



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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To,

16th of October 2021

AARYAN BUILDINFRA LLP,

406, Aaryan Workspaces, St. Xavier's College Corner Bus Stand,
Opposite Gala Business Center, Navrangpura,
Ahmedabad - 380009, Gujarat, India:

Respected Sir/ Ma'am,

Sub: No-Encumbrance Certificate to the property in concern chronicled hereinbelow:

Apropos of the property being all that piece and parcel of the non-agricultural land bearing Final Plot No. 105 admeasuring about 4130 sq. mtrs. forming a part of Town Planning Scheme No. 31 (University Campus), Second Varied, allotted in lieu of the land bearing Survey/ Block No. 203/1+2+4/1 admeasuring about 6884 sq. mtrs. situated within the limits of Village: Vastrapur, Taluka: Vejalpur and District: Ahmedabad or thereabouts ("said Property") in the ownership of Aaryan Buildinfra LLP. Further, we have not verified the charges or encumbrances of the units constructed on the said Property and therefore we disclaim any responsibility for the consequences arising thereto. We had conducted a title due diligence verification of the said Property involving perusal of the available revenue/ municipal/ city-survey records, title deeds and other relevant documents of the said Property and after verification of the same, we had issued a title certificate on 17.2.2020 stating that the title of the said Property is clear and marketable subject to what is stated therein 3.5.2019. Apropos the said Property, a search had also been undertaken for the said Property in the offices of the concerned Sub-Registrar of assurances for the last thirty (30) years on 17.9.2020 and 12.10.2021. Further, 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. Further, we also disclaim any responsibility with regard to details relating to such period beyond last 30 years from the date of this letter. In view of the foregoing, and pursuant to the search undertaken no charges or encumbrances were found on the said Property. Furthermore, the enrolment number of the advocate issuing this certificate and as undersigned is G/ 2979/2010.

Regards,

For, Wadia Ghandy & Co. (Ahmedabad)

(Partner)



WADIA GHANDY & CO. (AHMEDABAD)

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TITLE CERTIFICATE

To,

AARYAN BUILDINFRA LLP,

406, Aaryan Workspaces,

St. Xavier's College Corner Bus Stand,

Opposite Gala Business Center,

Navrangpura, Ahmedabad - 380009,

Gujarat, India:

SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 105 admeasuring about 4130 sq. mtrs. forming a part of Town Planning Scheme No. 31 (University Campus), Second Varied, allotted in lieu of the land bearing Survey/ Block No. 203/1+2+4/1 admeasuring about 6884 sq. mtrs. situated within the limits of Village: Vastrapur, Taluka: Vejalpur 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 **Aaryan Buildinfra LLP** (hereinafter referred to as the "**Owner**") to investigate its title to the said Land.

2. DISCLAIMERS:

- a) 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.





- b) 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.
- c) 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.
- d) 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.
- e) 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.

- f) 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.
- g) 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. 105 admeasuring about 4130 sq. mtrs. forming a part of Town Planning Scheme No. 31 (University Campus), Second Varied, allotted in lieu of the land bearing Survey/ Block No. 203/1+2+4/1 admeasuring about 6884 sq. mtrs. situated within the limits of Village: Vastrapur, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows:

East :	18 mtrs. Road
West :	Final Plot No. 100
North :	36 mtrs. Road
South :	Final Plot No. 101/2

4. **DEVOLUTION OF TITLE OF THE SAID LAND:**

Based on the perusal of revenue records and other documents, the devolution of Title of the said Land is as under:





A. Survey No. 203/1:

1. The revenue records indicate that the land bearing Survey No. 203/1 was originally in the ownership of (1) Ambaram Ghelabhai (2) Narandas Bajidas and (3) Ugasi – widow of Ishwardas Bajidas. Subsequently, the aforementioned land was sold and conveyed by them in favour of Bharatdas Badridas vide a Sale Deed dated 1.4.1940. The said event was entered in the revenue records on 7.5.1940 vide mutation entry no. 354.
2. Thereafter, the land bearing Survey No. 203/1 was sold and conveyed by Bharatdasji Badridasji in favour of (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai vide a Sale Deed dated 21.2.1942. The said event was entered in the revenue records on 17.3.1942 vide mutation entry no. 390.
3. Subsequently, the land bearing Survey No. 203/1 was sold and conveyed by (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai in favour of (1) Ambaram Jeshankar Ravda and (2) Umedram Jivanram vide a Sale Deed dated 27.3.1943. The said event was entered in the revenue records on 24.4.1943 vide mutation entry no. 425.
4. Thereafter, the land bearing Survey No. 203/1 was sold and conveyed by (1) Ambaram Jeshankar and (2) Umedram Jivanram in favour of (1) Sarabhai Gordhandas and (2) Chandrakant Motilal vide a Sale Deed dated 13.5.1943. The said event was entered in the revenue records on 10.6.1943 vide mutation entry no. 430.
5. Subsequently, upon issuance of a Taluka Hukam bearing No. LND 1760 dated 24.5.1948 under section 3 of the Gujarat Tenancy and Agricultural Lands Act, 1948, name of the protected tenants were entered in the revenue records and pursuant thereto, name of Shakra Soma was entered





as protected tenant for the land bearing Survey No. 203/1. The said event was entered in the revenue records on 26.12.1948 vide mutation entry no. 567.

