

M/s. M J THAKKAR ASSOCIATES

A Law Firm

TITLE CERTIFICATE

Land bearing old Survey No. 278/1, admeasuring H. Are. Sq. Mtrs. 1.02.18, new survey no. 376, admeasuring H. Are. Sq. Mtrs.1.02.18, divided in two parts as per records of rights, having survey nos. 376/1 and 376/2 *paiki* survey no. 376/1, admeasuring H.Are. Sq. Mtrs. 0.77.00, embodied in proposed Town Planning SchemeNo.1, (Shela), Final Plot No.103/1, admeasuring 4620 Sq.Mtrs.,situated within the Village limits of Mouje: Shela, Taluka: Sanand within the Registration Sub-District: Ahmedabad (Sanand) (hereinafter referred to as "subject land"), on which a Commercial Scheme in the Name & Style of "HR ELISEO" is being Constructed / Implemented, belonging to Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP.

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THIS IS TO CERTIFY THAT, we have investigated the record of rights of subject land for period of 30 years and search report of the said land applied and received from Office of Sub Registrar, Sanand for the period of 2007 to 2022 and on perusal of affidavit submitted by Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP to us, it appears that the title is clear and marketable and free from the reasonable doubt and without any encumbrances, subject to;

- (i) Usual declaration at the time of transfer.

Dated this 23rdDay of November, 2022.

Partner
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M/s. M J THAKKAR ASSOCIATES

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TITLE REPORT

Land bearing old Survey No. 278/1, admeasuring H. Are. Sq. Mtrs. 1.02.18, new survey no. 376, admeasuring H. Are. Sq. Mtrs.1.02.18, divided in two parts as per records of rights, having survey nos. 376/1 and 376/2 paiki survey no. 376 /1, admeasuring H.Are. Sq. Mtrs. 0.77.00, embodied in proposed Town Planning Scheme No.1, (Shela), Final Plot No.103/1, admeasuring 4620 Sq.Mtrs., situated within the Village limits of Mouje: Shela, Taluka: Sanand within the Registration Sub-District: Ahmedabad (Sanand) (hereinafter referred to as "subject land"),on which a Commercial Scheme in the Name & Style of "HR ELISEO" is being Constructed / Implemented, belonging to Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP.

As per the instructions and documents submitted by them,we have also investigated, checked all the online revenue records, available from record of rights, online application and copies of the record of rights of the subject land for period of 30 years and search report of the subject land, applied and received from Office of Sub Registrar, Sanand for the period of 2007 to 2022 and perusal of the affidavit submitted by Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP. to us, our report is as under:

1. Name of Jaswantsinhji Sursinhji was entered into record of rights of the subject land, as per section 6 of Talukadari Abolitions Act and order of the Collector passed in T.S.O 572 dated 13.05.1953, by virtue of mutation entry no. 1 dated 25.02.1955.
2. As per section 6 of Talukadari Abolitions Act and order of the Collector passed in T.S.O 572 dated 13.05.1953, name of Abbas Gabbad was



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entered into record of rights of the subject land as a protected tenant by virtue of mutation entry no. 14/14 dated 25.02.1955.

3. Abbas Gabbad had obtained money by creating the charge on the subject land, in connection to which, mutation entry no. 72 was mutated on 11.06.1958 which was certified on 30.09.1958.
4. Jaswantsinhji Sursinhji mortgaged subject land in favour of Smt. Bhanumatiben Harishchandraji for which mutation entry no. 75 came to be mutated in the record of the rights of subject land on 15.12.1958 which was certified on 06.02.1959.
5. Name of Abbas Gabbad was recorded in the record rights of subject land as a permanent tenant as per the section 4 of Bombay Talukadari Abolition Act, 1958, for which mutation entry no. 76 came to be mutated on 17.12.1958.
6. Abbas Gabbad had become owner of the said land on payment of Rs.233/- according to provisions of Talukadari Abolition Act and his name was entered in place of Jaswantsinhji Sursinhji, as per the order of court of Agricultural land, passed in Case No. 69 on 01.08.1964, for which mutation entry no. 196 came to be mutated on 19.10.1964 which was certified.
7. The aforementioned mortgage was redeemed by Bhanumatiben Harishchandraji in favour of Jaswantsinhji Sursinhji, on payment of mortgage money for which mutation entry no. 433 came to be mutated on 24.12.1965 which was certified.
8. The measurement of subject land was modified and Acre 2.21 Guntha was inserted in place of Acre 2.20 Guntha, for which mutation entry no. 615 came to be mutated on 18.11.1973 which was certified on 09.07.1974.
9. By virtue of mutation entry no. 626 dated 20.11.1973, the names of the Alibhai Abbasibhai, Rasulbhai Abbasibhai, Gulabbhai Abbasibhai,



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Amirbhai Abbasibhai and Sakinaben Abbasibhai were entered in the records of rights of subject land as heirs of deceased Abbasibhai Gabbad, which was certified on 07.08.1974.

