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ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Rajendra Nathabhai Patel and Others,

Shree Amthinath Developers LLP,

D-2, Dream Plaza, Sardar Patel Chawk,

Camp Road, Shahibaug,

Ahmedabad – 380004, Gujarat.

SUBJECT LAND:

All that piece and parcel of the land bearing **Final Plot No. 169** admeasuring about **3523 sq. mtrs.** of Town Planning Scheme No. 44, allotted in lieu of land bearing Survey No. 853/1 admeasuring 5868 sq. mtrs. situated and lying within the limits of the Village: Chandkheda, Taluka and Registration Sub-District: Sabarmati 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 (1) **Rajendra Nathabhai Patel** (2) **Amthiben Nathabhai Patel** (3) **Nathabhai Magandas Patel** (4) **Sarojben Pravinbhai Patel** (5) **Hasit Pravinbhai Patel** and (6) **Narendra Nathabhai Patel** (hereinafter referred to as the "**Owners**") to investigate their title to the said Land.



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. DESCRIPTION/SCHEDULE OF THE SAID LAND:

All that piece and parcel of the land bearing **Final Plot No. 169** admeasuring about **3523 sq. mtrs.** of Town Planning Scheme No. 44, allotted in lieu of land bearing Survey No. 853/1 admeasuring 5868 sq. mtrs. situated and lying within the limits of the Village: Chandkheda, Taluka and Registration Sub-District: Sabarmati and District: Ahmedabad and bounded as follows:

East : Final Plot No. 152

West : Final Plot No. 168





North : 18 mtr. wide Road

South : Final Plot No. 216

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:

I. Devolution of land bearing Survey No. 853/1 admeasuring about 5868 sq. mtrs.:

- (a) It appears from the revenue records that the land bearing Survey No. 853/1 was in the ownership of Sartanji Naranji. Thereafter, Sartanji Naranji had mortgaged the said land bearing Survey No. 853/1 in favour of Mangaldas Chaganlal (Chagandas) on account of receipt of loan from the latter. The said aspect was notified in the revenue records on 28.8.1932 *vide* mutation entry No. 2009.
- (b) Further, *vide* an Order of Taluka bearing No. T.N.C. dated 27.11.1947 and Taluka Circular bearing No. T.N.C. dated 27.11.1947, tenants of various land parcels as on 8.11.1946 were recorded as protected tenants. In pursuance of the same, name of Galabji Santuji was entered as a protected tenant for the land bearing Survey No. 853/1. The said event was mutated in the revenue records on 17.1.1947 *vide* entry No. 2869.

Note: It appears that the year of recording the abovementioned mutation entry is erroneously entered as 1947 instead of 1948, as the preceding mutation entry no. 2868 was recorded in the year 1948.





(c) Subsequently, the mortgage that had been created in favour of Mangaldas Chagandas was released on account of repayment of loan amount by Javanji Sartanji, in respect whereof mutation entry No. 2931 was entered in the revenue records on 10.3.1949.

(d) Thereafter, (1) Garasiya Javanji Sartanji and (2) Paratapji Javanji sold and conveyed the land bearing Survey No. 853/1 in favour of (1) Galabji Santuji (Shantuji) – for self and as a legal guardian of (2) minor Baldevji Galabji and (3) minor Gobarji Galabji *vide* a registered sale deed dated 2.5.1946. The said event was entered in the revenue records on 10.3.1949 *vide* mutation entry No. 2932.

Note: It appears that the heirs Javanji Sartanji have sold the land bearing Survey No. 853/1 as they are the surviving heirs of Javanji Sartanji.

(e) Subsequently, as per the Circular of Taluka an Order bearing No. L.N.D. was passed, whereby, it was declared that *jarayat* lands admeasuring less than 2 acres, *bagayat* lands and *kyari* lands admeasuring less than 20 gunthas were to be declared as fragment for the Village: Chandkheda. In furtherance of the particulars stated therein, the land bearing Survey No. 853/1 admeasuring about 1 acre 18 gunthas was declared as a fragment. The said event was entered in the revenue records on 25.4.1951 *vide* mutation entry No. 3020.