6. Thereafter, a Taluka Hukam bearing No. TNC 512 dated 23.12.1952 was issued, whereby, the name of the protected tenant i.e. Shakra Soma was removed from the revenue records as he was not tilling the land bearing Survey No. 203/1 admeasuring about 20 Gunthas for the year 1950-51 and further, also as he surrendered possession of the aforementioned land. The said event was entered in the revenue records on 15.3.1953 vide mutation entry no. 829.

B. Survey No. 203/2:

7. The revenue records indicate that the land bearing Survey No. 203/2 was originally in the ownership of (1) Ambaram Ghelabhai (2) Narandas Bajidas and (3) Ugasi – widow of Ishwardas Bajidas. Subsequently, the aforementioned land was sold and conveyed by them in favour of Bharatdas Badridas vide a Sale Deed dated 1.4.1940. The said event was entered in the revenue records on 7.5.1940 vide mutation entry no. 354.
8. Thereafter, the land bearing Survey No. 203/2 was sold and conveyed by Bharatdasji Badridasji in favour of (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai vide a Sale Deed dated 21.2.1942. The said event was entered in the revenue records on 17.3.1942 vide mutation entry no. 390.
9. Subsequently, the land bearing Survey No. 203/2 was sold and conveyed by (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai in favour of (1) Ambaram Jeshankar Ravda and (2) Umedram Jivanram vide a Sale Deed dated 27.3.1943. The said event was entered in the revenue records on 24.4.1943 vide mutation entry no. 425.





10. Thereafter, the land bearing Survey No. 203/2 was sold and conveyed by (1) Ambaram Jeshankar and (2) Umedram Jivanram in favour of (1) Sarabhai Gordhandas and (2) Chandrakant Motilal vide a Sale Deed dated 13.5.1943. The said event was entered in the revenue records on 10.6.1943 vide mutation entry no. 430.
11. Subsequently, upon issuance of a Taluka Hukam bearing No. LND 1760 dated 24.5.1948 under section 3 of the Gujarat Tenancy and Agricultural Lands Act, 1948, name of the protected tenants were entered in the revenue records and pursuant thereto, names of (1) Natha Mohan and (2) Aatmaram Mangal were entered as protected tenant for the land bearing Survey No. 203/2. The said event was entered in the revenue records on 26.12.1948 vide mutation entry no. 567.
Note: Upon perusal of the mutation entry no. 567, it appears that the said mutation entry is damaged/ torn and therefore, the names of the tenants inserted hereinabove are indicative and are inserted in accordance of the subsequent mutation entries and other available revenue records.
12. Thereafter, a Taluka Hukam bearing No. TNC 512 dated 23.12.1952 was issued, whereby, the names of the protected tenant i.e. (1) Natha Mohan and (2) Aatmaram Mangal were removed from the revenue records as they were not tilling the land bearing Survey No. 203/2 admeasuring about 1 Acre 37 Gunthas for the year 1950-51 and further, as they had surrendered possession of the aforementioned land. The said event was entered in the revenue records on 15.3.1953 vide mutation entry no. 830.
13. Mutation entry no. 1213 though reflected in the handwritten 7/12 extracts, it pertains to Survey No. 437, and not to Survey No. 203/2, ergo is not relevant for the purpose of this Certificate.





C. Survey No. 203/4:

14. The revenue records indicate that the land bearing Survey No. 203/4 was originally in the ownership of (1) Ambaram Ghelabhai (2) Narandas Bajidas and (3) Ugasi – widow of Ishwardas Bajidas. Subsequently, the aforementioned land was sold and conveyed by them in favour of Bharatdas Badridas vide a Sale Deed dated 1.4.1940. The said event was entered in the revenue records on 7.5.1940 vide mutation entry no. 354.
15. Thereafter, the land bearing Survey No. 203/4 was sold and conveyed by Bharatdasji Badridasji in favour of (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai vide a Sale Deed dated 21.2.1942. The said event was entered in the revenue records on 17.3.1942 vide mutation entry no. 390.
16. Subsequently, the land bearing Survey No. 203/4 was sold and conveyed by (1) Becharbhai Sakdachand and (2) Ambaram Bapubhai in favour of (1) Ambaram Jeshankar Ravda and (2) Umedram Jivanram vide a Sale Deed dated 27.3.1943. The said event was entered in the revenue records on 24.4.1943 vide mutation entry no. 425.
17. Thereafter, the land bearing Survey No. 203/4 was sold and conveyed by (1) Ambaram Jeshankar and (2) Umedram Jivanram in favour of (1) Sarabhai Gordhandas and (2) Chandrakant Motilal vide a Sale Deed dated 13.5.1943. The said event was entered in the revenue records on 10.6.1943 vide mutation entry no. 430.
18. Subsequently, upon issuance of a Taluka Hukam bearing No. LND 1760 dated 24.5.1948 under section 3 of the Gujarat Tenancy and Agricultural Lands Act, 1948, name of the protected tenants were entered in the revenue records and pursuant thereto, names of (1) Natha Mohan and (2)





Ramabhai Shankarbhai were entered as protected tenant for the land bearing Survey No. 203/4. The said event was entered in the revenue records on 26.12.1948 vide mutation entry no. 567.

