



# WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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## TITLE CERTIFICATE

To,

**Saanvi Nirmaan Homes,**

Office 217-218, Raviza Plaza,

Opposite Rambaug, Thaltej-Shilaj Road,

Ahmedabad – 380059:

### SUBJECT LAND:

All that piece and parcel of the land bearing Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and more particularly described and evinced in the **Schedule** hereunder written (hereinafter referred to as the “**said Land**”):

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### 1. PREFACE:

We have been instructed by **Saanvi Nirmaan Homes** (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.

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. 117/2 admeasuring about 3864 sq. mtrs. of Town Planning Scheme No. 2 (Ghuma), allotted in lieu of the land bearing Block No. 416/A admeasuring about 6440 sq. mtrs. situated within the limits of Village: Ghuma, Taluka: Daskroi and District: Ahmedabad or thereabouts, and bounded as follows:

East : 12 mtrs. Wide Road  
West : Land bearing Block No. 417  
North : 24 mtrs. Wide Road  
South : Land bearing Block No. 417

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:

**Erstwhile Survey No. 333/1:**

The revenue records indicate that originally the land bearing Survey No. 333/1 was in the ownership of Patel Veribhai Maganbhai. Subsequently, he







had orally sold and conveyed the aforementioned land in favour of Jenabhai Gangadas on 25.4.1942. The said event was entered in the revenue records on 25.4.1942 vide mutation entry no. 1282.

**Note:** The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title.

- (b) Later, vide a Taluka Hukam bearing No. L.N.D. dated 10.3.1951 passed by a concerned authority, it was ordered that the lands which were admeasuring less than the standard area were to be declared as fragment and pursuant thereto, land bearing Survey No. 333/1 admeasuring about 1 Acre 28 Gunthas which was in the ownership of Jenabhai Gangadas was declared as 'Fragment' land. The said event was entered in the revenue records on 13.7.1951 vide mutation entry no. 1704.

**Note:** (1) The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title. (2) The aforementioned land had been consolidated as reflected vide mutation entry no. 2901, and further upon the implementation of Town Planning Scheme and conversion of the land into non-agricultural land, the restrictions imposed under The Prevention of Fragmentation and Consolidation of Holdings Act, 1947 cease to apply.

- (c) Thereafter, upon the death of Jenabhai Gangadas, names of his legal heirs i.e. (1) Dayabhai Jenabhai (2) Kamlaben Jenabhai (3) Santokben Jenabhai and (4) Puriben Jenabhai were entered in the revenue records on 11.5.1963 vide mutation entry no. 2635.

**Note:** The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title.

- (d) Subsequently, (1) Kamlaben Jenabhai (2) Santokben Jenabhai and (3) Puriben Jenabhai had waived off and relinquished their rights, title and







interests in the land bearing Survey No. 333/1, in respect whereof mutation entry no. 2636 was entered in the revenue records on 11.5.1963.

**Note:** The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title.

**Erstwhile Survey No. 334:**

- (e) We have been provided with a copy of a Letter issued by the Mamlatdar, Dascroi, Ahmedabad dated 25.9.2018 bearing no. MCC/ Copping Register No. 522/ 2018, whereby, it is reflected that the copies of mutation entry numbers 753, 754 and 755 were not available with the concerned office and therefore, for the purposes of this title, mutation entries numbers 753, 754 and 755 are not taken into consideration.
- (f) Thereafter, vide a Taluka Hukam bearing No. L.N.D. dated 10.3.1951, all the lands admeasuring less than the standard area were declared as fragment and pursuant thereto, (i) land bearing Survey No. 334/1 admeasuring about 29 Gunthas and (ii) land bearing Survey No. 334/2 admeasuring about 29 Gunthas, which were in the ownership of Mohanbhai Gangadas was declared as "Fragment" land. The said event was entered in the revenue records on 13.7.1951 vide mutation entry no. 1704.

**Note:** (1) The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title. (2) The aforementioned land had been consolidated as reflected vide mutation entry no. 2901, and further upon the implementation of Town Planning Scheme and conversion of the land into non-agricultural land, the restrictions imposed under The Prevention of Fragmentation and Consolidation of Holdings Act, 1947 cease to apply. (3) The old handwritten Village Form No. 7/12 of the land bearing Survey No. 334/2 for the year 1951 – 1960 reflects that the land bearing Survey No. 334/2 was merged with the land bearing Survey No.







