahmedabad (West) and Ahmedabad (East) was made. Further, the lands of Village: Jagatpur of Taluka Dascroi came under the purview of Taluka: Ahmedabad City (West). The said event was entered in the revenue records on 3.5.2012 vide mutation entry no. 2216.

Final Plot No. 5:

(39) In contexture to the perusal of the Form F issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, part land admeasuring about 19683 sq. mtrs. out of the total land bearing Block No. 5 was included within the Town Planning Scheme No. 34 (Jagatpur) and was allotted Final Plot No. 5 admeasuring about 11810 sq. mtrs.





- (40) Subsequently, vide an Order of the District Collector, Ahmedabad dated 10.01.2019 bearing no. CB/ NA/ Ahmedabad/ Jagatpur/ 5p/ 995046/ 2019, part land admeasuring about 10795 sq. mtrs. out of the total land bearing Final Plot No. 5 was converted into Non-Agricultural land for Multi-purpose use subject to the conditions mentioned thereunder. The said event was entered in the revenue records on 03.02.2019 vide mutation entry no. 2897.
- (41) In contexture to the Zoning Certificate dated 03.04.2019 issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, it reflects that the land bearing Final Plot No. 5 forming part of Town Planning Scheme No. 34 was declared to be 'Residential Zone – 1 i.e. R1' Zone.
- (42) Thereafter, vide an Order of the Mamlatdar, Ghatlodiya dated 16.09.2019 bearing no. City/ Ghatlodiya/ E-Dhara/ Sudhara HUKam/ S.R.49/ 19, name of Western Railway was entered as the Kabzedaar of the part land admeasuring about 1664 sq. mtrs. and the name of Dahyabhai Jenabhai *alias* Ranchhodhbhai was removed. The said event was entered in the revenue records on 18.09.2019 vide mutation entry no. 2976.
- (43) Subsequently, vide an Order of the Mamlatdar, Ghatlodiya dated 30.09.2020 bearing no. City/ Ghatlodiya/ E-Dhara/ Sudhara Hukam/ S.R. 68/ 2020, mutation entry no. 1673 which was erroneously reflected against the name of Kavtaben Vinodbhai Adani in the revenue records was updated to reflect mutation entry no. 1816. The said event was entered in the revenue records on 05.10.2020 vide mutation entry no. 3060.





- (44) Thereafter, vide an Order of the District Collector, Ahmedabad dated 30.12.2020 bearing no. 3114/ 07/ 17/ 051/ 2020, balance land admeasuring about 1015 sq. mtrs. out of the total land bearing Block No. 5 was converted into Non-Agricultural land subject to the conditions mentioned thereunder. The said event was entered in the revenue records on 30.12.2020 vide mutation entry no. 3083.

Note: Upon perusal of the aforementioned Order, it appears that the same erroneously reflects the land admeasuring about 1015 sq. mtrs. belonging to Block No. 5 instead of Final Plot No. 5, and therefore, the same is required to be rectified.

- (45) Subsequently, the land bearing Final Plot No. 5 admeasuring about 11810 sq. mtrs. forming part of Town Planning Scheme No. 34 allotted in lieu of land bearing Block No. 5 paiki was sold and conveyed by Kavitaaben Vinodbhai Adani in favour of Adani Infrastructure and Developers Private Limited- represented through its Authorized Signatory i.e. Vishal Shah vide a Sale Deed dated 09.02.2022 registered at the Office of Sub-Registrar of Assurances under serial no. 2833. The said event was entered in the revenue records on 11.02.2022 vide mutation entry no. 3213 (yet to be certified)

- (46) Thereafter, (1) vide a Rajachitthi (Commencement Letter/ Construction Commencement Letter) issued by the Ahmedabad Municipal Corporation bearing No. 05691/ 290721/ A5051/ R0/ M1 dated 18.01.2022 permission was granted to construct a residential premises (Block No. A+B) comprising of Cellar for parking, Ground Floor (Electric





Sub-Station+ Parking+ Society Amenities), First to Tenth Floors, Stair Cabin and Over head water tank (2) vide a Rajachitthi (Commencement Letter/ Construction Commencement Letter) issued by the Ahmedabad Municipal Corporation bearing No. 05692/ 290721/ A5052/ R0/ M1 dated 18.01.2022 permission was granted to construct a residential premises (Block No. C+D) comprising of Ground Floor for parking, First to Tenth Floors, Stair Cabin and Over head water tank (3) vide a Rajachitthi (Commencement Letter/ Construction Commencement Letter) issued by the Ahmedabad Municipal Corporation bearing No. 05693/ 290721/ A5053/ R0/ M1 dated 18.01.2022 permission was granted to construct a residential premises (Block No. E+F) comprising of Ground Floor for parking, First to Tenth Floors, Stair Cabin and Over head water tank (4) vide a Rajachitthi (Commencement Letter/ Construction Commencement Letter) issued by the Ahmedabad Municipal Corporation bearing No. 05694/ 290721/ A5054/ R0/ M1 dated 18.01.2022 permission was granted to construct a residential premises (Block No. G+H) comprising of Ground Floor for parking, First to Tenth Floors, Stair Cabin and Over head water tank and (5) vide a Rajachitthi (Commencement Letter/ Construction Commencement Letter) issued by the Ahmedabad Municipal Corporation bearing No. 05695/ 290721/ A5055/ R0/ M1 dated 18.01.2022 permission was granted to construct a residential premises (Block No. G+H) comprising of Ground Floor for parking, First to Tenth Floors, Stair Cabin and Over head water tank on the land bearing Final Plot No. 5 allotted in lieu of land bearing Block No. 5 paiki.