Note: Upon perusal of the mutation entry no. 567, it appears that the said mutation entry is damaged/ torn and therefore, the names of the tenants inserted hereinabove are indicative and are inserted in accordance of the subsequent mutation entries and other available revenue records.

19. Thereafter, a Taluka Hukam bearing No. TNC 512 dated 23.12.1952 was issued, whereby, the names of the protected tenant i.e. (1) Natha Mohan and (2) Ramabhai Shankarbhai were removed from the revenue records as they were not tilling the land bearing Survey No. 203/4 admeasuring about 31 Gunthas for the year 1950-51 and further, as they had surrendered possession of the aforementioned land. The said event was entered in the revenue records on 15.3.1953 vide mutation entry no. 831.

D. Common Events pertaining to Survey Nos. 203/1, 203/2 and 203/4:

20. Mutation entry numbers 1702, 3435 and 3514 though reflected in the latest Village Form No. 7/12 of the said Land, it does not pertain to the same, and therefore it is not relevant for the purpose of this Title Certificate.
21. Subsequently, during the lifetime of Chandrakant Motilal, a family partition was effectuated, whereby, the names of (1) Ushaben Chandrakant Motilal (2) Malaybhai Chandrakant Motilal (3) Shilpaben Chandrakant Motilal (4) Anandbhai Chandrakant Motilal (5) Pranavbhai Chandrakant Motilal (6) Bipinchandra Motilal (7) Gaurangbhai Bipinchandra (8) Malaben Bipinchandra and (9) Darshanbhai Bipinchandra, were entered in the revenue records on 3.1.1986 vide mutation entry no. 3675.





22. Thereafter, upon the death of Bipinchandra Motilal, names of his legal heirs i.e. (1) Gaurang Bipinchandra Sheth (2) Darshan Bipinchandra Sheth (3) Malaben Bipinchandra Sheth and (4) Mrudulaben Bipinchandra Sheth were entered in the revenue records on 24.9.1986 vide mutation entry no. 3707.
23. Subsequently, vide an Order of the Competent Officer and Additional Collector, Urban Land Ceiling Limit dated 30.12.1992 bearing No. U.L.C./ U/ Form - 1/ Jamalpur/ 51/ 063 and Vastrapur 38/ 93, it was declared that the owners of the land bearing Survey No. 203/1, 203/2 and 203/4 i.e. Gordhandas Dalsukhram Firm was holding additional land then the land permitted under Urban Land Ceiling Act and pursuant thereto, land admeasuring about 3666 sq. mtrs. was declared as Surplus land. The said event was entered in the revenue records on 6.11.1993 vide mutation entry no. 4341.
- Note:** The aforesaid restrictions of the Urban Land Ceiling Act were no longer applicable as reflected vide ensuing mutation entry no. 4602 and entry no. 4632.
24. Thereafter, vide an Order of the Section Officer, Revenue Department, Gandhinagar bearing No. U.L.C - 3495 - 1901 - 5591 - Va - 3 passed in the month of November, in the year 1995 alongwith an Order of the City Mamlatdar dated 8.12.1995 bearing No. R.T.S/ Vashi - 4717/ 95, it was ordered that status-quo shall be maintained on the land bearing Survey Numbers 203/1, 203/2 and 203/4. The said event was entered in the revenue records on 1.2.1996 vide mutation entry no. 4433.
- Note:** The aforesaid restrictions/ status-quo seized to apply as reflected vide an order recited in the ensuing mutation entry no. 4632.





25. Subsequently, the Urban Land Ceiling Act, 1976 was repealed and pursuant thereto, a Circular was issued by the Government, whereby, it was declared that all the lands which were declared as Surplus land and whose possession was not taken by the Government were to be considered in the ownership of its original owners. The said event was entered in the revenue records on 27.12.1999 vide mutation entry no. 4602.

Note: As per the papers perused, the portion of land admeasuring about 3666 sq. mtrs. which was declared as "Surplus Land" under the aforementioned Act was restored to the original owners to that portion of land being Sarabhai Gordhandhas and Others.

26. Thereafter, vide an Order bearing No. U.L.C. 3495/ 1901/ 5591/ V-3 dated 18.5.1999 passed in the Case bearing No. 5591 by the Secretariat, Gandhinagar, it was ordered that the proceedings initiated under section 34 of the Urban Lands Ceiling Act were closed and pursuant thereto, Order dated 14.12.1995 which was passed directing maintenance of status-quo over land bearing Survey Numbers 203/1, 203/2 and 203/4 was cancelled. The said event was entered in the revenue records on 1.6.2000 vide mutation entry no. 4632.