334/1 and therefore, the Village Form No. 7/12 of the land bearing Survey No. 334/2 was closed and accordingly, it appears that Survey No. 334/1 and 334/2 were merged to form Survey No. 334 as reflected in the Village Form No. 7/12 from the year 1961 onwards.

**Erstwhile Survey No. 336 paiki:**

- (g) The revenue records indicate that originally the land bearing Survey No. 336 was in the ownership of Zinabhai (Jenabhai) Gangaram. Thereafter, vide a Taluka Hukam bearing No. L.N.D. dated 10.3.1951 passed by the concerned authority, all the lands admeasuring less than the standard area were declared as fragment and pursuant thereto, land bearing Survey No. 336 admeasuring about 1 Acre 34 Gunthas which was in the ownership of Zinabhai (Jenabhai) Gangadas was declared as "Fragment" land. The said event was entered in the revenue records on 13.7.1951 vide mutation entry no. 1704.

**Note:** (1) The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title. (2) The aforementioned land had been consolidated as reflected vide mutation entry no. 2901, and further upon the implementation of Town Planning Scheme and conversion of the land into non-agricultural land, the restrictions imposed under The Prevention of Fragmentation and Consolidation of Holdings Act, 1947 cease to apply.

- (h) Thereafter, upon the death of Jenabhai Gangadas, names of his legal heirs i.e. (1) Dayabhai Jenabhai (2) Kamlaben Jenabhai (3) Santokben Jenabhai and (4) Puriben Jenabhai were entered in the revenue records on 11.5.1963 vide mutation entry no. 2635.

**Note:** The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title.







- (i) Subsequently, (1) Kamlaben Jenabhai (2) Santokben Jenabhai and (3) Puriben Jenabhai had waived off and relinquished their rights, title and interests in the land bearing Survey No. 336, in respect whereof mutation entry no. 2636 was entered in the revenue records on 11.5.1963.

**Note:** The aforesaid entry, though not reflected in the latest Village Form No. 7, it is relevant for this title.

**Block No. 416:**

- (j) Thereafter, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and Consolidation of Holdings Act, 1947 was introduced whereby the land bearing Survey No. 333/1 admeasuring about 1 Acre 28 Gunthas, land bearing Survey No. 334 admeasuring about 1 Acre 18 Gunthas and land bearing Survey No. 336 paiki admeasuring about 1 Acre 12 Gunthas were consolidated and was allotted Block No. 416 admeasuring about 4 Acre 18 Gunthas. The said event was entered in the revenue records on 1.4.1969 vide mutation entry no. 2901.
- (k) Subsequently, a scheme for rectification of consolidation was approved on 14.7.1971 and was published on page no. 663 of Gujarat State Raj-Patra Part-4B on 29.7.1971. The said scheme for rectification was implemented on 31.5.1972 and pursuant thereto the revenue records of various land parcels situated in the Village: Ghuma of Taluka: Daskroi were updated on the basis of actual possession. In lieu of the aforesaid, an Order was passed by the Assistant Consolidation Officer – 2, Ahmedabad and Gandhinagar dated 10.7.1972 bearing no. KoN/ Ghuma, whereby, the allotment of the land bearing Block No. 416 was rectified in a manner that, (1) land bearing Survey No. 333/1 admeasuring about 1 Acre 28 Gunthas and (2) land bearing Survey No. 334 paiki admeasuring about 1 Acre, were allotted Block No. 416 admeasuring about 2 Acre 28 Gunthas and was reflected in







the ownership of Dahyabhai Jenabhai. The said event was entered in the revenue records on 1.5.1973 vide mutation entry no. 2956.

- (l) Thereafter, upon the death of Mohanbhai Gangadas, names of his legal heirs i.e. (1) Chhotalal Mohanbhai (2) Shakriben Mohanbhai (3) Dashrathbhai Ranchodbhai and (4) Parsottambhai Ranchodbhai were entered in the revenue records on 20.7.1973 vide mutation entry no. 2960.

