



BHARATBHAI K. SUTHAR

(Advocate)

Address : F - 401, Shrinath Avenue, Gota,
Ahmedabad. Mo.No. 92288 88392

To,

M/s. Sachi Realty, a partnership firm (Owner)

and agreed to be developed by

NYSA Developers LLP, a Limited Liability

Partnership (Developer)

A-806, Titanium Square, Thaltej Cross Road,

S.G.Highway, Thaltej, Ahmedabad - 380059.

TITLE CERTIFICATE WITH REPORT

Ref : IN THE MATTER OF INVESTIGATION of title to the non-agriculture land bearing Non-Agricultural land bearing Revenue Block No. 50 (Old Survey No. 45, 46 & 58) admeasuring 22763 sq.mtrs. lieu in Town Planning Scheme No. 2 (Bhayli) and given Final Plot No. 38, admeasuring 15934 sq.mtrs. situate, lying and being at Mouje - Bhayli, Taluka - Vadodara in the Registration District of Vadodara and Sub-District of Vadodara - 3 (Akota) belonging to **M/s. Sachi Realty, a partnership firm (Owner) and agreed to be developed by NYSA Developers LLP, a Limited Liability Partnership (Developer)** having it's Regd. Office at : A-806, Titanium Square, Thaltej Cross Road, S.G.Highway, Thaltej, Ahmedabad - 380059.

In Pursuance of your instruction to investigate the title of the aforesaid property, I have caused searches to be taken of relevant revenue records available from the office of the Sub Registrar of Assurances for a period of last about thirteen years. I have also perused



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the following papers, documents, evidences produced before us & I have relied on the facts mentioned therein believing the same to be true.

- 1). Originally above said other title documents referred. it is observed that prior to 1941, Tribhovanbhai Zaverbhai was the owner of Old Survey No. 45, 46 & 58 of Village - Bhayli, Taluka & District- Vadodara.
- 2). Thereafter the owners of said land namely Tribhovanbhai Zaverbhai had sold and conveyed agricultural land bearing old Survey No. 45, 46 & 58 of Village - Bhayli to Bhailalbhai Ishwarbhai, by sale deed dated : 25-03-1941 and entry to that effect was entered in the revenue record vide mutation entry No. 995.
- 3). Thereafter name of Somabhai Mohanbhai was entered as protected tenant of the land and order for the same was passed by concern authority and entry to that effect was entered in the revenue record vide mutation entry No. 1513/11.
- 4). Thereafter according to Government notification No. CON - 30335 / 11 / 05 / 55 and District Order No. L.N.D. - 3630 on dated : 10-08-1995 to the said land declared as a standard area. According to that the said land is covered under restriction of Bombay Fragmenttion and consolidation Act and entry to that effect was entered in the revenue record vide mutation entry No. 1723.



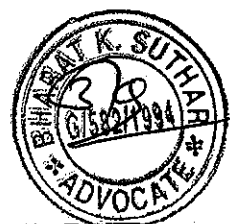
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- 5). Thereafter name of Somabhai Mohanbhai was removed as protected tenant of the land under tenancy case No. RTS / 77 / 59 of Bombay tenancy Act and entry to that effect was made in mutation register on 20th February, 1956 under Mutation entry No. 1745.
- 6). Thereafter partition took place between Bhailalbhai Ishwarbhai and his family members and by virtue of that partition above said land bearing old Survey No. 45, 46 & 58 of Village - Bhayli was granted to Bhailalbhai Ishwarbhai and entry to that effect was made in mutation register on 13th April, 1957 by entry No. 2205.
- 7). Thereafter, the lands of Village - Bhayli were declare as a JIRAYAT and Honorable Government, Revenue Department Passed order dated : 30-03-1960 under their order No. S.R.- - 1559 to Corrected by allowing rupee of Nine Pai to be deducted from the amount of Aakaar and entry to that effect was made in mutation register on 06th February, 1964 by entry No. 4261.
- 8). Thereafter, the Bombay provisions of the Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the said land and accordingly, the land of Old Survey No. 46 & 58 were declared as " FRAGMENT LAND " and entry to that effect was made in mutation register on 25th February, 1977 by entry No. 5655.