(f) Further, in pursuance of the Circular by Collector, Ahmedabad bearing No. W.T.N 4035 dated 28.7.1953 and a subsequent Order of





Taluka bearing No. W.T.N 108 dated 2.2.1955, the land bearing Survey No. 853/1 was declared as a *Khalsa Raiyatwari* Land. The said event was entered in the revenue records on 26.8.1955 *vide* mutation entry No. 3529.

- (g) Thereafter, an Order of Collector, Gandhinagar bearing No. CB Land/ *Vashi*/ 705 dated 16.6.1971 and an Order of Taluka bearing No. *Konsa*/ Gandhinagar dated 16.8.1971 were passed in pursuance of a Notification of the Government bearing No. 1054/ L dated 29.10.1956 whereby it was declared that the land bearing Survey No. 853/1 was lying in the range of 2 miles from the limits of Municipal Corporation, and therefore, it was ordered that the land bearing Survey No. 853/1 was to be removed from the head of fragment. The said event was updated in the revenue records on 14.3.1974 *vide* mutation entry No. 4766.
- (h) Further, a charge in favour of Chandkheda Seva Sahkari Mandali was recorded on account of loan availed. The said event was entered in the revenue records on 11.7.1975 *vide* mutation entry No. 4817.
- (i) Subsequently, upon the death of Galabji Shantuji, the names of his legal heirs i.e. (1) Baldevji Galabji and (2) Gobarji Galabji came to be continued in the revenue records on 5.7.1979 *vide* mutation entry No. 5070.
- (j) Further, part of the land admeasuring about 29 gunthas (situated on western side) out of the total land bearing Survey No. 853/1 was





sold and conveyed by Baldevji Galabji in favour of Popatlal Mafatlal Darji *vide* a registered sale deed dated 18.8.1986. The said event was updated in the revenue records on 26.8.1986 *vide* mutation entry No. 5550.

Note: (1) Upon the perusal of the said sale deed, it is clarified that Baldevji Galabji had only sold and conveyed his portion of undivided share in the said Land and pursuant thereto, Gobarji Galabji had not joined the sale deed; and (2) The copy of the sale deed dated 18.8.1986 in favour of Popatlal Mafatlal reflects the registration number of the conveyance deed as 1198.

(k) Thereafter, the charge in favour of Chandkheda Seva Sahkari Mandali was released as the loan amount had been repaid. The said aspect was entered in the revenue records on 7.1.1994 *vide* mutation entry No. 6280.

(l) Subsequently, Popatlal Mafatlal Darji had sold and conveyed part of the land admeasuring about 29 gunthas out of the total land bearing Survey No. 853/1 in favour of Kantaben Kuberdas Patel *vide* a sale deed dated 18.8.1994 registered with the Sub-Registrar of Assurances under serial bearing No. 2544. The said event was notified in the revenue records on 2.9.1994 *vide* mutation entry No. 6367.

Note: The remark column of mutation entry no. 6367 mentions another mutation entry no. 6366, the same upon verification is found relating to Survey no. 839 and hence, not relevant for the purpose of this Title.





- (m) Further, Gobarji Galabji and Others had sold and conveyed the balance portion of the land admeasuring about 29 gunthas out of the total land bearing Survey No. 853/1 in favour of Kantaben Kuberdas Patel *vide* a sale deed dated 18.8.1994 registered with the Sub-Registrar of Assurances under serial bearing No. 2543. The said aspect was updated in the revenue records on 3.9.1994 *vide* mutation entry No. 6371.

Note: (1) Upon the perusal of the said sale deed, it is clarified that Gobarji Galabji and Others had only sold and conveyed his portion of undivided share in the said Land and pursuant thereto, Baldevji Galabji had not joined the sale deed; and (2) The copy of the sale deed provided reflects that along with Gobarji Galabji Vaghela, the three others who had also joined the sale deed were his heirs viz. (1) Nanduben Gobarji Vaghela (2) Suryaben Vaghela and (3) Arvindji Gobarji Vaghela.

