



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Saanvi Nirman Buildwell LLP

217, 218 S.F. Ravija Plaza,

Opp Rambaug, Thaltej Shilaj Road,

Thaltej, Ahmedabad, Gujarat – 380059

SUBJECT LAND:

All that piece and parcel of land bearing Final Plot No. 125 admeasuring about 8984 sq. mtrs. forming a part of the Town Planning Scheme No. 3 (Ghuma) allotted in lieu of land bearing Block No. 666 (Erstwhile Survey No. 526/3) admeasuring about 14973 sq. mtrs. situated within the limits of the Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts and more particularly described in the **Schedule** hereunder written (hereinafter referred to as the “said Land”)

1. PREFACE:

We have been instructed by **Saanvi Nirman Buildwell LLP** (hereinafter referred to as the “Owner”) to investigate its 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 the land bearing Final Plot No. 125 admeasuring about 8984 sq. mtrs. forming a part of the Town Planning Scheme No. 3 (Ghuma) allotted in lieu of land bearing Block No. 666 (Erstwhile Survey No. 526/3) admeasuring about 14973 sq. mtrs. situated within the limits of the Village: Ghuma, Taluka: Daskroi and District: Ahmedabad, and bounded as follows:

East : Final Plot No. 126 and Final Plot No. 127
West : Final Plot No. 316
North : 24.00 Mtrs. T.P. Road
South : Final Plot No. 133

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. 526/3:

- (1) We have been furnished with copy of a Certificate dated 2.8.2016 issued by the Mamlatdar, Daskroi bearing No. MSC/Copying Register No.





553/2016, wherein it has been stated that copies of mutation entry bearing nos. 766, 1992 and 2024 are not available with the concerned office, ergo the same have not been verified by us.

- (2) Upon perusal of the revenue records it is reflected that vide a Taluka Hukam bearing No. T.N.C. dated 27.11.1947, names of Protected Tenants were entered in the revenue records, pursuant thereto for the land bearing Survey No. 526/3 admeasuring about 3 Acres and 28 Gunthas name of Soma Rama was entered as Protected Tenant. The said event was entered in the revenue records on 11.4.1948 vide mutation entry no. 1567.

Note: Name of Protected Tenant i.e. Soma Rama has been removed from the revenue records vide mutation entry no. 2325.

- (3) Thereafter, upon demise of Mahant Shatruhandasji Ramcharandasji, name of his legal heir i.e. Mahant Gordhandasji Shatruhandasji was entered in the revenue records on 7.9.1951 vide mutation entry no. 1706.

- (4) Subsequently, for the land bearing Survey No. 526/3 names of (1) Damabhai Motibhai (2) Patel Bachubhai Mohanbhai and (3) Shivabhai Veridas were entered as administrators/managers in the revenue records on 7.9.1951 vide mutation entry no. 1707.

Note: We have been provided with application for registration of Public Trust in the year 1952, which reflects that (1) Maneklal Prahladbhai (2) Ranchhodbhai Madhavdas (3) Dahyabhai Jenabhai (4) Maganbhai Ghelabhai (5) Kesavlal Ramdas and (6) Somabhai Harjeevandas had applied in the capacity of Trustees for Lalji Mandir Trust, and the Village Form No. 7/12 from the year 1960 onwards reflects the name of owner as Lalji Maharaj/Mandir- represented through their administrators i.e. (1) Damabhai Motibhai (2) Patel Bachubhai Mohanbhai (3) Shivabhai Veridas (4) Maneklal Prahladbhai (5) Ranchhodbhai Madhavdas (6) Dahyabhai





Jenabhai (7) Maganbhai Ghelabhai (8) Kesavlal Ramdas and (9) Somabhai Harjeevandas.

- (5) We have not been furnished with copy of mutation entry no. 1774 and therefore the same has not been verified by us.
- (6) Subsequently, vide a Taluka Hukam bearing No. T.N.C. dated 8.3.1955 passed by the competent authority, names of the Protected Tenants who were not cultivating the lands for a period of consecutive 2 years were removed from the revenue records, pursuant thereto, name of Somabhai Ramabhai was removed from the revenue records of the land bearing Survey No. 526/3. The said event was entered in the revenue records on 1.7.1956 vide mutation entry no. 2325.
- (7) Thereafter, names of Ordinary Tenant were entered in the revenue records, by virtue whereof for the land bearing Survey No. 526/3 name of Nagarbhai Shivabhai was entered in the revenue records in 1.7.1956 vide mutation entry no. 2326.
- (8) Subsequently, for the land bearing Survey No. 526/3, names of (1) Maneklal Prahladbhai (2) Ranchhodbhai Madhavdas (3) Dahyabhai Jenabhai (4) Maganbhai Ghelabhai (5) Kesavlal Ramdas and (6) Somabhai Harjeevandas were entered as Administrators of the Public Trust. The said event was entered in the revenue records on 5.6.1959 vide mutation entry no. 2379.

