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REF. NO. 10293/2015

To,

Bansidhar Buildcon

A Partnership Firm

TITLE CERTIFICATE - CUM - REPORT

Reg.: Non Agricultural land bearing **Final Plot No. 84/2** admeasuring **2610 sq. mtrs.** of Draft Town Planning Scheme No. 84 - A (Makarba) (given in lieu of proportionate land of Survey No. 855/1 totally admeasuring 4654 sq. mtrs.) situate, lying and being at **Moje Makarba**, Taluka Vejalpur [Old Taluka Ahmedabad City (West)] in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi) and belonging to **Bansidhar Buildcon**, A Partnership Firm.

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As per instructions, we have examined the titles of the above referred property and have caused to be taken searches (partly manual and partly computerized upto the date of search i.e.07-10-2016) of the ***available*** revenue and registration record for last 30 years through our search clerk and from that and from the information given to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/copies/papers etc furnished in its file to be true and genuine, and also upon the information given by the owners that no transfer/agreement was made in respect of the said property during the period for which the record is not available which would make the titles defective, we hereby give our certificate-cum-report on title as under:
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1. That the land bearing Survey No. 855/1 admeasuring Acre 1 – 6 Gs belonged to Shanta d/o Gagaldas Prabhudas since prior to the year 19[illegible].

2. That as per the Taluka Order No. L.N.D. 1771 dated 24-09-1951 passed pursuant to the Notification no. 5869/45 dated 07-05-1950 the note of fragment land was made in the column of other rights in respect of the land bearing Survey No. 855/1 admeasuring Acre 1 – 6 Gs. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2757 dated 22-12-1951.

3. That vide Taluka Circular passed pursuant to the resolution of the Revenue Department bearing no. 2252/49 dated 27-02-1950, as Nagarji Bavaji had been cultivating the land bearing Survey No. 855/1, he was declared to be the ordinary tenant of the said land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 2889 dated 09-04-1953.

4. Mutation entry no. 3517 dated 21-11-1954 does not pertain to the land bearing Survey No. 855/1 and hence has not been dealt with herein.

5. That the Jaat Inami lands being required to be declared and entered as Khalsa Raiyat lands and full assessment being required to be made thereon from 01-08-1955, the land bearing Survey No. 855/1 admeasuring Acre 1 – 6 Gs was declared to be Khalsa Raiyat land. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 3593 dated 11-04-1956.

6. That as per order passed in Tribunal Case No. 4/59 dated 30-[illegible]-1964, upon the tenant Nagarji Bavaji paying the purchase price of Rs. 620.75, he is to hold the land bearing Survey No. 855/1 as per the provisions of Section 32 G of the Bombay Tenancy and Agricultural Lands Act, 1948 ('Tenancy Act'). Mutation entr[illegible] to the

said effect was made in the revenue records of the said land vide Entry No. 4558 dated 05-08-1966.

7. That said Nagarji Bavaji having died intestate about two to three years ago, the names of his heirs viz. (1) Bai Rukhi wd/o Nagarji Bavaji (2) Maganji Nagarji (3) Jesangji Nagarji (4) Kalyanji Nagarji (5) Manguben d/o Nagarji Bavaji (6) Punjiben d/o Nagarji Bavaji (7) Haramben d/o Nagarji Bavaji and (8) Revaben d/o Nagarji Bavaji were recorded in the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5032 dated 04-10-1972.

8. That vide order of the Taluka Development Officer bearing no. City/JaMaNa/4/Conversion/84 dated 04-06-1984 the note of outstanding conversion tax dues was directed to made in the column of other rights of the concerned land parcels. Accordingly a note was directed to be made in the records of the land bearing Survey No. 855/1 to 3. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 5998 dated 13-11-1984.