- (n) Thereafter, on account of demise of Kantaben Kuberdas Patel, the names of his legal heirs i.e. (1) Rameshchandra Kuberdas Patel and (2) Mrudulaben Kuberdas Patel were entered in the revenue records on 28.3.2000 *vide* mutation entry No. 7032.
- (o) Subsequently, the land bearing Survey No. 853/1 admeasuring about 5868 sq. mtrs. was sold and conveyed by (1) Rameshchandra Kuberdas Patel and (2) Mrudulaben Kuberdas Patel – through her Power of Attorney Holder viz. Arvinbhai Jethabhai Bhatt in favour of Kanubhai Haribhai Patel *vide* a sale deed dated 8.1.2007 registered with the Sub-Registrar of Assurances under serial No.





316. The said event was entered in the revenue records on 9.2.2007 *vide* mutation entry No. 8514.

- (p) Further, Kanubhai Haribhai Patel had sold and conveyed the land bearing Survey No. 853/1 in favour of (1) Bhagubhai Mardhabhai Patel (2) Kamlesh Bhagubhai Patel (3) Dipak Bhagubhai Patel (4) Ketan Bhagubhai Patel – through their Power of Attorney Holder viz. Pankaj Kundanmal Jain, for 67 % share and (5) Dahyabhai Hargovandas Patel (6) Jayeshbhai Vitthalbhai Patel and (7) Tulsibhai Manilal Patel – for 33 % share *vide* a sale deed dated 1.11.2007 registered with the Sub-Registrar of Assurances under serial bearing No. 13568. The said event was updated in the revenue records on 5.12.2007 *vide* mutation entry No. 8777.
- (q) Thereafter, *vide* an Order of Joint Secretary, Revenue Department for the State of Gujarat bearing No. H.M./ 2008/ 2 M/ PFR – 392008 – 35 – L 1 dated 17.1.2008, the lands of the Village: Chandkheda of Taluka: Sabarmati came under the purview of Takuka: Daskroi and District: Ahmedabad. The said event was entered in the revenue records on 8.2.2008 *vide* mutation entry No. 8821.
- (r) Subsequently, in pursuance of an Order of District Collector, Ahmedabad bearing No. CB/ LND – 2/ C- 4019/ 08 dated 30.1.2008, all the land parcels situated within the limits of the Village: Chandkheda came under the purview of Takuka: Daskroi and District: Ahmedabad. The said aspect was notified in the revenue records on 8.2.2008 *vide* mutation entry No. 8822.





Note: It appears that the aforesaid mutation entry erroneously reflects the name of the Village as Motera instead of Chandkheda.

- (s) Further, the land bearing Survey No. 853/1 was sold and conveyed in favour of (1) Amthiben Nathabhai Patel (2) Nathabhai Magandas Patel (3) Sarojben Pravinbhai Patel (4) Hasit Pravinbhai Patel - through his Power of Attorney Holder Rajendra Nathabhai (5) Mamta Pravinbhai Patel (6) Rajendra Nathabhai Patel and (7) Narendra Nathabhai Patel by (i) Bhagubhai Mardhabhai Patel (ii) Kamlesh Bhagubhai Patel (iii) Dipak Bhagubhai Patel (iv) Ketan Bhagubhai Patel – through his Power of Attorney Holder viz. Pankaj Kundanmal Jain (v) Dahyabhai Hargovandas Patel – through his Power of Attorney Holder viz. Satishbhai Dahyabhai (vi) Jayeshbhai Vitthalbhai Patel HUF – Jayeshbhai Vitthalbhai as the Karta and (vii) Tulsibhai Manilal Patel *vide* a sale deed dated 26.3.2008 registered with the Sub-Registrar of Assurances under serial bearing No. 323. The said event was entered in the revenue records on 17.4.2008 *vide* mutation entry No. 8850.
- (t) Subsequently, we have been provided with a copy of Form – F issued by the Town Planning Inspector, whereby, the land bearing Survey No. 853/1 has been included in Town Planning Scheme No. 44 (Chandkheda) and allotted Final Plot No. 169 admeasuring 3523 sq. mtrs.

