



WADIA GHANDY & CO. (AHMEDABAD)

ADVOCATES & SOLICITORS

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TITLE CERTIFICATE

To,

Ratnabhumi Developers Limited

Ratna Corporate House,

Near Santoor Bungalows, Ambli,

Daskroi, Ahmedabad- 380058,

Gujarat, India:

SUBJECT LAND:

All that piece and parcel of a portion of land bearing **Sub-Plot No. 1** admeasuring about **5518.37 sq. mtrs.** from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs. situated within the limits of Village: Shela, Taluka: Sanand 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 **Ratnabhumi Developers Limited** (hereinafter referred to as the "**Owner**") to investigate their title to the said Land.

2. 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. SCHEDULE OF THE SAID LAND:

All that piece and parcel of land bearing a portion of land bearing Sub-Plot No. 1 admeasuring about 5518.37 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs. situated within the limits of Village: Shela, Taluka: Sanand and District: Ahmedabad and bounded as follows:

East : Block Nos. 450 and 451
West : Block No. 436
North : Block Nos. 435 and 440.
South : Block Nos. 437, 438, 452 and 36 mtrs. Road

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. Erstwhile Survey No. 343/1 admeasuring about 1 Acre and 3 Gunthas i.e. equivalent to 4350 sq. mtrs.:

(1) The revenue records indicate that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the





Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedaar* for the land bearing Survey No. 343/1 admeasuring about 1 Acres and 3 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.

- (2) Thereafter, vide a Taluka Hukam dated 13.5.1953 passed by The Collector bearing No. T-S-O 572, names of Protected Tenants were entered for various land parcels, pursuant thereto for the land bearing Survey no. 343/1, name of Gabha Hema was entered as Protected Tenant in the revenue records on 25.2.1955 vide mutation entry no. 14.

Note: Name of Gabha Hema is evinced under serial no. 39.

- (3) Subsequently, under the provisions of the Gujarat Prevention of Fragmentation and Consolidation of Holdings Act, 1947, various land parcels admeasuring less than the Standard Area i.e. 20 Gunthas of *Kyaari* land and 2 Acres of *Jarayat* land were identified as Fragment, pursuant to which the land bearing Survey No. 343/1 admeasuring about 1 Acre and 3 Gunthas in the ownership of Utteliya Thakor Javantsinhji Sursinhji was identified as Fragment. The said event was entered in the revenue records on 11.5.1955 vide mutation entry no. 17.

- (4) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 343/1 along with other parcels of land was mortgaged by Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note: The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.





- (5) Subsequently, vide an Order dated 22.5.1964 passed by the Agriculture Land Tribunal in case bearing no. 130, in accordance with the Talukdari Act, it was held that upon payment of purchase price by the Protected Tenant i.e. Gabhabhai Hemabhai, his name was to be entered in the revenue records as *Kabzedar* and name of Kabzedar i.e. Javantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 19.10.1964 vide mutation entry no. no. 217.
- (6) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Javantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.
- Note:** We have not been furnished with supporting documents to mutation entry no. 433 and ergo, the details mentioned therein have not been verified by us.
- (7) Subsequently, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, the land bearing Survey No. 343 admeasuring about 5 Acres and 10 Gunthas was bifurcated into 3 portions i.e. (1) portion of land admeasuring about 1 Acre and 20 Gunthas was allotted Hissa No. 1 i.e. land bearing Survey No. 343/1 i.e. *the said Land* (2) portion of land admeasuring about 1 Acre and 32 Gunthas was allotted Hissa No. 2 i.e. land bearing Survey No. 343/2 and (3) portion of land admeasuring about 1 Acre and 38 Gunthas was allotted Hissa No. 3 i.e. land bearing Survey No. 343/3. The said event was entered in the revenue records on 10.9.1973 vide mutation entry no. 615.





B. Erstwhile Survey No. 346/1 admeasuring about 2 Acres and 35 Gunthas i.e. equivalent to 11629 sq. mtrs.:

(8) Further, it is reflected that in accordance with Section 6 of the Talukdari Abolition Act and vide an Order dated 13.5.1953 passed by the Collector bearing No. T.S.Q 572, for various land parcels classified under Darbari Head, name of Utteliya Thakor Jasvantsinhji Sursinhji was entered as *Kabzedar* for the land bearing Survey No. 346/1 admeasuring about 2 Acres and 35 Gunthas. The said event was entered in the revenue records on 25.2.1955 vide mutation entry no. 1.