10. By virtue of the order of the Settlement Commissioner, Ahmedabad, the subject land came to be embodied into new survey no. 376, ad measuring H. Are 1.02.18 Sq. Mtrs., for which mutation entry no. 715/12 came to be mutated in record of rights of subject land on 11.04.1977.
11. Charge on subject land came to be created by Rasulbhai Abbasion name of Shela Seva Sarkari Mandali for which mutation entry no. 1504 / 111 came to be mutated in the record of rights on 08.11.1989 which was certified on 30.01.1990.
12. Name of Ahmedbhai Alibhai and Allarathiben Alibhai was entered into records of rights as the heirs of deceased Alibhai Abbasibhai for which mutation entry no. 1514 came to be recorded on 05.02.1990 which was certified on 03.03.1990.
13. By virtue of mutation entry no. 3312 dated 24.10.2008, name of Zinnatben wd/o Rasulbhai, Usmanbhai Rasulbhai, Mahmadbhai Rasulbhai, Kadarbhai Rasulbhai, Babubhai Rasulbhai, Zakirbhai Rasulbhai and Nasirbhai Rasulbhai were entered in the records of rights of subject land as heirs of deceased Rasulbhai Abbasibhai which was certified on 27.12.2008.
14. Gulambhai Abbasbhai, Sakinaben Abbasbhai, Ahmedbhai Alibhai and Allarathiben Alibhai relinquished their rights from the subject land for which mutation entry no. 3448 came to be mutated in the record of rights of the subject land on 27.10.2009 which was certified on 11.12.2009.
15. To enter name of Sharifaben Zakirhussain and Jhoraben Sadikhussain as partners in the subject land, Amirbhai Abasibhai, Zinnatben wd/o Rasulbhai, Usmanbhai Rasulbhai, Mahmadbhai Rasulbhai, Kadarbhai



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Rasulbhai, Babubhai Rasulbhai, Zakirbhai Rasulbhai and Nasirbhai Rasulbhai executed registered partnership deed no. 8106 on 17.08.2010 for which mutation entry no. 3658 was recorded on 27.08.2010 which was certified on 23.11.2010.

16. Sharifaben Zakirhussain and Jhoraben Sadikhussain executed registered agreement to sell no. 933 / 2015 on 07.02.2015 of the subject land in favour of one Kesarben Vajesang Vaghela who later cancelled the said agreement to sell no. 933 / 2015 by executing registered deed no. 7212 / 2015 on 11.09.2015.
17. Sharifaben Zakirhussain paid the charge amount to Shela Seva Sarkari Mandali for which mutation entry 4821 came to be mutated in record of rights on 23.09.2015 which was certified on 09.12.2015.
18. Jhoraben Saddikhussain and Nasirbhai Rasulbhai executed registered sale deed no. 7511 / 2015 of subject land on 28.09.2015 which was confirmed by Amirbhai Abbasibhai, Zinnatben wd/o Rasulbhai, Usmanbhai Rasulbhai, Mahmadbhai Rasulbhai, Kadarbhai Rasulbhai, Babubhai Rasulbhai, Zakirbhai Rasulbhai and Nasirbhai Rasulbhai in favour of (1) Ratilal Laljibhai Bharwad, (2) Satishbhai Lajibhai Bharwad (3) Chetanbhai Laljibhai Bharwad, (4) Ratilal Ishwarbhai Patel and (5) Jaishil Ratilal Patel for which mutation entry no. 4822 came to be mutated in record of rights of the subject land on 28.09.2015 which was certified on 16.12.2015.
19. Sharifaben Zakirhussain and Jhoraben Sadikhussain had filed RTS Appeal No. 227 / 2018 before the Dy. Collector, Sanand *inter alia* challenging aforementioned mutation entry no.4822, wherein Appeal came to be rejected and mutation entry no. 4822 came to be confirmed vide order dated 10.10.2019, for which mutation entry no. 6143 came to be recorded in the record of rights on 15.11.2019 which was certified on 18.12.2019.



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20. Survey no. 376 was divided in survey no.376/1, admeasuring H. Are. Sq. Mtrs. 0.77.00 and survey no.376/2, admeasuring H. Are. Sq. Mtrs. 0.25.18,for which mutation entry no. 5100 came to be mutated in record of rights of the subject land on 16.12.2016 which was certified on 03.02.2017 and thereby the abstract of 7th and 12th of said survey no. 376 has been separated as a survey no.376/1 and 376/2.
21. The subject land has been embodied into Draft Town Planning Scheme No. 1 (Shela), Final Plot No. 103/1, ad measuring, 4620 Sq. Mtrs. as per letter no. N. R. Yo. /No.1/(Shela) / Case No. 126 / 1/A. Khand No. 103/1/2071 dated 03.09.2020 of the Pravan Nagar Niyojanak Kacheri, Ahmedabad.
22. As per the circular no. NSHJ / 102012 / 332 / Chh dated 10.02.2015, issued by Deputy Secretary (*Up. Sacchiv*), Revenue Department (*Mehsul Vibhag*), Gandhinagar, amount towards premium is not payable for the land held by permanent tenant who had paid an amount of 6 patt of the Akar under the Talukadari Abolition Act at the time of the conversion of the land from agriculture to non – agriculture purpose.
23. As per the aforementioned mutation entry no. 196 and as per the order recorded in the said mutation entry no. 196, Abbas Gabbad had paid an amount of 6 patt of the Akar as a permanent tenant for the said land.
24. Ratilal Laljibhai Bharwad applied for Non – Agricultural Use Permission under section 65 of Gujarat Land Revenue Code to the Collector, Ahmedabad who has been pleased to allow the same by passing order no. 2334/07/04/024/2021 dated 20.10.2021 for which mutation entry no. 6717 came to be mutated in the record of rights of the said land on 20.10.2021 which was certified on 22.11.2021.
25. On perusal of search report of the subject land, applied and received from Office of Sub Registrar, Sanand, it transpires that Regular Civil Suit No.