9. That said Bai Rukhi wd/o Nagarji Bavaji having died intestate about 13 years ago the names of her heirs viz. (1) Jesangji Nagarji (2) Kalyanji Nagarji (3) Manguben Nagarji (4) Punjiben Nagarji (5)Haaramben Nagarji and (6) Revaben Nagarji were entered in the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 6809 dated 27-12-1990.

10. That said Maganji Nagarji died intestate on or about 16-01-1991. Hence names of his heirs viz. (1) Chandaben wd/o Maganji Nagarji (2)Khodaji Maganji (3) Mansukhji Maganji (4)Natvarji Maganji and (5)Rameshji Maganji were entered in the revenue records of the

land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. [illegible] dated 27-12-1990.

11. That said Jesangji Nagarji died intestate on or about 03-11-1993. Hence names of his heirs viz. (1) Dhuliben wd/o Jesangji Nagarji (2) [illegible]dhanji Jesangji (3)Bharatji Jesangji (4) Bajiben Jesangji and (5) [illegible]naben Jesangji were recorded in the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 7625 dated 27-06-1994.

12. That the Dy. Collector (Land Reforms) Ahmedabad vide his orders passed in (1) Case No. 541/94 dated 06-03-1995 passed in respect of order of the Mamlatdar in Case no. 4/59 dated 30-06-1960 for land bearing Survey No. 855/1 (2) Case No. 567/94 dated 07-03-1995 passed in respect of the order of the Mamlatdar in Case no. 165 dated _10-60 for land bearing Survey No. 852 and (3) Case No. [illegible]/94 dated 07-03-1994 passed in respect of order of the Mamlatdar in Case no. 168 dated 30-05-1960 and Case no. 167 dated 21-[illegible]-1960 for land bearing Survey No. 855/2, unconditionally rectified the said orders of the Mamlatdar holding that the tenant Nagarji Bavaji was to be considered as permanent tenant of the respective lands and consequently the provisions of the Tenancy Act and restrictions of the provisions of Section 43 of the Tenancy Act would not apply. Mutation entry to the said effect was made in the revenue records of the said land vide Entry no. 7827 dated 22-06-1995.

13. That the orders passed in Ganot Revision Case no. 4/59 dated 30-[illegible]-1964, 143/5/60, 726 dated 18-01-1965, Makarba B 15/71 dated [illegible]-09-1971, Tribunal Case No. 168 dated 30-05-1960, 248 dated 22-[illegible]-1963, 357 dated 12-10-1960, Tribunal Case no. 163 dated 10-11-1960, Tribunal Case 181 dated 20-07-1960, Tribunal Case no. 165, [illegible]-60, Tribunal Case 167 dated 21-06-1960, Tribunal Case 213 dated

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29-07-1960, 57 dated 16-04-1960, 29-07-1960, 24/72 dated 22-11-1972, 94/Makarba dated 23-06-1961, 147 dated 25-05-1960 whereby the orders passed by the Mamlatdar and Agricultural Land Tribunal were set aside, were challenged before the Gujarat Revenue Tribunal which vide orders passed in T.E.N.B.A (1)467/96, 475/96, 479/96 dated 14-06-1996 (2) 483/96, 484/96, 487/96, 488/96 dated 15-06-1996 (3) 499/96, 500/96, 503/96, 504/96, 511/96 dated 17-06-1996 (4) 525/96, 527/96, 528/96, 529/96, 530/96 dated 18-06-1996 directed the parties to maintain status quo with respect to the subject lands. Mutation entry to the said effect was made in the revenue records of the said land vide Entry no. 7983 dated 29-06-1996.