(9) Thereafter, vide a Taluka Hukam dated 13.5.1953 passed by The Collector bearing No. T-S-O 572, names of Protected Tenants were entered for various land parcels, pursuant thereto for the land bearing Survey No. 260/4 name of Ishwar Dungar was entered as Protected Tenant in the revenue records on 25.2.1955 vide mutation entry no. 14.

Note: Name of Ishwar Shankar is evinced under serial no. 26.

(10) Subsequently, various farmers who were involved in the process of cultivation from the year 1955-56, were entered in the revenue records, pursuant thereto, name of Ordinary Tenant i.e. Galab Aju for the land bearing Survey No. 346 was entered in the revenue records on 26.1.1957 vide mutation entry no. 29.

Note: The Mutation Entry No. 29, reflects that name of Galab Aju was entered in the revenue records for the land bearing Survey No. 346 as Ordinary Tenant, however there is no subsequent mutation entry, regarding removal of his name from the revenue records.

(11) Thereafter, vide an Order dated 10.2.1955 passed by the Civil Court and Taluka Hukam dated 31.7.1958 bearing No. R.T.S 15, the land bearing Survey No. 346/1 along with other parcels of land was mortgaged by





Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee). The said event was entered in the revenue records on 15.12.1958 vide mutation entry no. 75.

Note: The aforementioned Mortgage has been released from the revenue records vide mutation entry no. 433.

- (12) Thereafter, vide an Order dated 29.4.1964 passed by the Agricultural Land Tribunal in Case bearing no. 53, in accordance with the Talukdari Act, it was held that upon payment of purchase price by the Protected Tenant i.e. Nanubhai Ishwarbhai, his name was to be entered in the revenue records as *Kabzedar* and name of Kabzedar i.e. Jasvantsinhji Sursinhji Tha. Sa. was removed from the revenue records on 20.10.1964 vide mutation entry no. 252.

Note: We have not been furnished with copy of Order dated 29.4.1964 passed by the Agricultural Land Tribunal in case bearing no. 53 along with Certificate of payment of Purchase Price, pursuant to which the details mentioned therein has not been verified by us.

- (13) Thereafter, vide an Order dated 9.3.1965 passed by the Civil Judge in reference to the letter dated 2.2.1965 bearing No. S.D. Narol, and Taluka Hukam dated 5.6.1965 bearing No. Tenancy. Civil Court. D, the mortgage executed between Jasvantsinhji Sursinhji (Mortgagor) in favour of Bhanumatiben-daughter of Harichandrasinhji (Mortgagee) was released. The said event was entered in the revenue records on 24.12.1965 vide mutation entry no. 433.

Note: We have not been furnished with supporting documents to mutation entry no. 433 and ergo, the details mentioned therein have not been verified by us.

- (14) Thereafter, the land bearing Survey No. 346/1 admeasuring about 2 Acres and 35 Gunthas was sold and conveyed by (1) Patel Nanubhai Ishwarbhai





and (2) Virabhai Ishwarbhai in favour of Nai Haribhai Balabhai vide Sale Deed dated 5.10.1972 registered at the Office of Sub-Registrar of Assurances under serial no. 6050. The said event was entered in the revenue records on 5.10.1972 vide mutation entry no. 556.

Note 1: We have not been furnished with a copy of Sale Deed 5.10.1972 registered at the Office of Sub-Registrar of Assurances under serial no. 6050 and ergo, the details mentioned therein have not been verified by us.

Note 2: Mutation Entry No. 252 reflects that the purchase price was paid by one of the legal heirs of Ishwar Shankar i.e. Nanubhai Ishwarbhai, however vide mutation entry no. 556, which pertains to the event of sale, it is reflected that the land bearing Survey No. 346/1 was sold and conveyed by Patel Nanubhai Ishwarbhai and Virabhai Ishwarbhai in favour of Nai Haribhai Balabhai.