Final Plot No. 169 admeasuring about 3523 sq. mtrs.:

- (u) Thereafter, Mamta Pravinbhai Patel had gifted her 1/7th share (i.e. land admeasuring about 838.29 sq. mtrs. being proportion share of





the total area of Survey no. 853/1 admeasuring 5868 sq. mtrs) in the land bearing Final Plot No. 169, part of the Town Planning Scheme No. 44 allotted in lieu of land bearing Survey No. 853/1 in favour of Hasit Pravinbhai Patel *vide* a gift deed dated 9.2.2012 registered with the Sub-Registrar of Assurances under serial bearing No. 262. The said aspect was updated in the revenue records on 24.2.2012 *vide* mutation entry No. 10706.

Note: The mutation entry reflects that the 1/7 part of the land bearing Final Plot No. 169 i.e. 838.29 sq. mtrs. has been gifted, however, it appears that the 1/7th portion of the land bearing Survey No. 853/1 has been gifted *vide* the said mutation entry.

- (v) Further, in pursuance of the Revenue department's resolution dated 17.3.2012 bearing No. PaFaRa/ 102011/ 275/ La/ 1 whereby, reorganization of the City and Dascroi Taluka of District Ahmedabad was undertaken and therefore, two new Talukas viz. Ahmedabad (West) and Ahmedabad (East) was made. Further, the lands of Village Chandkheda of Taluka Dascroi came under the purview of Taluka : Ahmedabad City (West). The said event was entered in the revenue records on 3.5.2012 *vide* mutation entry No. 10761.
- (w) Later, in pursuance of an Order of Collector, Ahmedabad bearing No. CB/ LAND-2/ NA/ S.R. – 753/ 2015 dated 25.6.2015, the said Land was converted into non-agricultural land for residential purposes subject to the conditions as mentioned in the said order. The said event was entered in the revenue records on 2.7.2015 *vide* mutation entry No. 11988.





Note: The aforesaid event is yet to be certified in the revenue records.

5. DOCUMENTS VERIFIED:

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

- (i) Village Form No. 7 of the said Land;
- (ii) Mutation entries in Form No. 6 relating to the said Land;
- (iii) Copy of sale deed dated 26.3.2008 bearing No. 323;
- (iv) Copy of sale deed dated 18.8.1986 bearing No. 1198;
- (v) Copy of sale deed dated 18.8.1994 bearing No. 2543;
- (vi) Copy of Permission for conversion of land from agricultural use to Non-Agricultural use *vide* Order of District Collector, Ahmedabad bearing No. CB/ LAND-2/ NA/ S.R. – 753/ 2015 dated 25.6.2015;
- (vii) Copy of Letter of Competent Authority and Deputy Collector, Urban Land Ceiling *Kacheri* bearing No. U.LC./ Chandkheda/ N.A./ 538/ 2013 dated 9.10.2013;
- (viii) Copy of Zoning Certificate issued by Ahmedabad Municipal Corporation bearing No. Z20130902/5562 dated 2.9.2013; and
- (ix) Other relevant revenue records and other documents.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 24.08.2015 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.





For verification of title to the said Land we have issued a public notice in local newspaper Gujarat Samachar on 11.08.2015 (copy of which is annexed hereto as **Annexure-I**) and pursuant to said public notice we have not received any objections.

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

The Village Form No. 7 as on date 12.8.2015 reflects the tenure of the said Land to be Old Tenure agricultural land, however, as mentioned in the clause (w) of this Title Certificate, the said Land has been converted into Non-Agricultural use for Residential purposes.

9. **FINAL OBSERVATIONS/REMARKS:**

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove; the Owners viz. **(1) Rajendra Nathabhai Patel (2) Amthiben Nathabhai Patel (3) Nathabhai Magandas Patel (4) Sarojben Pravinbhai Patel (5) Hasit Pravinbhai Patel and (6) Narendra Nathabhai Patel** have a clear and marketable title to the said Land.

DATED THIS 10TH DAY OF SEPTEMBER, 2015

For, Wadia Ghandy & Co. (Ahmedabad)

P.O. Bharti

Partner