

Ref No: 938/72016

Date: 6th July 2016.

To,
E-City Projects Construction Pvt. Ltd.
Plot No. 181/1, Opp. Zydus Cadila Tower,
Satellite Road,
Ahmedabad.

REPORT ON TITLE

Dear Sir/s,

Sub.: Investigation of title to the Non-agricultural land being comprised in Town Planning Scheme no. 06 (Vejalpur) by Final Plot No. 181/1 paiki, bearing New Survey No. 325 (Old Survey No.998) admeasuring about 6686.50 Sq. mtrs, situate at Mouje: Jodhpur, Taluka: Vejalpur, Sub-District Ahmedabad -4 (Paldi), District Ahmedabad.

We refer to your instructions to investigate your title to the aforesaid Non-agricultural land situate at Mouje: Jodhpur, Taluka: Vejalpur, District: Ahmedabad comprised in Town Planning. Scheme no. 06 (Vejalpur) by Final Plot No. 181/1 paiki, bearing New Survey No. 325 (Old Survey No.998) admeasuring about 6686.50 Sq. mtrs (hereinafter referred to as the **"said land"**).

SEARCHES:

We have caused searches to be taken of the relevant available revenue records and the records of Sub-Registrar of Assurances at Ahmedabad relating to said land of the period from 1985 till 1994, the receipt bearing no. 2015002008016 dated 31.3.2015, the period from 1994 till 2015, the receipt bearing no. 2015004007209 dated 30.3.2015 and the period from 2015 till 11.4.2016, the receipt bearing no. 2016004009393 are enclosed herewith. We may state that the records pertaining to years 1985 to 1994 are either torn or not in proper shape.

We state that for the purpose of title investigation we have considered title history of the said land since the year 1956.

We may state that our report on title is based upon the available searches obtained from the revenue records, copies of documents furnished to us, the records of the Sub-Registrar of Assurances, Registrar of Companies records and requisitions on title answered by you.

We further state that as per your instructions we have caused a Public Notice to be issued in a local daily newspaper "Gujarat Samachar" and "Divya Bhaskar" Ahmedabad Edition dated 21.4.2016, inviting claims from any party or person having any right or title in or over the said Land, based upon which we state that we have not received any objection for the same.

We find that the land bearing Town Planning. Scheme no. 06 (Vejalpur) by Final Plot No. 181/1 paiki bearing New Survey No. 325 (Old Survey No.998) appears in the name of one M/s E-City Projects Construction Pvt. Ltd, in revenue records.

DOCUMENTS PERUSED:

- 1) A Copy of Partition Deed dated 24.7.1972 registered at serial no.9836 executed between Shri Ranchodbhai Motibhai Patel, Minor Vinubhai Ranchodbhai Patel, Smt. Samuben w/o Ranchodbhai Motibhai Patel, Minor Girishbhai Ranchodbhai Patel & Minor Satishbhai Ranchodbhai Patel.
- 2) A Copy of Agreement to sell dated 26.10.1999 registered at serial no.3418 executed between Shri Ranchodbhai Motibhai Patel & Ors. and M/s E-City Entertainment Pvt. Ltd
- 3) A Copy of Will by Samuben alias Samrathben dated 5.11.1999.
- 4) A Copy of an Affidavit dated 31.3.2000 notarized at serial no. A/307/2000 by Ranchodbhai Motibhai Patel & Ors.
- 5) A Copy of Sale Deed dated 31.3.2000 registered at serial no.1591 executed between Ranchodbhai Motibhai Patel & Ors. and M/s E-City Entertainment (I) Pvt. Ltd.



- 6) A Copy of an order no. CB/NLD/1/N.A./S.R.33/2000/2001 dated 13.3.2001 by District Collector, Ahmedabad permitting Non-Agricultural Use.
- 7) A Copy of an order 2007 dated 31.8.2007 passed in Company Petition No. 407 of 2007 connected with Company Application No. 160 of 2007 with Company Petition No. 408 of 2007 connected with Company Application No. 161 of 2007 by High Court, Bombay.
- 8) A Copy of Zoning Certificate for Residential -R1 Zone dated 25.2.2015 issued by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad.
- 9) A Copy of Part Plan dated 25.2.2015.
- 10) A Copy of Tippan Form dated 25.2.2015.
- 11) A Copy of Revised Non- Agricultural Permission no. N.A./U-1-2/Sec-65-A/Jodhpur/Case No.22/2015 dated 10.12.2015 issued by Deputy Collector (Non-Agricultural) Ahmedabad.