14. That said (1) Kalyanji Nagarji (2) Manguben d/o Nagarji Bavaji (3)Punjiben d/o Nagarji Bavaji (4) Haaramben d/o Nagarji Bavaji (5)Revaben d/o Nagarji Bavaji (6) Chandaben wd/o Maganji Nagarji (7) Khodaji Maganji (8) Mansukhji Maganji (9) Natvarji Maganji (10) Rameshji Maganji (11) Dhuliben wd/o Jesangji Nagarji (12) Navghanji Jesangji (13) Bharatji Jesangji (14) Bajiben Jesangji and (15) Naynaben Jesangji, all through their power of attorney holder Rameshchandra Laherchand Shah sold and conveyed the land bearing Survey No. 855/1 admeasuring 4654 sq. mtrs. and other land parcels to Piyushkumar Thakarshibhai Thakkar vide a sale deed dated 16-11-2000 registered before the Sub Registrar, Ahmedabad - 4 (Paldi) at Serial No. 4311 on 30-11-2000. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9138 dated 10-03-2003. However the said entry was cancelled as an order directing maintenance of status quo of the said land by the Gujarat Revenue Tribunal was in operation.

15. That said Piyushbhai Thakarshibhai Thakkar created a mortgage on the land bearing Survey No. 855/1 in favour of Gujarat Industrial Co-op. Housing Bank Ltd. Mutation entry to the said effect was made in the revenue records of the said land vide Entry

No. 9155 dated 21-03-2003. However the said entry was cancelled as it was in context of mutation entry no. 9138.

16. That Chandaben wd/o Maganji Nagarji having died on 27-10-1992 her name was deleted from the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9436 dated 12-04-2004.

17. That Manguben d/o Nagarji Bavaji and w/o Gandabhai Shivabhai having died intestate on 31-12-1992, the name of her heirs viz. (1) Bhamaji Gandabhai and (2) Kashiben d/o Gandabhai Shivabhai were entered in the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9452 dated 31-05-2004.

18. That Haaramben d/o Nagarji Bavaji and w/o Prabhatji Keshavji having died intestate, the names of her heirs viz. (1) Khodaji Prabhatji and (2) Bharatji Prabhatji were entered in the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9752 dated 16-05-2005.

19. That Naynaben d/o Jesangji Nagarji who was unmarried and had no heirs, died intestate on or about 02-01-2005 and hence her name was deleted from the revenue records of the land bearing Survey No. 855/1. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 9799 dated 01-07-2005.

20. That said (1) Kalyanji Nagarji Thakore (2) Revaben d/o Nagarji Bavaji Thakore (3) Mansukhji Maganji Thakore (4) Natvarji Maganji Thakore (5) Dhuliben wd/o Jesangji Nagarji Thakore (6)Navghanji Jesangji Thakore (7) Bharatji Jesangji Thakore through his Power of

Attorney Holder Khodaji Maganji Thakore (8) Bajiben Jesangji Thakore (9) Khodaji Maganji Thakore (10) Ramaji Gandabhai Thakore (11) Kashiben d/o Gandabhai Shivabhai Thakore [Nos. 10 and 11 through their Power of Attorney Holder Khodaji Maganji Thakore) (12)Punjiben d/o Nagarji Bavaji Thakore (13) Khodaji Prabhatji Thakore and (14) Bharatji Prabhatji Thakore, All men as the Karta and Manager of their respective HUFs, released all their right, title and interest from the land bearing Survey No. 855/1 admeasuring 4654 sq. mtrs. and other lands in favour of Rameshji Maganji Thakore vide a Release Deed dated 24-04-2007 registered before the Sub Registrar, Ahmedabad – 4 (Paldi) at Serial No. 4431 on 24-04-2007. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10470 dated 18-09-2007.

21. That Rameshji Maganji Thakore, as self and as Karta and Manager of his HUF, entered into an Agreement for Sale in favour of (1) Anil Rambhai Bharvad and (2) Jimi Jayantibhai Patel in respect of the land bearing Survey No. 855/1 admeasuring 4654 sq. mtrs. and the same was registered before the Sub Registrar, Ahmedabad – 4 (Paldi) at Serial No. 4430 on 24-04-2007. A Confirmation Deed dated 30-09-2009 was executed by Raiben w/o Rameshji Maganji Thakore, as self and as mother and guardian of (1) Shiluben Rameshji (2) Jayesh Rameshji and (3) Vishal Rameshji in favour of (1) Anil Rambhai Bharvad and (2) Jimi Jayantibhai Patel confirming the said agreement for sale.