**Note:** Upon perusal of the revenue records, it reflects that pursuant to the rectification of the consolidation as reflected in the former mutation entry no. 2956, the land bearing Block No. 416 which was earlier reflected in the ownership of Mohanbhai Gangadas was rectified to be reflected in the ownership of Dahyabhai Jenabhai and similarly, the land bearing Block No. 419 which was earlier reflected in the ownership of Dahyabhai Jenabhai was rectified to be reflected in the ownership of Mohanbhai Gangadas. Subsequently, the revenue records do not reflect the name of Mohanbhai Gangadas and it reflects only the name of Dahyabhai Jenabhai and thus, it appears that the aforesaid mutation entry is erroneously entered in the revenue records of the land bearing Block No. 416. Therefore, it appears that the said event is not relevant for the purpose of this Title.

- (m) Subsequently, a charge of Ghuma Seva Sahkari Mandali Limited was entered on account of the loan availed by Dahyabhai Jenabhai. The said event was entered in the revenue records on 16.6.1975 vide mutation entry no. 3036.

**Note:** The aforesaid charge was subsequently released as reflected in the ensuing mutation entry no. 5766.

- (n) Thereafter, upon the death of Dahyabhai (Dayabhai) Jenabhai, names of his legal heirs i.e. (1) Govindbhai Dahyabhai (2) Rameshbhai Dahyabhai (3) Dhirubhai Dahyabhai (4) Pravinbhai Dahyabhai (5) Kailasben Dahyabhai







and (6) Naniben – widow of Dahyabhai Jenabhai were entered in the revenue records on 28.2.1989 vide mutation entry no. 4071.

- (o) Subsequently, upon issuance of a No-Dues Certificate from the Ghuma Seva Sahkari Mandali Limited, its charge was released from the revenue records on 3.9.1996 vide mutation entry no. 5766.
- (p) Thereafter, a Rectification Order was passed by the Mamlatdar, Daskroi dated 24.12.2008 bearing No. RTS/ Record Promulgation/ 34/ 08, the errors in the computerized Village Form No. 7/12 were rectified. The said event was entered in the revenue records on 5.6.2009 vide mutation entry no. 8246.
- (q) Subsequently, upon the death of Naniben Dayabhai, her name was removed from the revenue records on 26.4.2010 vide mutation entry no. 8504.
- (r) Later, Kailasben Vishnubhai – daughter of Dayabhai Jenabhai had willingly waived off and relinquished her rights, title and interests in the land bearing Block No. 416. The said event was entered in the revenue records on 10.6.2010 vide mutation entry no. 8587.
- (s) Thereafter, a charge of The Ghuma Seva Sahkari Mandali Limited was entered on account of loan availed by Govindbhai Dayabhai and Others. The said event was mutated in the revenue records on 23.5.2014 vide entry no. 9739. Subsequently, upon issuance of a No-Dues Certificate dated 5.5.2017 by The Ghuma Seva Sahkari Mandali Limited, its charge was released, in respect whereof mutation entry no. 10625 was entered in the revenue records on 5.5.2017.







**Block No. 416/A:**

- (t) Thereafter, vide an Order of the D.I.L.R., Ahmedabad dated 2.5.2017 bearing no. D.S.O./ D.R.K./ K.J.P./ S.R. No. 320/ 16-17, a durasti was undertaken, and a Puravni Patrak No. 75 was issued, whereby, the land bearing Block No. 416 was bifurcated into 2 parts i.e. (1) Block No. 416/A admeasuring about 6440 sq. mtrs. and (ii) Block No. 416/B admeasuring about 4487 sq. mtrs., both the land parcels being reflected in the ownership of (1) Govindbhai Dayabhai (2) Rameshbhai Dayabhai (3) Dhirubhai Dayabhai and (4) Pravinbhai Dayabhai. The said event was entered in the revenue records on 8.5.2017 vide mutation entry no. 10630.
- (u) We have been provided with a copy of Zoning Certificate dated 11.10.2017 issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad, whereby, the land bearing Block No. 416 was declared as "Residential Affordable Housing Zone – 1 i.e. RAH-1" and further, that the land bearing Block No. 416 was included in the Town Planning Scheme No. 2 (Ghuma). Copy of the said Zoning Certificate is attached herewith as **Annexure - I**.