- (15) Subsequently, a Consolidation scheme was introduced by the Consolidation Officer, by virtue whereof, land bearing Survey No. 346 admeasuring about 5 Acres and 7 Gunthas was bifurcated into 2 portions i.e. (1) portion of land admeasuring about 2 Acres and 2 Gunthas was allotted Hissa No. 1 i.e. land bearing Survey No. 346/1 i.e. *the said Land* and (2) portion of land admeasuring about 3 Acres and 5 Gunthas was allotted Hissa No. 2 i.e. land bearing Survey No. 346/2. The said event was entered in the revenue records on 10.9.1973 vide mutation entry no. 615.

Note: Mutation Entries evinced under serial no. 4 (a) to 4 (o), though not reflected in the latest Village Form No. 7, however it pertains to the said Land, and therefore it is relevant for the purpose of this Title Certificate.

- C. **Erstwhile Block No. 439 admeasuring about 3 Acres and 22 Gunthas i.e. equivalent to 14363 sq. mtrs.:**





(16) Later, a consolidation scheme under the relevant provisions of the Gujarat Prevention of Fragments and Consolidation of Holdings Act, 1947 was introduced by the Settlement Commissioner, Ahmedabad vide an Order bearing no. L.R. 7 and the same was approved by the Government on 29.4.1974, and pursuant thereto, various parcels of land situated in the Village: Shela were consolidated in accordance of the K.J.P. Durasti issued by the District Inspector of Land Records vide an Order dated 27.12.1976 bearing no. K.J.P.S.R. 9/76/76. Pursuant thereto, the land bearing Survey 343/1 admeasuring about 6070 sq. mtrs. and the land bearing Survey No. 346/1, admeasuring about 8296 sq. mtrs. were allotted Block No. 439 admeasuring about 14366 sq. mtrs. The said event was entered in the revenue records on 11.4.1977 vide mutation entry no. 715.

(17) Thereafter, for the land bearing Block No. 439, names of co-owners i.e. Ajaji Hemaji and Shivaji Hemaji, were entered along with Gabhabhai Hemaji. The said event was entered in the revenue records on 27.2.1983 vide mutation entry no. 1062.

Note 1: The perused copy of supporting documents reflect that upon payment of purchase price under Section 32G of the Gujarat Tenancy and Agricultural Lands Act, 1948, Gabhabhai Hemaji had become the owner of the said land, pursuant to which, he had submitted an application for entering names of his brothers i.e. Ajaji Hemaji and Shivaji Hemaji as co-owners.

Note 2: The land bearing Erstwhile Survey No. 343/1 and Erstwhile Survey No. 346/1 have been consolidated and allotted land bearing Block No. 439, further, prior to the event of Consolidation, the land bearing Erstwhile Survey No. 343/1 was reflected in the ownership of Gabhabhai Hemabhai and the land bearing Erstwhile Survey No. 346/1 was reflected in the ownership Nai Haribhai Balabhai, however post event of consolidation as appearing in mutation entry no. 715, only name of Gabhabhai Hemabhai is





reflected as Owner for the land bearing Block No. 439 and we have not been provided with any clarification or document to evince as to whether any other land was allotted to Nai Haribhai Balabhai instead of land bearing Block No. 439 or Nai Haribhai Balabhai had relinquished his rights from the land bearing Erstwhile Survey No. 346/1.

- (18) Subsequently, upon demise of Shivaji Hemaji, names of his legal heirs i.e. (1) Trikamji Shivaji Thakor and (2) Ramanji Shivaji Thakor were entered in the revenue records on 18.2.1987 vide mutation entry no. 1409.

Note 1: Mutation Entry no. 1409, though not reflected in the latest Village Form No. 7, however it pertains to the said land and therefore it is relevant for the purpose of this Title Certificate.

Note 2: The perused copy of supporting documents reflects that Shivaji Hemaji was survived by his legal heirs i.e. (1) Trikamji Shivaji Thakor and (2) Ramanji Shivaji Thakor and there are no additional names appearing therein.

- (19) Thereafter, upon demise of Gabhaji Hemaji, names of his legal heirs i.e. (1) Hiraben - widow of Gabhaji Hemaji (2) Fataji Gabhaji (3) Jivatben Gabhaji (4) Fuliben Gabhaji and (5) Satiben Gabhaji were entered in the revenue records on 15.7.1996 vide mutation entry no. 2088.