BRIEF FACTS AND HISTORY OF THE SAID LAND:

- 1) We find from mutation entry no. 418 made in revenue records on 8.2.1956 that name of Shri Ranchodbhai Motibhai was entered as permanent occupier "Jathu No Kabjedar" as he was in possession of the said land and was also paying land revenue of the land bearing old Survey No. 998.
- 2) We find from mutation entry no. 655 made in revenue records on 29.12.1957 that the land bearing survey no. 998 was transferred to Shri Ranchodbhai Motibhai in contravention of Section 64 of Tenancy Act, therefore, the inquiry held under Section 84-A, and penalty of Rs.100/- is levied and the above transaction was regularized as per order no. TNC dated 12.10.1957. The mutation entry was later certified on 13.2.1958.
- 3) We find that thereafter, a Deed of Partition dated 24.7.1972 registered at Serial no. 9836 was effected by said Shri Ranchodbhai Motibhai Patel within his family members during his lifetime whereby, out of the land bearing Survey No. 998 aggregate admeasuring 7 Acre 02 Gutha, the land bearing Survey No.998/p admeasuring 3 Acre 21 Gutha came in share of Minor Vinubhai Ranchodbhai Patel through his guardian - mother Smt. Samuben w/o of Shri Ranchodbhai Motibhai Patel and Survey No.998/p admeasuring 3 Acre



- 4) We find that District Inspector-Land Records- Ahmedabad on dated 2.4.1980 passed a Rectification no.43 no. K.J.P.S.R.36/79-83 had decided to acquire 202 sq. mtrs. of land out of total land admeasuring 28531 sq. mtrs. for proposed Gandhinagar Highway. A mutation entry no. 4900 was made in revenue records on 5.9.1983 in that respect. Thus the land bearing survey no. 998 then admeasuring 28329 sq. mtrs. remained in ownership of Shri Ranchodbhai Motibhai Patel, Smt. Samuben w/o Ranchodbhai Motibhai Patel, Minor Girishbhai Ranchodbhai Patel , Minor Satishbhai Ranchodbhai Patel and Minor Vinubhai Ranchodbhai Patel.
- 5) We find that the Town Planning Scheme was made implemented in the area and land bearing survey nos. 998 were allotted Final Plot No. 181/1 total admeasuring 17294 sq. mtrs and Final Plot No. 182/2 total admeasuring 3589 sq. mtrs in the Town Planning scheme No. 6.
- 6) We find that by one Agreement to Sale (Banakhat No Karar) dated 26.10.1999 registered at serial no. 3418 by Sub Registrar of Assurances said Shri Ranchodbhai Motibhai Patel, Smt. Samuben w/o Ranchodbhai Motibhai Patel, Shri Girishbhai Ranchodbhai Patel, Shri Satish alias Chandrakantbhai Patel (all aged adult), agreed to sell and convey the Agricultural land bearing Survey No. 998 paiki, situate in Town Planning Scheme 06, Final Plot no. 181/1 paiki admeasuring 6689 sq. mtrs (i.e. 8000 sq. yards) situated towards eastern direction to one M/s E-city Entertainment (I) Pvt ltd.
- 7) We find that upon demise of said Smt. Samuben alias Samrathben W/o Ranchodbhai Patel on or about 29.11.1999, and pursuant to her Last Will and Testament dated 5.11.1999, she bequeathed all receivables from M/s





E-city Entertainment (I) Pvt. Ltd as per above mentioned Agreement to Sell dated 26.10.1999, as regards to her 1/4 share in the Agricultural land bearing Survey No. 998 paiki, situate in Town Planning Scheme 06, Final Plot no. 181/1 paiki admeasuring 6689 sq. mtrs (i.e. 8000 sq. yards) situated towards eastern direction in equal ratio to Gitaben Vinubhai, Vishal Vinubhai and Fenil Vinubhai. A mutation entry no. 8216 was made in revenue records on 6.1.2000 and was duly certified on 10.03.2000.

However, under the said Will she bequeathed the unsold portion of the adjacent land to her daughter-in-law namely Kailashben Girishbhai and Sangitaben Chandrakantbhai.