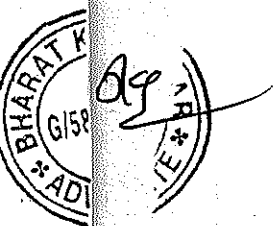
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- 9). Thereafter, the owner of the said land namely Bhailalbhai Ishwarbhai Desai died intestate on 13-03-1991 by executing a Will i.e. Testament on dated 04-02-1991 and declared his grandson Kiritbhai Vinodbhai Patel as owner of the said land by virtue of said Will and entry to that effect was made in mutation register on 04th May, 1991 by entry No. 8860.
- 10). The Provisions of the Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947 made applicable to the land of village Mouje Bhayli and accordingly the Consolidation Officer has promulgated the consolidation and accordingly published a consolidation scheme in the Gazette of the Government of Gujarat and as per consolidation, the Old Survey No. 45, 46 & 58 were allotted Block No. 50 admeasurements H.A.Sq.Mtrs. 2-27-63 i.e. 22763 Sq.Mtrs.
- 11). Thereafter, the owner of the said land namely Kiritbhai Vinodbhai Patel has filed an application to enter the names of his family member i.e. his wife Naynaben Kiritbhai Patel in the said land and hence her name has been entered in the revenue record as co-owner of the said land and entry to that effect was mutated in the revenue record of the said land vide Mutation Entry No. 15960 dated 17-04-2018, which was CERTIFIED by the competent authority on 19-05-2018.
- 12). It has been observed by us that, the provisions of the Gujarat Town Planning and Urban Development Act - 1976 were made applicable to the land bearing Block No. 50 (Old Survey No. 45, 46 & 58) totally admeasuring 22763 sq.mtrs., by merging into





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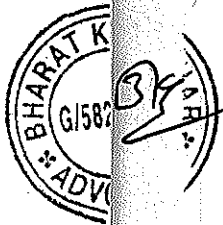
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Town Planning Scheme No. 2 (Bhayli) and land bearing Block No. 50 is given Final Plot No. 38 and its area is fixed to the extent of 15934 sq. mts. and Form-F is issued in accordance with the Provision of Rules 21 & 35 of the Gujarat Town Planning and Urban Development Rules - 1979 enacted under the said act.

- 13). Thereafter The owners of said land had submitted an application to District Collector, Vadodara for obtaining non-agricultural use permission and consideration of said application the District Collector, Vadodara passed order bearing No. N.A. / S.R. / 210 / 201819, NO. JAMIN - D / KALAM-65 / VASHI / 6923 TO 6931 / 18 dated : 03-12-2018 and granted non - agricultural use permission to the said land for Residential & Commercial purpose in accordance with THE PROVISION OF SECTION - 65, 66, AND 67 OF LAND REVENUE CODE - 1879 AND THE PROVISIONS OF RULES - 100 & 101 OF THE GUJARAT LAND REVENUE RULES - 1972 and entry to that effect was entered in the revenue record vide mutation entry No. 16374 dated : 19-12-2018 which was certified by competent authority on 30-01-2019 and again same entry to that effect was entered in the revenue record vide mutation entry No. 16404 dated : 16-01-2019 which was CERTIFIED by competent authority on 20-02-2019.
- 14). Thereafter, the owners of the said property namely 1) Kiritbhai Vinodbhai Patel & 2) Nayanaben Kiritbhai Patel have bequeathed by way of gift above said entire non - agricultural land bearing Revenue Block No. 50 (Old Survey No. 45, 46 & 58) admeasuring





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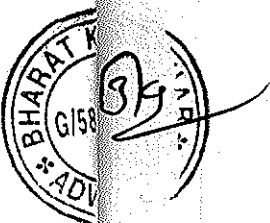
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22763 sq.mtrs. lieu in Town Planning Scheme No. 2 (Bhayli) and given Final Plot No. 38, admeasuring 15934 sq.mtrs. of Village - Bhayli to their son namely Nikat Kirit Patel, which Gift Deed was registered in the office of the Sub-Registrar of Assurances at Vadodara - 3 (Akota) under Serial No. 5506 dated : 10-04-2019 and entry to that effect was entered in the revenue record vide mutation entry No. 16590 dated : 25-04-2019 which was CERTIFIED by competent authority on 29-05-2019.