Note: The revenue records pursuant to the aforementioned mutation entries do not reflect name of any Trust or its Trustees, therefore it is not clear as vide which mutation entry or event, the name of the Trust has been removed from the said Land.





- (9) Thereafter, vide a Taluka Hukam bearing No. T.N.C 88 B dated 3.4.1959, as the land bearing Survey No. 526/3 was in the ownership of Lalji Mandir Trust, the trustees were granted exemption under Section 84 (2) of the Gujarat Tenancy and Agricultural Land Act, 1948. The said event was entered in the revenue records on 2.5.1960 vide mutation entry no. 2404.

Note: Upon perusal of the aforementioned Order, it appears that mutation entry erroneously reflects Section 84 (2) of the Gujarat Tenancy and Agricultural Land Act, 1948 instead of Section 88 (b).

Block No. 666:

- (10) Thereafter, a Scheme of Consolidation was introduced in the Village: Ghuma, by virtue whereof the land bearing Survey No. 526/3 was allotted Block No. 666 admeasuring about 3 Acres and 28 Gunthas. The said event was entered in the revenue records on 1.4.1969 vide mutation entry no. 2901.
- (11) Mutation Entry No. 3001, though reflected in the old handwritten Village Form No. 7, however it does not pertain to the said land and therefore it is not relevant for the purpose of this Title Certificate.
- (12) Subsequently, vide an Order bearing No. Ghuma/4949/78 dated 31.12.1978 passed by the competent authority, the purchase price for the transfer of the land bearing Block No. 666 (Erstwhile Survey No. 526/3) by the land owner i.e. Damabhai Motibhai and others in favour of the tenant i.e. Naranbhai Gordhanbhai was determined and it was further ordered that the land bearing Block No. 666 was classified as Restricted Tenure land as per section 43 of the Gujarat Tenancy and Agricultural Land Act, 1948, however mutation entry no. 3225 dated 2.5.1979 was **cancelled** as name of Nagarbhai Shivabhai was entered as the Tenant of the said land and not Naranbhai Gordhanbhai.





- (13) Thereafter, vide an Order dated 29.9.1985 passed by The Mamlatdar and Krushipanch, Daskroi bearing No. Ghuma/1405/75, a Certificate was issued on account of payment of purchase price by Naranbhai Gordhanbhai, pursuant thereto his name was entered as *Kabzedaar* for the land bearing Block No. 666. The said event was entered in the revenue records on 28.4.1989 vide mutation entry no. 4120.

Note: Upon perusal of the aforementioned Order dated 31.12.1976 passed by the Mamlatdar, Daskroi, it is reflected that the landowners have confirmed the event of payment of purchase price paid by the Tenant i.e. Naranbhai Gordhanbhai pursuant to which a receipt was issued in favor of the land owners and name of Naranbhai Gordhanbhai was entered as *Kabzedaar* for the land bearing Block No. 666, however we have not been furnished with copy of Certificate No. 9.

- (14) Subsequently, vide an Order dated 17.3.1993 passed by The Deputy Collector bearing No. Ganot/ Revision/ Ca. No. 15/93, it was held that the restrictions laid down under Section 43 of the Gujarat Tenancy and Agricultural Land Act, 1948 were ordered to be removed for the land bearing Block No. 666. The said event was entered in the revenue records on 15.7.1993 vide mutation entry no. 4967.

- (15) Thereafter, vide an Order dated 8.7.1994 passed by The Mamlatdar and Krushipanch, Daskroi bearing No. Ganot/Case/ 58/94, it was held that as Tenancy Rights of Nagarbhai Shivabhai could not be established on the land bearing Block No. 666, pursuant thereto his name was removed from the column of other rights. The said event was entered in the revenue records on 10.7.1994 vide mutation entry no. 5231.

Note 1: Upon perusal of the aforementioned Order, it is reflected that the said Order was passed on 4.7.1994.





Note 2: We have been furnished with copy of aforementioned Order dated 3.5.2021 passed by the Deputy Collector, (Ja. Su. And Appeals), Ahmedabad bearing No. 558/2003, and upon its perusal it is reflected that the revision application filed by the Applicant i.e. Legal heirs of Nagarbhai Shivabhai against the Respondents i.e. Jurassic Park (Ghuma) Co. Operative Housing Society Limited and others was dismissed and the Order dated 8.7.1994 bearing No. Ganot/Case/ 58/94 was upheld.