**Final Plot No. 117/2:**

- (v) We have been provided with a copy of Form "F" issued by Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad, whereby, it is reflected that the land bearing Block No. 416 admeasuring about 18009 sq. mtrs. was included in the Town Planning Scheme No. 2 (Ghuma) and was allotted (1) Final Plot No. 117/1 admeasuring about 4685 sq. mtrs. (2) Final Plot No. 117/2 admeasuring about 3864 sq. mtrs. (i.e. "said Land") and (3) Final Plot No. 117/3 admeasuring about 2256 sq. mtrs. totally admeasuring about 10805 sq. mtrs. Further, vide a Letter dated 16.11.2017 bearing no. Naryo/ No. 2 (Ghuma)/ Case No. 114/ 396 issued by the Town Planning Inspector, Town Planning Authority,





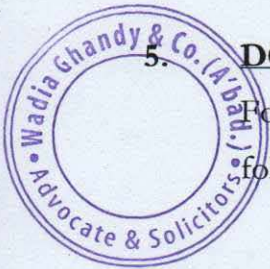


Ahmedabad, the total area of the Block No. 416 was modified to 10927 sq. mtrs., and it was recognized therein, that the land bearing Block No. 416 was bifurcated into Block No. 416/A admeasuring about 6440 sq. mtrs. and Block No. 416/B admeasuring about 4487 sq. mtrs. Copy of the said Form "F", Part Plan and the Letter is attached herewith as **Annexure - II**.

- (w) Subsequently, an Order dated 12.2.2018 bearing no. CB/ CTS-1/ NA/ SR 652/ 2017 passed by the Collector, Ahmedabad under Section 65 of the Land Revenue Code, 1879, whereby, a portion of the land admeasuring about 3478 sq. mtrs. out of the said Land being Final Plot No. 117/2 admeasuring in aggregate to 3864 sq. mtrs. was converted into non-agricultural land for residential purposes and the balance portion of the land admeasuring about 386 sq. mtrs. was converted into non-agricultural land for commercial purposes, subject to fulfillment and adherence of the conditions stated therein. The said aspect was notified in the revenue records on 15.3.2018 vide mutation entry no. 10901.

**Note:** It appears from the perusal of the revenue records and the aforementioned order, that the land bearing Block No. 416/A was allotted in lieu of Final Plot No. 117/2.

- (x) Later, the said Land was sold and conveyed by (1) Govindbhai Dayabhai (2) Rameshbhai Dayabhai (3) Dhirubhai Dayabhai and (4) Pravinbhai Dayabhai in favour of the Owner i.e. Saanvi Nirmaan Homes vide a Sale Deed dated 8.6.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 6451. The said event was mutated in the revenue records on 18.6.2018 vide mutation entry no. 11010.



**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) Copy of Form "F";
- (d) Copy of Plant Plan;
- (e) Copy of the Zoning Certificate dated 11.10.2017;
- (f) Copy of the Letter dated 16.11.2017 bearing no. Naryo/ No. 2 (Ghuma)/ Case No. 114/ 396'
- (g) Copy of the Order dated 12.2.2018 bearing no. CB/ CTS-1/ NA/ SR 652/ 2017;
- (h) Copy of the Letter issued by the Mamlatdar, Dascroi, Ahmedabad dated 25.9.2018 bearing no. MCC/ Coping Register No. 522/ 2018; and
- (i) Copy of the Sale Deed dated 8.6.2018 registered at the Office of Sub-Registrar of Assurances under serial no. 6451.

6. **SEARCH IN THE REVENUE RECORDS:**

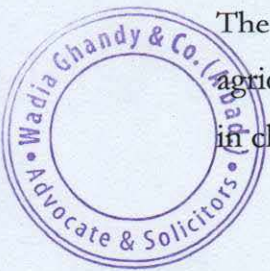
We have conducted search in the office of the concerned authority on 4.10.2018 and except for what is stated hereinabove, we have not found any documents with respect to the said Land.

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 29.9.2017 (copy of which is annexed hereto as **Annexure-III**) 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 reflects the tenure of the said Land to be non-agricultural land for residential and commercial purposes in a manner as appearing in clause 4 (w) above.







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. *Saanvi Nirmaan Homes* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 20<sup>TH</sup> DAY OF OCTOBER, 2018

For, Wadia Ghandy & Co. (Ahmedabad)

*P.O. Bhatt*

Partner