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119 / 2018 was filed by one Kush Sharma which was converted into Special Civil Suit No. 55 / 2021 and ultimately the suit is disposed off as withdrawn.

26. Public notice for inviting the objection/s against the issuance of the title clearance certificate of the subject land was published in daily newspaper namely Gujarat Samachar, but nobody has preferred to submit the objection against the said public notice.

27. (1) Ratilal Laljibhai Bharwad, (2) Satishbhai Lajibhai Bharwad (3) Chetanbhai Laljibhai Bharwad, (4) Ratilal Ishwarbhai Patel, (5) Jaishil Ratilal Patel have submitted their affidavit no. 4351 / 2022 dated 24.06.2022 solemnly affirmed before Shri M.K Patel, Notary, Govt. of India on 24.06.2022 with detail facts as stated in the affidavits regarding no charge, mortgage, loan, non – execution of the agreement to sale, registered sale deed, etc. in favour of anybody and the title of the subject land being clear and marketable and declared that they are owners and occupants of the said land.

28. On request made to us, Title Certificate and Title Report have been issued on name of (1) Ratilal Laljibhai Bharwad, (2) Satishbhai Lajibhai Bharwad (3) Chetanbhai Laljibhai Bharwad, (4) Ratilal Ishwarbhai Patel, (5) Jaishil Ratilal Patel by us on 23.06.2022 in respect of subject land.

29. Thereafter, (1) Ratilal Laljibhai Bharwad, (2) Satishbhai Lajibhai Bharwad (3) Chetanbhai Laljibhai Bharwad, (4) Ratilal Ishwarbhai Patel, (5) Jaishil Ratilal Patel have executed Registered Sale Deed No. 13959 / 2022 on 24.06.2022 in favour of Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP before Sub – Registrar, Sanand in respect of the subject land for which mutation entry no. 7003 came to be mutated in record of rights of the subject land on 11.07.2022.



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30. Against aforementioned mutation entry, Kasambhai Gulabbhai Quereshi raised objection and therefore, Takrari Case No. 261 / 2022 came to be registered and referred to the Deputy Collector, Sanand who has been pleased to reject the said objection and certify the said mutation entry no. 7003 by passing order dated 23.09.2022.
31. The Senior Town Planner, Ahmedabad, Urban Development Authority, Ahmedabad has sanctioned Development Permission on 15.11.2022 by FP No / E-nagar:JSK / 08 / 2022 / 0104, Serial No. PRM / 80 / 9 / 2022 / 183, in respect of subject land.
32. Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP has submitted his affidavit no. TD – 169 / 2022 dated 22.11.2022 solemnly affirmed before Shri Tarang R. Dave, Notary, Govt. of India on 22.11.2022 with detail facts as stated in the affidavits regarding no charge, mortgage, loan, non – execution of the agreement to sale, registered sale deed, etc. in favour of anybody and the title of the subject land being clear and marketable and declared that they are owners and occupants of the said land.

In view of what is stated herein above, we are of the opinion and hereby certify that the title of abovementioned subject land bearing old Survey No. 278 / 1, ad-measuring H. Are. Sq. Mtrs. 1.02.18, new survey no. 376, admeasuring H. Are. Sq. Mtrs.1.02.18, divided in two parts as per records of rights, having survey nos. 376 /1 and 376 / 2 paiki survey no. 376 /1, admeasuring H. Are. Sq. Mtrs. 0.77.00,embodied in to proposed Town Planning Scheme no. 1, (Shela), Final Plot No. 103/1, admeasuring 4620 Sq. Mtrs., situated within the Village limits of Mouje: Shela, Taluka: Sanand within the Registration Sub-District: Ahmedabad (Sanand), on which a Commercial Scheme in the Name & Style of “HR ELISEO” is being Constructed / Implemented,belonging to and also running in name of Ronil Pratik Shah authorized / designated partner and on behalf of HR Spacecon LLP in record of rights of the subject land is clear and

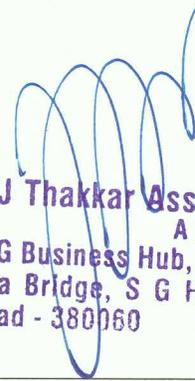


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marketable and free from the reasonable doubts and without encumbrances subject to:

- (ii) Usual declaration at the time of transfer.

Dated this 23rd Day of November, 2022.

 Partner
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