- (16) Thereafter, vide an Order dated 16.2.1994 passed by the Taluka Vikas Officer, Ahmedabad bearing No. T.P./ Jaman/ Gh-1/ S.R. 29/ Vi/109, the land bearing Block No. 666 admeasuring about 14973 sq. mtrs. was converted into non-agricultural land for residential purpose, in furtherance whereof a Layout Plan dated 7.6.1994 was also approved by the Taluka Vikas Officer, bearing No. T.P./ Jaman/ Gh-1/ Re.S.R. 11 for development of plotting scheme on the said Land.
- (17) Subsequently, the land bearing Block No. 666 was sold and conveyed by Naranbhai Gordhanbhai in favour of Jurassic Park (Ghuma) Co. Ho. So. Ltd. vide a Registered Sale Deed dated 19.9.1994. The said aspect of sale was entered in the revenue records on 27.10.1994 vide mutation entry no. 5295.

Note 1: Upon perusal of the copy of the aforementioned Sale Deed dated 19.9.1994 it is reflected that the same has been registered under serial no. 2337.

Note 2: We have been furnished with copy of Certificate dated 27.4.1994 issued by The Registrar of Societies, Ahmedabad, wherein the said Society i.e. Jurassic Park (Ghuma) Co-operative Housing Society Limited was registered under Section 9 (1) of the Gujarat Co-operative Societies Act, 1961 bearing Registration No. GH/16330.





- (18) Further, Jurassic Park (Ghuma) Co. Operative Society Limited (herein after referred to as the “**said Society**”) developed a plotting scheme, pursuant to which various sub-plots were developed over the land bearing Block No. 666 admeasuring about 14973 sq. mtrs. Upon perusal of the copy of layout plan it is reflected that 26 (Twenty-Six) Sub-plots admeasuring in aggregate to 10727.25 sq. mtrs. were carved out from the said Land along with common area admeasuring in aggregate to 1498.25 sq. mtrs. and total road area admeasuring in aggregate to 2727.30 sq. mtrs.
- (19) **Sub-Plot No. 1:** The land bearing Sub-Plot No. 1 admeasuring about 459 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Pareshbhai Laljibhai Kanani in furtherance whereof a Share Certificate dated 4.4.2001 bearing no. 12, consisting of 5 (five) shares bearing No. 56 to 60 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Pareshbhai Laljibhai Kanani was recorded in the society records for land bearing Sub-Plot No. 1. Further, the said Sub-Plot No. 1 was sold and conveyed by Pareshbhai Laljibhai Kanani in favor of Satishbhai Ashabhai vide a Sale Deed dated 13.7.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 3860, and pursuant thereto, Satishbhai Ashabhai became the owner of said Sub-Plot and member of the said Society.
- (20) **Sub-Plot No. 2:** The land bearing Sub-Plot No. 2 admeasuring about 465.75 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Ashwinbhai Harshadbhai Desai in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 13, consisting of 5 (five) shares bearing No. 61 to 65 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Ashwinbhai Harshadbhai Desai was recorded in the society records for land bearing Sub-Plot No. 2. Further, the said Sub-Plot No. 2 was sold and conveyed by Ashwinbhai





Harshadbhai Desai in favor of Satishbhai Ashabhai vide a Sale Deed dated 11.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2680, and pursuant thereto, Vishnubhai Gandabhai became the owner of said Sub-Plot and member of the said Society.

- (21) **Sub-Plot No. 3:** The land bearing Sub-Plot No. 3 admeasuring about 470.25 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Hansaben Laljibhai Patel in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 14, consisting of 5 (five) shares bearing No. 66 to 70 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Hansaben Laljibhai Patel was recorded in the society records for land bearing Sub-Plot No. 3. Further, the said Sub-Plot No. 3 was sold and conveyed by Hansaben Laljibhai Patel in favor of Kapilaben Govindbhai vide a Sale Deed dated 25.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2969, and pursuant thereto, Kapilaben Govindbhai became the owner of said Sub-Plot and member of the said Society.
- (22) **Sub-Plot No. 4:** The land bearing Sub-Plot No. 4 admeasuring about 468 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Kishorbhai Popatbhai Desai in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 15, consisting of 5 (five) shares bearing No. 71 to 75 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Kishorbhai Popatbhai Desai was recorded in the society records for land bearing Sub-Plot No. 4. Further, the said Sub-Plot No. 4 was sold and conveyed by Kishorbhai Popatbhai Desai in favor of Ranchhodbhai Hirabhai vide a Sale Deed dated 12.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2696, and pursuant thereto, Ranchhodbhai Hirabhai became the owner of said Sub-Plot and member of the said Society, however, Society vide its Resolution dated