However the said Agreement for Sale registered at Serial No. 4430 was cancelled vide a Cancellation Deed dated 21-03-2012 registered before the Sub Registrar, Ahmedabad – 13 (City) at Serial No. 185 on 21-03-2012.

22. That the outstanding conversion tax was duly paid on 27-09-2007 and hence the charge recorded in respect thereto vide entry no. 5998 was released from the land bearing Survey No. 855/1 and

other lands pursuant to the order of the Taluka Development Officer, City Taluka dated 27-09-2007. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10484 dated 01-10-2007.

23. That the said sale transaction and the sale deed registered at Serial No. 4311 came to be cancelled vide a Cancellation Deed dated 27-09-2007 executed by Piyushkumar Thakarshibhai Thakkar, through his Power of Attorney holder N.A. Vyas in favour of (1) Kalyanji Nagarji Thakore (2) Revaben d/o Nagarji Bavaji (3) Mansukhji Maganji Thakore (4) Natvarji Maganji Thakore (5) Dhuliben wd/o Jesangji Nagarji Thakore (6) Navghanji Jesangji Thakore (7) Bharatji Jesangji Thakore (8) Bajiben Jesangji Thakore (9) Khodaji Maganji Thakore (10) Ramaji Gandabhai Thakore (11) Kashiben d/o Gandabhai Shivabhai Thakore (12) Punjiben d/o Nagarji Bavaji Thakore (13) Khodaji Prabhatji Thakore (14) Bharatji Prabhatji Thakore and (15) Rameshji Maganji Thakore, all through their power of attorney holder Dhirenbhai Rambhai Bharvad and the same was registered before the Sub Registrar, Ahmedabad – 4 (Paldi) at Serial No. 9965 on 28-09-2007.

24. That the charge of the Gujarat Industrial Bank Ltd. was released from the land bearing Survey No. 855/1 and a Release Deed dated 0[illegible]-11-2007 was executed by the Gujarat Industrial Bank Ltd. in favour of Piyushbhai Thakarsibhai which was notarized at Serial No. 9159 before Notary Shri R. P. Aastik. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 10545 dated 23-11-2007.

25. That the Gujarat Revenue Tribunal vide orders passed in case no. (1)T.E.N./B.A./467/96 (2) T.E.N./B.A./484/96 (3) T.E.N./ B.A./ 503/94 and (4) T.E.N./B.A./504/94 set aside the orders of the Dy. Collector (Land Reforms) Ahmedabad passed in Ganot Revision Case Nos. (1) 541/94 dated 06-03-1995 (2) 573/94 dated 07-03-1995 [illegible] and (4) 577/94 dated 08-03-1994 and

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restored the orders of the Mamlatdar and Agricultural Land Tribunal, Dascroi passed in Ganot Case Nos. (1) 4/59 dated 30-06-1964 (2) Case no. 168 dated 30-05-1960 (3) Case no. 165 dated _-10-1960 and (4) Case No. 167 dated 21-06-1960 whereby the Gujarat Revenue Tribunal held that the land bearing Survey No. 855/1 and other lands were subject to the restrictions of Section 43 of the Tenancy Act. It was further held that since the said land was not entered as government land on account of the sale and subsequent sale cancellation transaction, the premium amount thereon could be determined. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 11024 dated 14-10-2008.

26. That a rectification order, to rectify the errors in the computerized 7/12 forms, was passed by the Mamlatdar, Ahmedabad vide order bearing no. RTS/Rectification Order/Error List/S.R. No. 2319/08 dated 29-09-2008. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 11127 dated 21-10-2008.