Note: Upon perusal of the aforesaid Order, it appears that the same was passed by Joint Secretary, Revenue Department, Government of Gujarat and further that vide the aforesaid Order, all the proceedings initiated under the Gujarat Urban Land Ceilings Act were closed since the Gujarat Urban Land Ceilings Act was repealed with effect from 30.3.1999, further, the aforementioned order recited vide mutation entry no. 4632 above was passed prior to the mutation of the cessation of ULC proceedings in the revenue records.

27. We have been provided with a copy of the Order of the Competent Officer and Additional Collector dated 18.6.1984 bearing No. ULC/ U.8/





45/ 46/ 47/ Jamalpur, whereby, part land admeasuring about 2710 sq. mtrs. (undivided share) out of the total land bearing Survey No. 203/1+2+4 belonging to (1) Bipinchandra Motilal (2) Gaurang Bipinchandra and (3) Darshan Bipinchandra was declared as 'Surplus Land', however, subsequently, an Order dated 3.12.1992 was passed in the aforesaid case, whereby, it was ordered that such land was not a 'Surplus Land'. Further, the aforesaid Order dated 3.12.1992 was taken into revision in accordance of Section 34 of the Urban Land Ceilings Act, 1976 and pursuant thereto, an Order was passed by the Section Officer, Revenue Department, Gujarat dated 19.9.1995 bearing No. ULC-3495-2185-5569-V.3, whereby temporary status-quo with respect to the land bearing Survey No. 203/1+2+4 was granted until the final disposition of the said case. Thereafter, an Order dated 12.3.1999 was passed by the Joint Secretary, Revenue Department, Gujarat in furtherance of the order granting status-quo, whereby, it was ordered that the Order of the Competent Officer dated 3.12.1992 was valid and further that the proceedings initiated under section 34 of the Urban Lands Ceiling Act, 1976 was closed and pursuant thereto, the Order dated 19.9.1995 granting status-quo was cancelled. The aforementioned orders are attached herewith as **Annexure - I**.

28. Further, we have been provided with a copy of the Order of the Competent Officer and Additional Collector dated 14.6.1984 bearing No. ULC/ U.8/ Jamalpur/ 48/ 49/ 50/ 51, whereby, part land admeasuring about 1908 sq. mtrs. (undivided share) out of the total land bearing Survey No. 203/1+2+4 belonging to (1) Chandrakant Motilal (2) Anand Chandrakant (3) Pranav Chandrakant and (4) Malay Chandrakant was declared as 'Surplus Land', however, subsequently, an Order dated 3.12.1992 was passed in the aforesaid case, whereby, it was ordered that such land was not a 'Surplus Land'. Further, the aforesaid Order dated 3.12.1992 was taken into revision in accordance of Section 34 of the Urban





Land Ceilings Act, 1976 and pursuant thereto, an Order was passed by the Section Officer, Revenue Department, Gujarat dated 13.11.1995 bearing No. ULC-3495-1937-5576-V.3, whereby temporary status-quo with respect to the land bearing Survey No. 203/1+2+4 was granted until the final disposition of the said case for the portion of land admeasuring about 2717 sq. mtrs. Thereafter, an Order dated 9.10.1997 was passed by the Deputy Secretary, Revenue Department, Gujarat in furtherance of the order granting status-quo, whereby, it was ordered that the Order of the Competent Officer dated 3.12.1992 was cancelled, and the land admeasuring about 345 sq. mtrs. was declared as 'Surplus Land'. Subsequently, an Order dated 12.5.1999 bearing No. ULC-2097/ 2140/ V-2 was passed by the Section Officer, Revenue Department, Gujarat, whereby, it was ordered that the Urban Lands Ceiling Act, 1976 was repealed with effect from 30.3.1999 and pursuant thereto, no grants with respect to Margin lands were permitted. The aforementioned orders are attached herewith as **Annexure - II**.

29. Later, upon the death of Bipinchandra Motilal, names of his legal heirs i.e. (1) Mrudulaben – widow of Bipinchandra (deceased) (2) Gaurang Bipinchandra (3) Malaben Bipinchandra and (4) Darshan Bipinchandra were entered in the revenue records on 28.6.2006 vide mutation entry no. 4877. Further, the entry states that the name of Mrudulaben – widow of Bipinchandra shall be removed concurrently on account of her demise.

Note: The event of death of Bipinchandra Motilal which was entered in the revenue records previously vide mutation entry no. 3707 was entered again in the revenue records, however, at the time of insertion of the aforesaid mutation entry, the name of Mrudulaben – widow of Bipinchandra was not mutated and as aforesaid, since she had demised her name was simultaneously deleted.