1.10.2021 bearing No. 3, had resolved that upon demise of Ranchhodbhai Hirabhai names of his legal heirs i.e. (1) Sangitaben Ranchhodbhai (2) Payalben Ranchhodbhai Patel (3) Vishal Ranchhodbhai Patel and (4) Vimal Ranchhodbhai were recognized, vide a Declaration executed by (1) Sangitaben Ranchhodbhai and (2) Payalben Ranchhodbhai, they have relinquished all their rights, titles and interests from the said Sub-Plot in favor of (1) Vishal Ranchhodbhai Patel and (2) Vimal Ranchhodbhai, and the said aspect has been confirmed by the legal heirs of Ranchhodbhai Patel vide a Confirmation Deed dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17098, pursuant to which (1) Vishal Ranchhodbhai Patel and (2) Vimal Ranchhodbhai became the owners of the said Sub-Plot and member of the said Society.

- (23) **Sub-Plot No. 5:** The land bearing Sub-Plot No. 5 admeasuring about 461.25 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Sanjaybhai Mansukhbhai Patel in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 16, consisting of 5 (five) shares bearing No. 76 to 70 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Sanjaybhai Mansukhbhai Patel was recorded in the society records for land bearing Sub-Plot No. 5. Further, the said Sub-Plot No. 5 was sold and conveyed by Sanjaybhai Mansukhbhai Patel in favor of Umakant Vishnubhai vide a Sale Deed dated 25.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2968, and pursuant thereto, Umakant Vishnubhai became the owner of said Sub-Plot and member of the said Society.

- (24) **Sub-Plot No. 6:** The land bearing Sub-Plot No. 6 admeasuring about 456.75 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Swaroop Mahendrabhai Katheriya in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 17,





consisting of 5 (five) shares bearing No. 81 to 86 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Swaroop Mahendrabhai Katheriya was recorded in the society records for land bearing Sub-Plot No. 6. Further, the said Sub-Plot No. 6 was sold and conveyed by Swaroop Mahendrabhai Katheriya in favor of Govindbhai Hirabhai vide a Sale Deed dated 12.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2697, and pursuant thereto, Govindbhai Hirabhai became the owner of said Sub-Plot and member of the said Society, however, Society vide its Resolution dated 1.10.2021 bearing No. 4, had resolved that upon demise of Govindbhai Hirabhai names of his legal heirs i.e. (1) Kapilaben Govindbhai (2) Bhartiben Govindbhai (3) Harshadbhai Govindbhai (4) Ritaben Govindbhai and (5) Sanjaybhai Govindbhai were recognized, further, vide a Declaration executed by (1) Kapilaben Govindbhai (2) Bhartiben Govindbhai (3) Harshadbhai Govindbhai and (4) Ritaben Govindbhai, they have relinquished all their rights, titles and interests from the said Sub-Plot in favor of Sanjaybhai Govindbhai and the said aspect has been confirmed by the legal heirs of Govindbhai Patel vide a Confirmation Deed dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17100, pursuant to which, Sanjaybhai Govindbhai became the owner of the said Sub-Plot and member of the said Society.

- (25) **Sub-Plot No. 7:** The land bearing Sub-Plot No. 7 admeasuring about 429.76 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Muktaben Mansukhbhai Rajpara in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 18, consisting of 5 (five) shares bearing No. 86 to 90 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Muktaben Mansukhbhai Rajpara was recorded in the society records for land bearing Sub-Plot No. 7. Further, the said Sub-Plot No. 7 was sold and conveyed by Muktaben Mansukhbhai





Rajpara in favor of Sangitaben Ranchhodbhai vide a Sale Deed dated 9.7.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 3797, and pursuant thereto, Sangitaben Ranchhodbhai became the owner of said Sub-Plot and member of the said Society.

- (26) **Sub-Plot No. 8:** The land bearing Sub-Plot No. 8 admeasuring about 350.93 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Balubhai Chhaganbhai Mangaroliya in furtherance whereof a Share Certificate dated 5.4.2001 bearing no. 19, consisting of 5 (five) shares bearing No. 91 to 95 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Balubhai Chhaganbhai Mangaroliya was recorded in the society records for land bearing Sub-Plot No. 8. Further, the said Sub-Plot No. 8 was sold and conveyed by Balubhai Chhaganbhai Mangaroliya in favor of Kapilaben Vishnubhai vide a Sale Deed dated 12.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2698, and pursuant thereto, Kapilaben Vishnubhai became the owner of said Sub-Plot and member of the said Society.
- (27) **Sub-Plot No. 9:** The land bearing Sub-Plot No. 9 admeasuring about 382.81 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Hasmukhbhai B. Katheria in furtherance whereof a Share Certificate dated 20.4.2001 bearing no. 20, consisting of 5 (five) shares bearing No. 96 to 100 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Hasmukhbhai B. Katheria was recorded in the society records for land bearing Sub-Plot No. 9. Further, the said Sub-Plot No. 9 was sold and conveyed by Hasmukhbhai B. Katheria in favor of Harshadbhai Govindbhai vide a Sale Deed dated 8.7.2004 registered at the Office of Sub-Registrar of Assurances under serial no.