- 15). Thereafter the owner of the said land namely Nikat Kirit Patel had sold and conveyed non agricultural land bearing Revenue Block No. 50 (Old Survey No. 45, 46 & 58) admeasuring 22763 sq.mtrs. lieu in Town Planning Scheme No. 2 (Bhayli) and given Final Plot No. 38, admeasuring 15934 sq.mtrs. of Village - Bhayli to M/s. Sachi Realty - a partnership firm through his authorise person Rakesh Kantibhai Patel by sale deed registered in the office in Sub-Registrar of the Assurances at Vadodara - 3 (Akota) under serial No. 15988 dated 17-12-2020 and entry to that effect was entered in the revenue record vide mutation entry No. 17391 dated 18-12-2020. which was CERTIFIED by competent authority on 27-01-2021.

- 16). It has been observed by us that, the owner of the said land namely M/s. Sachi Realty - a partnership firm through his authorise person Rakesh Kantibhai Patel had executed Deed of Development in favour of **NYSA Developers LLP, a Limited Liability Partnership** firm, through its administrative partner Vijaykumar Himmatbhai Virani registered in the Office of the Sub Registrar of Assurances at Vadodara - 3 (Akota) under Sr. No.





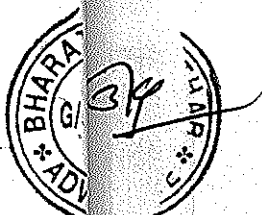
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14257 date 13-08-2021 whereby the development rights are given to said partnership firm.

- 17). We have furnished with records of rights [Gam Namuna No. 7-12, Gam Namuna No. 6 (A)] showing the above referred land is held by you as owners.
- 18). The report is not complete reports of the entire revenue records and records of the Sub-Registrar, Report refers to records relevant to understand the devolution of title, to ascertain, If any charge of encumbrance is subsisting and / or continuing in the records for details, facts and particulars, relevant documents, papers, writings and records to be referred.
- 19). This report on title is based on the revenue record given by you and available (Index-II) only of Sub-Registrar, Vadodara.
- 20). This report is merely and opinion of the undersigned and not at all conclusive proof or evidence of title and shall not be used as an evidence or proof, if any proceedings or collateral proceedings in court and / or before government of Semi-Government officer. Also for the negligency of lackness in the word of searches, the undersigned shall not be a held responsible in any case.
- 21). As informed to us, the said land has not been given in security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending prodeedings, nor any order, decree, attachement or any order of any court or authority is operating against the said land adversely affecting the titles.





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UNDER THE CIRUMSTANCES, We hereby certify that in respect to non-agriculture land bearing Non-Agricultural land bearing Revenue Block No. 50 (Old Survey No. 45, 46 & 58) admeasuring 22763 sq.mtrs. lieu in Town Planning Scheme No. 2 (Bhayli) and given Final Plot No. 38, admeasuring 15934 sq.mtrs. situate, lying and being at Mouje - Bhayli, Taluka - Vadodara in the Registration District of Vadodara and Sub-District of Vadodara - 3 (Akota) is belonging to **M/s. Sachi Realty, a partnership firm (Owner) and agreed to be developed by NYSA Developers LLP, a Limited Liability Partnership (Developer)** and the title is clear and marketable and free from all encumbrances and attachments or any kind of encumbrances without any reasonable doubts and charges, subject to....,

1. All original/Xerox papers and latest documents i.e. Usual Declaration, Sale Deed, and copies of revenue record, old deed, Govt. Permission etc. should be verify.
2. Usual Declaration on title being made at the time of Transfer & fulfillment of the conditions laid down in N. A. Order and revisions made thereof, if any.
3. Laws Applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land / property / project / units.

Place : Ahmedabad.

Date : August 16, 2021.

Bharat Kantilal Suthar, Advocate

Enrolment No. G / 582 / 1994.

BHARAT K. SUTHA
B.Com, LL.B., (Advocate)
F/401, Shreenath Avenue,
Opp. Vandemantram Township,
Nr. Vishwas City, New S.G. Road,
Chandlodoya Road, Gota, A'bad