30. Subsequently, Malaben Bipinchandra Sheth had waived off all her rights, title and interests in part land bearing Survey No. 203/1, 2013/2 and 203/4 paiki, consequent thereto, her name was removed from the revenue records on 16.10.2006 vide mutation entry no. 4898.
31. Thereafter, vide an Order of the City Mamlatdar, Ahmedabad dated 15.9.2008 bearing No. RTS/ Sudharo/ Kshatiyadi/ SR No. 786/ 08, the errors in the computerized Village Form No. 7/12 were rectified. The said event was entered in the revenue records on 16.9.2008 vide mutation entry no. 5019.
32. Subsequently, vide an Order of the City Mamlatdar, Ahmedabad dated 29.9.2009 bearing No. RTS/ Sudharo/ Vashi. 4575, the errors in the computerized Village Form No. 7/12 were rectified. The said event was entered in the revenue records on 1.10.2009 vide mutation entry no. 5144.
33. Thereafter, upon the death of Chandrakant Motilal, his name was removed from the revenue records since the names of his legal heirs were already entered in the revenue records. The said event was entered in the revenue records on 23.3.2011 vide mutation entry no. 5348, however, the said mutation entry was **cancelled** as the Certificate/Letter of the Talati cum Mantri was not submitted.
34. Subsequently, vide an Order of the City Mamlatdar, Ahmedabad dated 7.4.2011 bearing No. RTS/ Sudharo/ Vashi. 521/ 11/ S.R. No. 5163/ 11, the errors in the revenue records of the land bearing Survey Numbers 203/1, 203/2 and 203/4 were rectified. The said event was entered in the revenue records on 11.4.2011 vide mutation entry no. 5353.

Note: Upon perusal of the aforesaid Order, it is reflected that (1) the same was bearing No. RTS/ Sudharo/ Va. 521/ 11/ S.R. No. 5163/ 11, and (2)





the name of Mrudulaben Bipinchandra, which was removed vide former mutation entry no. 4877 was erroneously reflected in the computerized Village Form No. 7/12 and therefore, vide the aforesaid Order, such error was rectified to the said extent.

35. Thereafter, vide another Order of the City Mamlatdar, Ahmedabad dated 31.3.2011 bearing No. RTS/ Sudharo/ Vashi. 523/ 11/ S.R. No. 5156, the errors in the revenue records of the land bearing Survey Numbers 203/1, 203/2 and 203/4 were rectified. The said event was entered in the revenue records on 11.4.2011 vide mutation entry no. 5354.

Note: Upon perusal of the aforesaid Order, it is reflected that (1) the same was bearing No. RTS/ Sudharo/ Va. 523/ 11/ S.R. No. 5156, and (2) the name of Malay Chandrakant Sheth which was entered vide former mutation entry no. 3675, was erroneously not reflected in the computerized Village Form No. 7/12 and therefore, vide the aforesaid Order, such error was rectified to the said extent.

36. Later, vide an Order of the City Mamlatdar, Ahmedabad dated 31.3.2011 bearing No. RTS/ Sudharo/ Vashi. 522/ 10/ S.R. No. 5152, the errors in the revenue records of the land bearing Survey Numbers 203/1, 203/2 and 203/4 were rectified. The said event was entered in the revenue records on 11.4.2011 vide mutation entry no. 5355.

Note: Upon perusal of the aforesaid Order, it is reflected that (1) the same was bearing No. RTS/ Sudharo/ Va. 522/ 10/ S.R. No. 5152, and (2) the name of Pranav Chandrakant Sheth which was entered vide former mutation entry no. 3675, was erroneously reflected as Pranav Motilal in the computerized Village Form No. 7/12 and therefore, vide the aforesaid Order, such error was rectified to the said extent.





37. Subsequently, vide an Order of the City Mamlatdar, Ahmedabad dated 28.4.2011 bearing No. RTS/ Sudharo/ Vashi/ 10/ S.R. No. 5203/ 11, the errors in the revenue records of the land bearing Survey Numbers 203/1, 203/2 and 203/4 were rectified. The said event was entered in the revenue records on 11.4.2011 vide mutation entry no. 5358.
- Note:** Upon perusal of the aforesaid Order, it is reflected that (1) the same was bearing No. RTS/ Sudharo/ Va./ S.R. No. 5203/ 11, and (2) the name of Malaben Bipinchandra, which was removed vide former mutation entry no. 4898 was erroneously reflected in the computerized Village Form No. 7/12 and therefore, vide the aforesaid Order, such error was rectified to the said extent.
38. Thereafter, upon the death of Chandrakant Motilal Sheth, names of his legal heirs i.e. (1) Ushaben Chandrakant Motilal Sheth (2) Malay Chandrakant Sheth (3) Shilpaben Chandrakant Sheth (4) Anand Chandrakant Sheth and (5) Pranav Chandrakant Sheth were entered in the revenue records on 6.8.2011 vide mutation entry no. 5385. Further, the entry mutates that one of the heirs' of Chandrakant Motilal Sheth i.e. Taramatiben Chandrakant had deceased prior to the death of Chandrakant Motilal and therefore, her name was not entered as a legal heir of Chandrakant Motilal.
39. Subsequently, (1) Ushaben Chandrakant Sheth and (2) Shilpaben Chandrakant Sheth had willingly waived off and relinquished their rights, title and interest in the land bearing Survey No. 203/1, 203/2 and 203/4 in favour of the other owners and pursuant thereto, their names were removed from the revenue records on 6.8.2011 vide mutation entry no. 5386.