3796, and pursuant thereto, Harshadbhai Govindbhai became the owner of said Sub-Plot and member of the said Society.

- (28) **Sub-Plot No. 10:** The land bearing Sub-Plot No. 10 admeasuring about 402.50 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Sunilbhai Mansukhbhai Rajpara in furtherance whereof a Share Certificate dated 20.4.2001 bearing no. 21, consisting of 5 (five) shares bearing No. 101 to 105 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Sunilbhai Mansukhbhai Rajpara was recorded in the society records for land bearing Sub-Plot No. 10. Further, the said Sub-Plot No. 10 was sold and conveyed by Sunilbhai Mansukhbhai Rajpara in favor of Vasantiben Ashabhai vide a Sale Deed dated 25.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2967, and pursuant thereto, Vasantiben Ashabhai became the owner of said Sub-Plot and member of the said Society.
- (29) **Sub-Plot No. 11:** The land bearing Sub-Plot No. 11 admeasuring about 371.13 sq. mtrs. along with undivided share in the said Land was allotted by the said Society in favor of Bhanuben Pravinbhai Patel in furtherance whereof a Share Certificate dated 20.4.2001 bearing no. 22, consisting of 5 (five) shares bearing No. 106 to 110 of Rs. 50/- was also issued by the said Society pursuant thereto, name of Bhanuben Pravinbhai Patel was recorded in the society records for land bearing Sub-Plot No. 10. Further, the said Sub-Plot No. 10 was sold and conveyed by Bhanuben Pravinbhai Patel in favor of Ashabhai Gandabhai vide a Sale Deed dated 11.5.2004 registered at the Office of Sub-Registrar of Assurances under serial no. 2679, and pursuant thereto, Ashabhai Gandabhai became the owner of said Sub-Plot and member of the said Society.





(30) Pursuant to the aforementioned allotment in favour of various individuals, it has been evinced that the land bearing Sub-Plot Nos. 12 to 26 remained in the ownership of Jurassic Park (Ghuma) Co. Operative Housing Society Limited.

(31) Thereafter, vide an Order dated 17.6.1996 passed by The Gujarat Land Revenue Tribunal bearing No. T.E.N/ B.A/ 508/ 96, it was held that until final disposal of the said case, status quo was to be maintained on the land bearing Block No. 666 and in furtherance stay order was granted. The said event was entered in the revenue records on 24.6.1996 vide mutation entry no. 5670.

Note 1: The said aspect has been recorded under serial no. 6.

Note 2: The aforementioned mutation entry reflects the Order has been passed on 17.6.1996, however upon perusal of the same it is reflected that the said Order passed on 10.6.1996.

(32) Subsequently, vide an Order dated 10.9.1996 passed by The Gujarat Land Revenue Tribunal bearing No. T.E.N/ B.A/ 508/ 96, the stay order granted vide order dated 17.6.1996 was vacated and pursuant there to the said aspect was removed from the column of other rights on 20.9.1997 vide mutation entry no. 6030.

(33) Thereafter, vide an Order dated 24.12.2008 passed by The Mamlatdar, Daskroi bearing No. R.T.S/ Record Promulgation/ 34/ 08, the errors in the computerized revenue records were rectified, by virtue whereof for the land bearing Block No. 666, Survey No. 526/3 along with its assessment was entered in the revenue records on 10.6.2009 vide mutation entry no. 8251.





(34) Subsequently, vide an Order dated 30.6.2016 passed by The Deputy Collector, Ahmedabad bearing No. R.T.S/ Appeal Case No. 258/2012, in the appeal filed by Mahant Ramkrushna *alias* Ramesh Gordhandas (Appellant) against the Deputy Mamlatdar, Daskroi, it was held that the appeal was partially admitted, however the appeal to cancel mutation entry numbers 1707, 1774, 2024 and 2397 was rejected. Further, the Mamlatdar, Daskroi was remanded the said case and was ordered to carry on the investigation and decide the same. The said event was entered in the revenue records on 7.7.2016 vide mutation entry no. 10355.