- 8) We find that by an Affidavit dated 31.3.2000 duly notarised at serial no. A/307/2000 said (1) Ranchodbhai Motibhai Patel, (2) Girishbhai Ranchodbhai Patel for self and as Manager of H.U.F (3) Satishbhai alias Chandrakantbhai Ranchodbhai Patel for self and as Manager of H.U.F and 4) Shri Ranchodbhai Motibhai Patel and Vinubhai Ranchodbhai Patel as the executors of Will dated 5.11.1999 of late Samuben w/o Ranchodbhai Motibhai Patel have confirmed that the said land is sold by them for necessity and benefit of minor members of the family.
- 9) We find that further by Deed of Conveyance dated 31.3.2000 registered at Serial No. 1591, by Sub-Registrar of Assurance – Ahmedabad, said (1) Ranchodbhai Motibhai Patel, (2) Girishbhai Ranchodbhai Patel for self and as Manager of H.U.F (3) Satishbhai alias Chandrakantbhai Ranchodbhai Patel for self and as Manager of H.U.F and 4) Shri Ranchodbhai Motibhai Patel and Vinubhai Ranchodbhai Patel as the executors of Will dated 5.11.1999 of late Samuben w/o Ranchodbhai Motibhai Patel have sold and conveyed the Survey No. 998 paiki, situate in Town Planning Scheme 06, final Plot no. 181/1 paiki admeasuring 6689 sq. mtrs (i.e. 8000 sq. yards) situated towards eastern direction to one M/s E-city Entertainment (I) Pvt Ltd. A mutation entry no. 8567 was made in revenue records on 26.2.2001 in that respect and duly certified on 31.3.2001.





- 10) We have been informed that of total land admeasuring 6689 sq. mtrs, an area of land admeasuring 2.50 sq. mtrs has been acquired in road alignment, thus the area of said land remained as 6686.50 sq. mtrs.
- 11) We find that vide an application dated 20.12.1999, Shri Ranchodbhai Motibhai has sought Non-Agricultural Use permission for commercial purpose, but before permission been granted by the competent authority, the Cinema and Shops were constructed. Pursuant to an order no. CB/LND/1/N.A./S.R.33/2000-2001 dated 13.3.2001 by District Collector-Ahmedabad, Shri Ranchodbhai Motibhai paid the requisite penalty amount for constructing the commercial building comprising of Cinema and Shops, and subsequently the construction was regularised and Non-Agricultural Use permission for Commercial purpose been granted towards Survey No. 998 paiki, situate in Town Planning Scheme 06, final Plot no. 181/1 paiki admeasuring 6686.50 sq. mtrs, subject to certain conditions stated therein.
- 12) It appears that new Survey no. 325 was allotted to various Survey Nos. comprising of Survey No. 998 paiki admeasuring 6686.50 sq. mtrs. However, we have not found any mutation entry or document to validate the said allotment of new Survey No. 325, but the same is clarified in hereafter mutation entries.
- 13) We further find that an order passed by the District Inspector - Land Record Office- Ahmedabad bearing order no. Rectification letter No. 3 (K.J.P) wherein the other portion of land admeasuring 390 sq. mtrs of the Survey no. 325 was acquired for Road by-pass between Gandhinagar and Sarkhej. The said fact has been recorded in the revenue records by Mutation Entry no. 463 dated 7.9.2005. However the said acquisition is not forming part of "Khata" number in question and has no impact to the said land.
- 14) We further find that upon demerger of E-city Entertainment Pvt. Ltd the business of real estate stands transferred into a separate Company i.e. E-city Projects Construction Pvt Ltd, wherein an order dated 31.8.2007 was



We find that Certificate of Environment Clearance was issued by State Environmental Impact Assessment Authority, Government of Gujarat vide order no. SEIAA/GUJ/EC/8(a)/394/2016 dated 31.5.2016.



20) Charges:

There are no charges, lien or encumbrance found over the land being comprised in Town Planning Scheme no. 06 (Vejalpur) by Final Plot No. 181/1 paiki, bearing New Survey No. 325 (Old Survey No.998) admeasuring about 6686.50 Sq. mtrs, situate at Mouje: Jodhpur, Taluka: Vejalpur, Sub-District Ahmedabad -4 (Paldi), District Ahmedabad as seen from the mutation entries, Registrar of Companies records and the searches taken at the Sub- Registrar Offices.

21) Conclusion:

We may state that based on available searches caused to be taken by us and documents perused as above, your title for the said land appears to be clear, marketable and free from encumbrances for the said land being Non-agricultural land being comprised in Town Planning Scheme no. 06 (Vejalpur) by Final Plot No. 181/1 paiki, bearing New Survey No. 325 (Old Survey No.998) admeasuring about 6686.50 Sq. mtrs) situate at Mouje : Jodhpur, Taluka: Vejalpur/City, Sub-District Ahmedabad -4 (Paldi), District Ahmedabad. The boundaries of the said land are as below:

On or towards East : 12 meter Wide T.P. Road

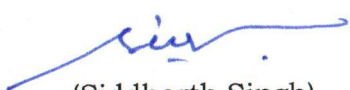
On or towards West : F.P No. 181/1 p.

On or towards North : 40' Wide Ahmedabad to Bopal-Ambli T.P Road

On or towards South : F. P No. 179 of Survey no. 997

Thanking You.

For,
NANAVATI & NANAVATI, Advocates.


(Siddharth Singh)

Partner

Enrollment No. G/849/2006.



Encl: As above.