40. Subsequently, vide an Order of the City Mamlatdar, Ahmedabad dated 23.4.2014 bearing No. RTS/ Sudharo/ Vastrapur/ SR – 108/ 14, the revenue records of the land bearing Survey Numbers 203/1, 203/2 and 203/4 were rectified to the extent that one name (mutation entry) out of the other names' which were mutated twice in the revenue records was removed. The said event was entered in the revenue records on 3.5.2014 vide mutation entry no. 5634.

Note: As per the perused copy of the aforementioned order, the names to be rectified were not reflected.

41. Thereafter, vide an Order of the Secretary, Revenue Department (Disputes) Ahmedabad dated 21.9.2015 bearing No. MaViVi/ Hakap/ Amad/ 230/ 2014 (Da. Su.), revision application of the appellant i.e. Anandbhai Chandrakant Sheth and Others was accepted and pursuant thereto, (1) the Order of the Collector, Ahmedabad dated 26.8.2013 bearing No. L.B./ Re. A. No. 124/ 2012 and (2) the Order of the Deputy Collector, Navrangpura Prant dated 22.9.2011 bearing No. R.T.S/ Appeal/ Case No. 58/ 11 New Case No. 143/11 were cancelled and further mutation entry no. 5279 was held as certified. The said event was entered in the revenue records on 7.10.2015 vide mutation entry no. 5710.

Note: In reference to the aforementioned event, initially, mutation entry no. 5279 was entered to mutate the death of Sarabhai Gordhandas, and remove his name from the revenue records on 22.6.2010. Thereafter, an Order of the Deputy Collector, Navrangpura Prant, Ahmedabad dated 22.9.2011 bearing No. RTS/ Appeal/ Case No. 58/ 11 New Case No. 143/ 11 was passed, whereby, the Application of the Applicant i.e. Sarojben – daughter of Sarabhai Gordhandas against the City Mamlatdar, Ahmedabad filed under Rule 108 (5) of Land Revenue Code, 1879 was rejected. The said event was entered in the revenue records on 3.10.2011 vide mutation entry no. 5405. Subsequently, vide an Order of the District





Collector, Ahmedabad dated 26.8.2013 bearing No. L.B./ Re. A. No. – 124/ 2012, the revision application of the appellant i.e. Sarojben – daughter of Sarabhai was accepted unconditionally and further, the Order of the Deputy Collector, Navrangpura Prant, Ahmedabad dated 22.9.2011 and the decision taken by the Circle Officer with respect to mutation entry no. 5279 was cancelled and it was ordered that the names of the legal heirs of Sarabhai were to be entered after following due procedures. The said event was entered in the revenue records on 13.9.2013 vide mutation entry no. 5586, however, the entry was cancelled vide aforementioned mutation entry no. 5710. Thereafter, upon the demise of Sarabhai Gordhanbhai, names of his legal heirs i.e. (1) Choksi Sumatiben Sarabhai (2) Choksi Sarojben Sarabhai (3) Choksi Nitaben Sarabhai (4) Choksi Vandanaben Sarabhai (5) Choksi Sidhharth Sarabhai (6) Choksi Yogesh Sarabhai (7) Choksi Linaben Sarabhai (8) Choksi Brindaben – widow of Sureshbhai Sarabhai (9) Choksi Manan Sureshbhai (10) Choksi Manish Sureshbhai (11) Choksi Kananben – widow of Sudhirbhai Sarabhai (12) Choksi Sunit Sudhirbhai and (13) Choksi Shaili Sudhirbhai, were entered in the revenue records on 12.3.2014 vide mutation entry no. 5629. Upon perusal of the aforesaid Orders, it appears that the aforesaid event pertains to the other portion of Survey No. 203/1+2+4 i.e. Survey No. 203/1+2+4/2, however, the District Collector, Ahmedabad, had vide its Order dated 26.8.2013 bearing No. L.B./ Re. A. No. – 124/ 2012 erroneously ruled that Sarojben – Daughter of Sarabhai Gordhandas had rights, title and interests in the total land bearing Survey No. 203/1+2+4 and therefore, against the Order of the Collector, Ahmedabad an appeal was preferred by Anandbhai Chandrakant and others to the Secretary, Revenue Department, whereby, it was held that the land bearing Survey No. 203/1+2+4 was in the ownership of (1) Sarabhai Gordhandas and others (50% undivided share) and (2) Chandrakant Motilal and others (50% undivided share), and therefore, Sarojben – daughter of Sarabhai Gordhandas had no rights,





interests and title in the land pertaining to the share of Chandrakant Motilal and others i.e. the said Land.