5. **DOCUMENTS VERIFIED:**

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

- (i) Village Form no. 7/12 of the said Land;
- (ii) Mutation entries in Form no. 6 relating to the said Land;
- (iii) Copy of Form – F and Part Plan;
- (iv) Copy of Deed of Adoption cum Declaration for Adoption dated 25.12.1978 registered under serial no. 7264;
- (v) Copy of the Order of the District Inspector of Land Records dated 23.09.1982 bearing no. K.J.P.S.R. 27/ 82-83;
- (vi) Copy of the Sale Deed dated 03.04.2008 registered at the Office of the Sub-Registrar of Assurances under serial no. 5726;
- (vii) Copy of the Notice of Lis-pendens dated 07.08.2010 registered at the Office of the Sub-Registrar of Assurances under serial no. 14097;
- (viii) Copy of the Order of the District Collector, Ahmedabad dated 10.01.2019 bearing no. CB/ NA/ Ahmedabad/ Jagatpur/ 5p/ 995046/ 2019;
- (ix) Copy Zoning Certificate dated 03.04.2019;
- (x) Copy of the Order of the Mamlatdar, Ghatlodiya dated 30.09.2020 bearing no. City/ Ghatlodiya/ E-Dhara/ Sudhara Hukam/ S.R. 68/ 2020;
- (xi) Copy of the Order of the District Collector, Ahmedabad dated 30.12.2020 bearing no. 3114/ 07/ 17/ 051/ 2020;
- (xii) Copy of the Non-Availability Certificate dated 02.02.2021 bearing no. City/ A.D.M/ Record/ Nakal/ Pramanpatra/ Vashi.106/ 2021;
- (xiii) Copy of Sale Deed dated 09.02.2022 registered at the Office of Sub-Registrar of Assurances under serial no. 2833; Copy of Rajachitthi





- (Commencement Letter/ Construction Commencement Letter) dated 18.01.2022 bearing No. 05691/ 290721/ A5051/ R0/ M1;
- (xiv) Copy of Rajachitthi (Commencement Letter/ Construction Commencement Letter) dated 18.01.2022 bearing No. 05692/ 290721/ A5052/ R0/ M1;
- (xv) Copy of Rajachitthi (Commencement Letter/ Construction Commencement Letter) dated 18.01.2022 bearing No. 05693/ 290721/ A5053/ R0/ M1;
- (xvi) Copy of Rajachitthi (Commencement Letter/ Construction Commencement Letter) dated 18.01.2022 bearing No. 05694/ 290721/ A5054/ R0/ M1; and
- (xvii) Copy of Rajachitthi (Commencement Letter/ Construction Commencement Letter) dated 18.01.2022 bearing No. 05695/ 290721/ A5055/ R0/ M1.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 22.01.2021 and 14.02.2022 and the following document is noted in the revenue records with regard to the said Land:

- (A) Notice of Lis-pendens dated 07.08.2010 registered at the Office of the Sub-Registrar of Assurances under serial no. 14097 executed by Vandanaben Naranbhai Patel in relation to Special Civil Suit No. 460/ 2010 filed before the Principal Senior Civil Judge (Ahmedabad Rural).

Note: Upon perusal of the aforementioned Notice of Lis-pendens along with the Plaint filed by Vandanaben Naranbhai Patel in relation to Special Civil Suit No. 460/ 2010, it reflects that she was claiming rights, title and





interest in the land bearing Block No. 5 and that a Power of Attorney Deed was fraudulently executed in favour of Paresh Panchal and based thereof, the Sale Deed dated 03.04.2008 registered at the Office of the Sub-Registrar of Assurances under serial no. 5726 executed in favour of Kavitaaben Adani was void, illegal and not valid. The Plaintiff had further demanded Partition to the extent of her share out of the total land bearing Block No. 5 and had pleaded for granting of injunction during the pendency of the said Suit. However, subsequently, the Plaintiff had filed a Withdrawal Pursis dated 25.06.2013 before the Hon'ble Court stating that all the dispute between the Parties have been settled outside court and that the Plaintiff had further confirmed the Sale Deed bearing registration number 5726 executed in favour of Kavitaaben Adani and have further stated that pursuant to such settlement she has no rights, title or interest in the land bearing Block No. 5. Based on the aforesaid Withdrawal Pursis, the Hon'ble Court had vide an Order dated 29.06.2013 disposed of the said Suit in accordance of such Withdrawal Pursis.

7. PUBLIC NOTICE:

As per the instructions of the Client we have not issued any public notice for the said Land.

8. STATUS OF THE SAID LAND:

The Village Form No. 7/12 as on date reflects the tenure of the said Land to be old tenure agricultural land.





9. **FINAL OBSERVATIONS/REMARKS:**

On the basis of the investigation of title carried out by us as aforesaid, the Owner viz. *Adani Infrastructure and Developers Private Limited* has a clear and marketable title to the said Land, subject to:

1. What is stated hereinabove;
2. Relevant provisions under the extant Laws applicable in the State of Gujarat; and
3. Other observations as stated herein above in the Report on Title.

DATED THIS 18TH DAY OF FEBRUARY, 2022

For, Wadia Ghandy & Co. (Ahmedabad)

Partner

(Bar Council Enrolment No. G/ 2979/2010)