(35) Thereafter, vide an Order dated 7.3.2006 passed by The District Collector, Ahmedabad bearing No. L.B./ Re. No. 103/ 2004, in the Revision Application filed by Mahant Ramkrushna *alias* Ramesh Gordhandas (Appellant) against (1) Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman and (2) Priyanand Co. op. Housing Society represented through its Chairman (Defendants), it was held that the said Revision Application was rejected and the Order dated 29.5.2003 passed by The Deputy Collector, Viramgam Prant was reinstated. The said event was entered in the revenue records on 4.8.2016 vide mutation entry no. 10387.
Note: Due to non-availability of the Order dated 29.5.2003 passed by The Deputy Collector, Viramgam Prant, the contents mentioned in the said Order have not been verified by us.

(36) Subsequently, vide an Order dated 8.11.2016 passed by The District Collector, Ahmedabad bearing No. L.B./ Re. A. No. 636/2016, it was held that in the Revision Application filed by Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman (Appellant) against Mahant Ramkrushna *alias* Ramesh Gordhandas and others (Defendants), the appeal filed by the appellant for granting stay order was rejected. The said event





was entered in the revenue records on 5.12.2016 vide mutation entry no. 10491.

- (37) Thereafter, vide an Order dated 14.2.2017 passed by The Special Secretary of Revenue Department, Ahmedabad bearing No. Ma.Vi.Vi./ Ha.Ka.Pa./ AMD/ 20/ 2007, aggrieved by the Order passed by The Collector bearing No. L.B/ Re. A. No. 103/ 2014 dated 7.3.2006 Mahant Ramkrushna *alias* Ramesh Gordhandas and others (Appellants) had filed case against Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman (Defendant), where in it was held that the Revision Application was rejected and final date of hearing was fixed on 18.4.2017. The said event was entered in the revenue records on 20.2.2017 vide mutation entry no. 10569.

Note: It appears that the mutation entry erroneously reflects the serial number of the Order as L.B/ Re. A. No. 103/ 2004, however the same is recorded as L.B/ Re. A. No. 103/ 2004.

- (38) Subsequently, vide Orders passed by The Mamaltdar, Daskroi bearing No. R.T.S/ Ghuma/ Remand Case No. 8/17, R.T.S/ Ghuma/ Remand Case No. 9/17 and R.T.S/ Ghuma/ Remand Case No. 10/17, filed by Mahant Ramkrushna *alias* Ramesh Gordhandasji against Legal heirs of Damabhai Motibhai and others, it was held that the appeal to mutate names of legal heirs was rejected. The said event was entered in the revenue records on 5.9.2017 vide mutation entry no. 10744.

Note: The aforementioned Order was remanded back vide an Order dated 30.6.2016 passed by the Deputy Collector, Ahmedabad bearing No. R.T.S/ Appeal Case No. 258/2012.





- (39) Thereafter, vide an Order dated 14.2.2017 passed by The Special Secretary of Revenue Department, Ahmedabad bearing No. Ma.Vi.Vi./ Ha.Ka.Pa./ AMD/ 20/ 2007, the Revision Application filed by Mahant Ramkrushna *alias* Ramesh Gordhandasji (Appellant) against Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman (Defendant) and others was rejected and the order passed by The Collector bearing No. L.B./ Re. A. No. 103/04 was reinstated. The said event was entered in the revenue records on 6.10.2017 vide mutation entry no. 10785.
- (40) Subsequently, vide an Order dated 30.10.2017 passed by The District Collector, Ahmedabad bearing No. L.B/ Re. A. No. 636/2016, it was held that without going into the merits, Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman (Appellant) had unconditionally withdrawn the case filed against Mahant Ramkrushna *alias* Ramesh Gordhandasji (Defendant). The said event was entered in the revenue records on 17.11.2017 vide mutation entry no. 10815.
- (41) Thereafter, vide an Order issued in the month of November, 2018 passed by The Assistant Collector, Ahmedabad bearing No. R.T.S/ Appeal/ Case No. 310/2018, in the appeal filed by Mahant Ramkrushna *alias* Ramesh Gordhandasji against Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman, it was held that appeal was dismissed and order passed in R.T.S/ Ghuma/ Remand Case No. 8/17, R.T.S/ Ghuma/ Remand Case No. 9/17 and R.T.S/ Ghuma/ Remand Case No. 10/17 was reinstated. The said event was entered in the revenue records on 15.12.2018 vide mutation entry no. 11240.
- (42) **Final Plot No. 125:** In consistence with the perused copy of the Form-'F' issued by the Town Planning Inspector, Ahmedabad Municipal





Corporation, the land bearing Block No. 666 admeasuring about 14973 sq. mtrs. situated within the limits of the Village: Ghuma, Taluka: Daskroi and District: Ahmedabad was included in the Town Planning Scheme No. 3 (Ghuma) and in lieu thereof was allotted Final Plot No. 125 admeasuring about 8984 sq. mtrs. i.e. the said Land. Copy of the Form-F and Part Plan is attached herewith as **Annexure – 'A'**.