E. Block No. 203/1+2+4/1:

42. Subsequently, vide an Order of the City Mamlatdar, Vejalpur, Ahmedabad dated 9.2.2016 bearing No. Vejalpur/ Jamin/ Ekatrikaran/ Vastrapur/ S.R. 06/ 15, the land bearing Survey Numbers 203/1, 203/2 and 203/4 totally admeasuring about 12949 sq. mtrs. were consolidated and formed a New Block No. 203/1+2+4 subject to the conditions mentioned thereunder. The said event was entered in the revenue records on 15.2.2016 vide mutation entry no. 5751.
43. Thereafter, vide an Order of the District Inspector of Land Records, Ahmedabad dated 25.10.2013 bearing No. DSO/ D.R.K./ K.J.P/ S. R No. 138/ 13-14, a *hissa durasti* was undertaken and pursuant thereto, *Puravni Patrak* bearing No. 13 was issued whereby, the land bearing Block No. 203/1+2+4 admeasuring about 12949 sq. mtrs. was bifurcated into 2 parts whereby, (A) land bearing Block No. 203/1+2+4/1 admeasuring about 6884 sq. mtrs. was reflected in the ownership of (1) Anandbhai Chandrakant (2) Pranav Chandrakant (3) Gaurang Chandrakant (4) Darshan Chandrakant and (5) Malay Bipinchadra, and (B) the land bearing Block No. 203/1+2+4/2 admeasuring about 6065 sq. mtrs. was reflected in the ownership of (1) Gangaben Jivrajbhai Desai (2) Rameshbhai Jivrajbhai Desai (3) Rajeshbhai Jivrajbhai Desai and (4) Rajnibhai Jivrajbhai. The said event was entered in the revenue records on 6.4.2016 vide mutation entry no. 5768.

Note: (1) The *shera/* comment section of the aforesaid mutation entry reflects that the name of Malay Bipinchandra was to be read as Malay Chandrakant in the aforesaid mutation entry. (2) Upon perusal of the aforesaid Order of the District Inspector of Land Records dated





25.10.2013, it appears that the same was erroneously entered as bearing No. DSO/ D.R.K./ K.J.P/ S. R No. 138/ 13-14 instead of bearing No. DSO/ D.R.K./ Hissa Durasti/ K.J.P S. R No. 138/ 13-14.

F. Final Plot No. 105:

44. As per the perused copy of Form – F as issued by Town Planning Officer, Ahmedabad Municipal Corporation, the land bearing Block No. 203/1+2+4/1 admeasuring about 6884 sq. mtrs. was included in the Town Planning Scheme No. 31 (University Campus), and in lieu thereof was allotted Final Plot No. 105 admeasuring about 4130 sq. mtrs. Copy of the said Form – F and part plan is attached herewith as **Annexure – III**.
45. Subsequently, vide an Order of the District Collector, Ahmedabad dated 21.4.2017 bearing No. CB/ Jamin-2/ N.A./ Vastrapur/ S. No. 203/1+2+4/1/ S.R-1493/ 16, passed under Section 65 of the Land Revenue Code, 1879, the said Land was converted into non-agricultural land for commercial use, subject to the conditions mentioned thereunder. The said event was entered in the revenue records on 12.5.2017 vide mutation entry no. 5884.
- Note:** As per the perused copy of the aforesaid Order of the District Collector, Ahmedabad, the same was dated 25.4.2017 instead of 21.4.2017 as reflected in the aforesaid mutation entry.
46. We have been provided with a copy of Zoning Certificate dated 29.1.2018 issued by the Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad, whereby, it is reflected that the land bearing Survey No. 203/1-2-4 was declared as “Residential Zone -1 i.e. R1 Zone” subject to passage of 36 mtrs. wide road passing from East direction to West Direction (on the northern side) and 18 mtrs. wide road passing towards South direction. Further, since MRTS is also passing through the





land bearing Survey No. 203/1-2-4, the land bearing Survey No. 203-1-2-4 was declared as the "Transit Oriented Zone- (TZ)" in accordance of section 12(2)(m).