27. That the Draft Town Planning Scheme No. 84 - A (Makarba) became applicable to the land of village Makarba and accordingly the land bearing Survey No. 855/1 admeasuring 4654 sq. mtrs. was given Final Plot No. 84 and its area was determined to be 2792 sq. mtrs.

28. That Rameshji Maganji Thakore had entered into and Agreement for Sale dated 21-03-2012 in respect of the land bearing Survey No. 855/1 admeasuring 4654 now given Final Plot No. 84/1 and 84/2 in Draft Town Planning Scheme No. 84/A (Makarba) paiki land of Final Plot No. 84/2 admeasuring 2610 sq. mtrs. in favour of Goyal and Co. (Construction) Pvt. Ltd. and the same was registered before the Sub Registrar, Ahmedabad - 4 (Paldi) at Serial No. 186 on 21-03-2012.

29. That upon the tenant Nagarji Bavaji paying the purchase price of Rs. 620.75 alongwith interest of Rs. 1456/-, totally amounting to Rs. 2077/- to the owner Shanta d/o Gagandas Punjidas, he was to hold the land as purchaser thereof under the provisions of Section 32 of the Tenancy Act as per the order of the Mamlatdar and Agricultural Land Tribunal dated 30-06-1960 passed in case no. 4/59 (4558). Pursuant thereto the Purchase Certificate in Namuna 9 bearing no. L.S.P/8/page no. 175/335 dated 13-03-2013 was issued under the provisions of the Tenancy Act. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 13617 dated 09-04-2013.

30. That as per letter of the Town Planning Officer, bearing No. Naryo/No.84/A (Makarba)/Case No. 87/1241 dated 11-05-2012 recommendation was given for revision of Draft Town Planning Scheme No 84 - A (Makarba) and accordingly revised formation of land of Final Plot No. 84 is made as under:

Survey No.	Original Plot No	Original Plot area (in sq.mtrs)	Final Plot No	Final Plot (area in sq.mtrs)
855/1	84	4645	84/1	182
			84/2	2610
	Total			2792

31. That the land bearing Survey No. 855/1 now given Final Plot nos. 84/1 and 84/2 totally admeasuring 2792 sq. mtrs. in the Town Planning Scheme No. 84/A was released from the restrictions of the Restricted Tenure Land for the purpose of non agricultural residential use by the District Collector, Ahmedabad vide order bearing no. ACB/TNC - 3/Premium/Makarba/S.R. 1501/2012 dated 21-04-2015. Mutation entry to the said effect was made in the

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revenue records of the said land vide Entry No. 14365 dated 04-05-2015.

32. That the Non Agricultural Use permission for residential use was granted in respect of the land bearing Survey No. 855/1 now given Final Plot No. 84 admeasuring 2792 sq. mtrs. in the Draft Town Planning Scheme No. 84/A by the District Collector, Ahmedabad vide his order bearing no. CB/ADM/Ta.Bi.Khe./Tatkal/Section – 65/S.R. – 160/2015 dated 22-06-2015. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 14460 dated 28-07-2015.

33. That said Rameshji Maganji Thakore sold and conveyed the land bearing Final Plot No. 84/1 admeasuring 182 sq. mtrs. of Draft Town Planning Scheme No. 84-A (Makarba) (given in lieu of proportionate land of Survey No. 855/1 totally admeasuring 4654 sq. mtrs.) to M/s Nirgun Build Properties, a Partnership Firm vide a sale deed dated 10-07-2015 registered before the Sub Registrar, Ahmedabad – 4 (Paldi) at Serial No. 5459 on 10-07-2015. In the said sale deed Goyal and Co (Construction) Pvt. Ltd. joined as confirming party and confirmed the said sale transaction. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 14453 dated 16-07-2015.