Note: Vide a Resolution bearing No. 6, passed by the said society it has been declared that for the purposes of allocation of the Final Plot the Kapat/Deduction of area admeasuring about 5989 sq. mtrs. from the land bearing Block No. 666, has been handed over to the requisite authority from the portion of land which is in the ownership of the said Society.

- (43) **Zoning Certificate:** In consistence with the copy of the Zoning Certificate dated 1.5.2019 issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, the land bearing Block No. 666 was declared to fall within 'Residential Affordable Housing Zone- RAH 1'. Copy of the Zoning Certificate is attached herewith as **Annexure – 'B'**.
- (44) Thereafter, a construction permission (commencement certificate/ Rajchhitthi) dated 15.7.2021 bearing No. PRM/ 103/ 05/ 2021/ 290 was obtained from Ahmedabad Urban Development Authority ("AUDA"), 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 51280.86 square metres comprising of One Basement for parking, Ground Floor [Hollow Plinth] for Commercial Shops+ Parking+ Electric Sub-Station, First Floor for Residential Use+ Commercial Office+ Club House, Second Floor for Residential Use+ Commercial Office, Third Floor to Fourteenth Floor for residential use, Stair Cabin and Machine Room on Block Nos. A, B, C, D, E, F and G) on the said Land for construction of a residential affordable





housing scheme comprising of development of commercial and residential units was permitted on the said Land. Copy of construction permission is attached herewith as **Annexure – 'C'**.

Note: Upon verification of the above mentioned construction permission, it appears that construction for the commercial use may be carried out and therefore, relevant permission regarding the change of use under section 65 A of the Land Revenue Code shall be procured for the same.

- (45) Thereafter, (1) portion of land admeasuring about 2398.18 sq. mtrs. in the ownership of Jurassic Park (Ghuma) Co. Operative Housing Society Limited represented through its Chairman i.e. Ashabhai Gandabhai (Owner for Plot Nos. 12 to 26) (2) portion of land admeasuring about 640.67 sq. mtrs. in the ownership of Satishbhai Ashabhai (3) portion of land admeasuring about 650.09 sq. mtrs. in the ownership of Vishnubhai Gandabhai (4) portion of land admeasuring about 656.37 sq. mtrs. in the ownership of Kapilaben Govindbhai (5) portion of land admeasuring about 653.23 sq. mtrs. in the ownership of Vimal Ranchhodbhai and Vishal Ranchhodbhai (6) portion of land admeasuring about 643.81 sq. mtrs. in the ownership of Umakant Vishnubhai Patel (7) portion of land admeasuring about 637.53 sq. mtrs. in the ownership of Sanjay Govindbhai Patel (8) portion of land admeasuring about 599.86 sq. mtrs. in the ownership of Sangitaben Ranchhodbhai Patel (9) portion of land admeasuring about 489.82 sq. mtrs. in the ownership of Kapilaben Vishnubhai Patel (10) portion of land admeasuring about 534.32 sq. mtrs. in the ownership of Harshadbhai Govindbhai Patel (11) portion of land admeasuring about 561.81 sq. mtrs. in the ownership of Vasantiben Ashabhai Patel and (12) portion of land admeasuring about 518.02 sq. mtrs. in the ownership of Ashabhai Gandabhai Patel, admeasuring in aggregate to 8984 sq. mtrs. was sold and conveyed by them in favour of Saanvi





Nirman Buildwell LLP vide a Sale Deed dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17093.