47. **Note:** The aforesaid Zoning Certificate further reflects that the land bearing Survey No. 203-1-2-4 was included in the Draft (Approved) Town Planning Scheme No. 31 (University Campus) Second Revision.
48. Thereafter, (i) Deed of Partition dated 29.3.2018 registered at the office of Sub-Registrar of Assurances under serial no. 4100 for the partition or dissolution of Bigger HUF of Bipinchandra Motilal Sheth and Smaller HUF of its coparceners Gaurang Bipinchandra Sheth and Darshan Bipinchandra Sheth; and (ii) Deed of Partition dated 29.3.2018 registered at the office of Sub-Registrar of Assurances under serial no. 4101 for the partition or dissolution of Bigger HUF of Chandrakant Motilal Sheth and Smaller HUF of its coparceners Malay Chandrakant Sheth, Anand Chandrakant Sheth and Pranav Chandrakant Sheth. By virtue thereof, (1) Malay Chandrakant Sheth got share to the extent of 688.34 sq. mtrs. in the said Land; (2) Anand Chandrakant Sheth got share to the extent of 688.33 sq. mtrs. in the said Land; (3) Pranav Chandrakant Sheth got share to the extent of 688.33 sq. mtrs. in the said Land; (4) Gaurang Bipinchandra Sheth got share to the extent of 1032.5 sq. mtrs. in the said Land; and (5) Darshan Bipinchandra Sheth got share to the extent of 1032.5 sq. mtrs. in the said Land.
49. Lastly, the said Land has been sold and conveyed by (1) Malay Chandrakant Sheth (2) Anand Chandrakant Sheth (3) Pranav Chandrakant Sheth (4) Gaurang Bipinchandra Sheth and (5) Darshan Bipinchandra Sheth in favour of Aaryan Buildinfra LLP vide a Sale Deed dated 18.4.2019 registered at the office of sub-registrar of assurances under serial no. 3604.





The said aspect was notified in the revenue records on 2.5.2019 vide mutation entry no. 6019 (yet to be certified).

Note: Upon perusal of the revenue records, it appears that the events recorded vide mutation entry numbers 3483, 3512, 3534, 3535, 3717, 3768, 4661, 5099, 5100, 5101, 5102, 5103, 5150, 5152, 5153, 5154, 5155 and 5156 pertains to the land bearing Survey No. 203/1+2+4/2 and therefore, are not relevant for the purposes of this Title Certificate.

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) Order bearing No. U.L.C - 3495 - 1901 - 5591 - Va - 3 passed in the month of November, in the year 1995;
- d) Order bearing No. U.L.C. 3495/ 1901/ 5591/ V-3 dated 18.5.1999;
- e) Order dated 31.3.2011 bearing No. RTS/ Sudharo/ Va. 522/ 10/ S.R. No. 5152;
- f) Order dated 31.3.2011 bearing No. RTS/ Sudharo/ Va. 523/ 11/ S.R. No. 5156;
- g) Order dated 7.4.2011 bearing No. RTS/ Sudharo/ Va. 521/ 11/ S.R. No. 5163/ 11;
- h) Order dated 28.4.2011 bearing No. RTS/ Sudharo/ Va. / S.R. No. 5203/ 11;
- i) Order dated 22.9.2011 bearing No. RTS/ Appeal/ Case No. 58/ 11 New Case No. 143/ 11;
- j) Order dated 26.8.2013 bearing No. L.B./ Re. A. No. - 124/ 2012;





- k) Order dated 25.10.2013 bearing No. DSO/ D.R.K./ Hissa Durasti/ K.J.P S. R No. 138/ 13-14;
- l) Order dated 21.9.2015 bearing No. MaViVi/ Hakap/ Amad/ 230/ 2014 (Da. Su.);
- m) Order dated 25.4.2017 bearing No. CB/ Jamin-2/ N.A./ Vastrapur/ S. No. 203/1+2+4/1/ S.R-1493/ 16;
- n) Form – F and part plan;
- o) Agreement to Sell dated 1.9.1989 and 19.1.1990, Sale Deeds bearing numbers 8367/ 2008, 8368/ 2008, 8369/ 2008, 8370/ 2008 and 8371/ 2008, and a Confirmation Deed bearing no. 2755/ 2010; and
- p) Zoning Certificate dated 29.1.2018.
- q) Deed of Partition dated 29.3.2018 bearing registration under serial no. 4100.
- r) Deed of Partition dated 29.3.2018 bearing registration under serial no. 4101.
- s) Sale Deed dated 18.4.2019 bearing registration under serial no. 3604.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 26.4.2019 and the following documents are noted in the revenue records with regard to the said Land:

- a) An Agreement to Sell dated 1.9.1989 and 19.1.1990, Sale Deeds bearing numbers 8367/ 2008, 8368/ 2008, 8369/ 2008, 8370/ 2008 and 8371/ 2008, and a Confirmation Deed bearing no. 2755/ 2010 were entered into for the aforementioned parcels of land, nonetheless, the same pertains to other portion of Survey No. 203/1+2+4, ergo not relevant for the purposes of this Certificate.





7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued a public notice in local newspaper "Divya Bhaskar (Ahmedabad Edition)" on 28.12.2017 (copy of which is annexed hereto as **Annexure – IV**) and pursuant to said public notice we have not received any objections.

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

The Village Form No. 7 reflects the tenure of the said Land to be non-agricultural land for the purpose of commercial use.

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. Aaryan Buildinfra LLP* has a clear and marketable title to the said Land without any charge or encumbrance in any manner, subject to certification of mutation entry no. 6019 (as appearing in clause 4 (49) above) recording the event of sale in favour of the Owner in the revenue records.

DATED THIS 3RD DAY OF MAY, 2019

For, Wadia Ghandy & Co. (Ahmedabad)

P. U. Bhatt

Partner

Enrollment No. G/2020/2000