34. That Rameshji Maganji Thakore, as self and as Karta and Manager of his HUF sold and conveyed the land bearing Final Plot No. 84/2 admeasuring 2610 sq. mtrs. of Draft Town Planning Scheme No. 84-A (Makarba) (given in lieu of proportionate land of Survey No. 855/1 totally admeasuring 4654 sq. mtrs.) to Galaxy Real Estate Developers (Gujarat) Pvt. Ltd. vide a sale deed dated 10-07-2015 registered before the Sub Registrar, Ahmedabad – 4 (Paldi) at Serial No. 5460 on 10-07-2015. In the said sale deed agreement rights holder, Goyal and Co. (Construction) Pvt. Ltd. joined as confirming party and confirmed the said sale transaction. Mutation

entry to the said effect was made in the revenue records of the said land vide Entry No. 14461 dated 24-07-2015.

35. That (1) Raiben w/o Rameshji Maganji Thakore (2) Shilpaben Rameshji Thakore and w/o Arvindji Thakore (3) Jayeshkumar Rameshji and (4) Vishal Rameshji Thakore executed a Confirmation Deed dated 10-07-2015 in favour of Galaxy Real Estate Developers (Gujarat) Pvt. Ltd. confirming the above referred sale transaction and the same was registered before the Sub Registrar, Ahmedabad - 4 (Paldi) at Serial No. 5463 on 10-07-2015.

36. That Galaxy Real Estate Developers (Gujarat) Pvt. Ltd. sold and conveyed the land bearing Final Plot No. 84/2 admeasuring 2610 sq. mtrs. of Draft Town Planning Scheme No. 84-A (Makarba) (given in lieu of proportionate land of Survey No. 855/1 totally admeasuring 4654 sq. mtrs.) to Bansidhar Buildcon, A Partnership Firm vide a sale deed dated 10-05-2016 registered before the Sub Registrar, Ahmedabad - 4 (Paldi) at Serial No. 4362 on 10-05-2016. Mutation entry to the said effect was made in the revenue records of the said land vide Entry No. 14977 dated 20-06-2016.

37. That we have published a Public Notice inviting objections against issuance of a clear title certificate in the daily newspaper 'Gujarat Samachar' on 28-09-2016 and we have not received any objections against the same.

In view of what is stated above, we hereby opine that the title of above referred Non Agricultural Land bearing **Final Plot No. 84/2** admeasuring 2610 sq. mtrs. of Draft Town Planning Scheme No. 84 – A (Makarba) (given in lieu of proportionate land of Survey No. 855/1 totally admeasuring 4654 sq. mtrs.) situate, lying and being at **Moje Makarba**, Taluka Vejalpur [Old Taluka Ahmedabad City (West)] in the Registration District of Ahmedabad and Sub District of Ahmedabad – 4 (Paldi) and belonging to **Bansidhar Buildcon**, A Partnership Firm is clear and

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marketable and free from reasonable doubts without encumbrances subject to:-

[1] Fulfillment of the conditions laid down in the N.A. Use permission order.

[2] Provisions of The Town Planning and Urban Development Act and use as per Zone of AMC and plans of construction being sanctioned by AMC and provisions of Draft Town Planning Scheme No. 84/A (Makarba).

DATED THIS 13TH DAY OF OCTOBER, 2016

ATTORNEY-AT-LAW

Note of caution and disclaimer:

[1] This is to inform that Search of registration record of immediate past about 2-3 months is not available.

[2] Please note that the registration record of the year 1980 to 1993 of Sub Registrar's office is destroyed/ torn out. Hence it cannot be inspected and its search is not available. The records for the years 1994 to 2015 are computerized. That the computerized record is not well prepared/maintained by State government agency and hence may be erroneous, resulting into our error.

[3] Please ascertain that the Government Authorities have not put any restrictions in making construction on said land because of any historical monument/religious place/water body/road laying and widening, etc. situated nearby or proposed public transportation system in surrounding areas. Also verify that there is no acquisition/reservation in said land and there are no pending litigations or injunction/status quo granted therein in respect of the said land.

[4] We are informed that at present no litigation/suits are filed / pending before any Judicial/Quasi Judicial authorities.