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) Taluka Hukam dated 3.4.1959 bearing No. T.N.C 88 B.
- (d) Order dated 31.12.1978 bearing No. Ghuma/4949/78.
- (e) Order dated 17.3.1993 bearing No. Ganot/ Revision/ Ca. No. 15/93.
- (f) Order dated 16.2.1994 bearing No. T.P./ Jaman/ Gh-1/ S.R. 29/ Vi/109.
- (g) Layout Plan dated 7.6.1994 bearing No. T.P./ Jaman/ Gh-1/ Re.S.R. 11.
- (h) Order dated 4.7.1994 bearing No. Ganot/Case/ 58/94.
- (i) Sale Deed dated 19.9.1994 registered under serial no. 2337.
- (j) Order dated 7.3.2006 bearing No. L.B./ Re. No. 103/ 2004.
- (k) Order dated 30.6.2016 bearing No. R.T.S/ Appeal Case No. 258/2012.
- (l) Order dated 8.11.2016 and 30.10.2017 bearing No. L.B./ Re. A. No. 636/2016.
- (m) Order dated 14.2.2017 bearing No. Ma.Vi.Vi./ Ha.Ka.Pa./ AMD/ 20/ 2007.
- (n) Orders dated 28.7.2017 bearing No. R.T.S/ Ghuma/ Remand Case No. 8/17, R.T.S/ Ghuma/ Remand Case No. 9/17 and R.T.S/ Ghuma/ Remand Case No. 10/17.
- (o) Order bearing No. R.T.S/ Appeal/ Case No. 310/2018.
- (p) Form-F and Part Plan
- (q) Zoning Certificate dated 1.5.2019
- (r) Order dated 3.5.2021 bearing No. 558/2003.





- (s) Construction Permission dated 15.7.2021 bearing No. PRM/ 103/ 05/ 2021/ 290.
- (t) Sale Deed dated 16.12.2021 registered under serial no. 17093.
- (u) Power of Attorney dated 16.12.2021 registered under serial no. 17097.
- (v) Confirmation Deed dated 16.12.2021 registered under serial no. 17098.
- (w) Confirmation Deed dated 16.12.2021 registered under serial no. 17100.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 7.5.2021 and 31.12.2021 and except for what is stated hereinabove, we have found following documents with respect to the said Land:

- (a) Agreement to Sell dated 4.4.1994 registered at the Office of Sub-Registrar of Assurances under serial no. 429, executed by Naranbhai Gordhanbhai represented through his Power of Attorney Holder i.e. Baldevbhai Dahyabhai in favor of Jurassic Park (Ghuma) Co. Ho. So. Ltd. represented through its Chairman i.e. Salil Devendrabhai.

Note: The aforementioned Sale Deed has been culminated into Sale Deed dated 19.9.1994 registered under serial no. 2337 as appearing in clause 4 (17)

- (b) Power of Attorney dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17097, executed between Jurassic Park (Ghuma) Co. Operative Housing Society Limited represented through its chairman i.e. Ashabhai Gandabhai along with its members i.e.
(2) Satishbhai Ashabhai (3) Vishnubhai Gandabhai (4) Kapilaben Govindbhai (5) Vishalbhai Ranchhodbhai (6) Vimalbhai Ranchhodbhai (7) Umakant Vishnubhai (8) Sanjaybhai Govindbhai (9) Sangitaben Ranchhodbhai (10) Kapilaben Vishnubhai (11) Harshadbhai Govindbhai





(12) Vasantbhai Ashabhai and (13) Ashabhai Gandabhai in favor of Saanvi Nirman Buildwell LLP.

Note: The aforementioned Power of Attorney has been executed in furtherance of the Sale Deed dated 16.12.2021 registered under serial no. 17093 as appearing in clause 4 (45)

- (c) Confirmation Deed dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17098, executed by Sangitaben Ranchhodbhai and Payalben Ranchhodbhai in favor of Vishal Ranchhodbhai Patel and Vimal Ranchhodbhai.

Note: The aforementioned Confirmation Deed has been executed for the land bearing Sub-Plot No. 4 as appearing in clause 4 (22)

- (d) Confirmation Deed dated 16.12.2021 registered at the Office of Sub-Registrar of Assurances under serial no. 17100, executed by (1) Kapilaben Govindbhai (2) Bhartiben Govindbhai (3) Harshadbhai Govindbhai and (4) Ritaben Govindbhai in favor of Sanjaybhai Govindbhai.

Note: The aforementioned Confirmation Deed has been executed for the land bearing Sub-Plot No. 4 as appearing in clause 4 (24)

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued public notice in local newspaper viz. 'Divya Bhaskar (Ahmedabad Edition)' on 12.1.2021 (copy of which 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. 7/12 as on date reflects the tenure of the said Land to be Non-Agricultural Land.



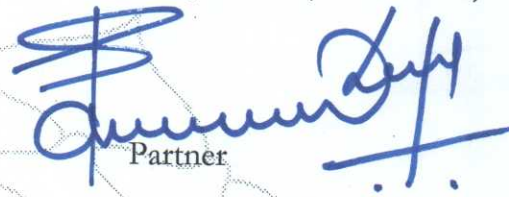


9. **FINAL OBSERVATIONS:**

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 Buildwell LLP* has a clear and marketable title to the said Land without any charge or encumbrance.

DATED THIS 31ST DAY OF DECEMBER, 2021

For, Wadia Ghandy & Co. (Ahmedabad)


Partner