Note: We have not been furnished with supporting documents to mutation entry no. 2088 such as Pedhinama/Family Tree of Gabhaji Hemaji and ergo, the details mentioned therein have not been verified by us.

- (20) Subsequently, upon submission of No-Dues Certificate dated 27.6.1998, the charge of Shela Sewa Sahakari Mandali was released from the revenue records on 10.8.1998 vide mutation entry no. 2306.

Note: The revenue records do not reflect any mutation entry or event pertaining to the insertion of aforementioned charge.





- (21) Thereafter, upon demise of Ajaji Hemaji, names of his legal heirs i.e. (1) Gandaji Ajaji (2) Ambaram Ajaji (3) Khodaji Ajaji (4) Ganpatji Ajaji (5) Champaben Ajaji (6) Baluben Ajaji and (7) Nandaben- widow of Ajaji Hemaji were entered in the revenue records on 4.3.2002 vide mutation entry no. 2413.

Note 1: The perused copy of Pedhinama of Ajaji Hemaji reflects that he was survived by his legal heirs i.e. (1) Gandaji Ajaji (2) Ambaram Ajaji (3) Khodaji Ajaji (4) Ganpatji Ajaji (5) Champaben Ajaji (6) Baluben Ajaji and (7) Nandaben- widow of Ajaji Hemaji and there are no additional names appearing therein.

Note 2: Mutation Entry no. 2413, though not reflected in the latest Village Form No. 7, however it pertains to the said land and therefore the same is relevant for the purpose of this Title Certificate.

- (22) Subsequently, vide an Order dated 22.7.2008 passed by the Mamlatdar, Sanand bearing No. Gaam Daftar/ Kshati Sudhara/ Shela/ 2 to 7/ Vashi. 2008 and Serial No. 1 to 15 at Page No. 1 to Page No. 2 of the Kshati Register, certain errors were rectified in the revenue records for the land bearing Block No. 439. The said event was entered in the revenue records on 12.8.2008 vide mutation entry no. 3262.

Note: We have not been furnished with supporting documents to mutation entry no. 3262 and ergo, the details mentioned therein have not been verified by us.

- (23) Thereafter, vide an Order dated 7.7.2011 passed by the Deputy Collector, Vejalpur bearing No. RTS/ Kshati Sudhara/ S.R. 51/11, it was held that the area for the land bearing Block No. 439 was to be mentioned as 14366 sq. mtrs. The said event was entered in the revenue records on 25.7.2011 vide mutation entry no. 4071.





Note: Upon perusal of the aforementioned Order, it is reflected that in the Old handwritten Village Form No. 7/12 from 1977-78 to 1992-93, the area of Block No. 439 was correctly reflected as 14366 sq. mtrs. However, in the Old handwritten Village Form No. 7/12 after the year 1993-94, the area of the said land was wrongly reflected as 14263 sq. mtrs., pursuant thereto in the computerized Village Form No. 7/12, the area of the land was reflected as 14366 sq. mtrs. and the share of the owner was wrongly shown as 11263 sq. mtrs. to rectify all the abovementioned errors and to reflect the correct area of land bearing Block No. 439 i.e. 14366 sq. mtrs., the abovementioned Order was passed.

(24) Subsequently, vide an Order dated 7.7.2011 passed by the Deputy Collector, Vejalpur bearing No. RTS/ Kshati Sudhara/ S.R. 51/11, it was held that the area for the land bearing Block No. 439 was to be mentioned as 14366 sq. mtrs. The said event was entered in the revenue records on 29.7.2011 vide mutation entry no. 4078. However, the said entry was **cancelled** on account of the same event already being recorded vide mutation entry no. 4071.

(25) Thereafter, upon demise of Trikamji Shivaji, names of his legal heirs i.e. (1) Kaliben – widow of Trikamji Shivaji (2) Sajanben Trikamji- daughter (3) Dashrathji Trikamji- son and (4) Dineshji Trikamji- son were entered in the revenue records on 5.10.2011 vide mutation entry no. 4144.

Note: The perused copy of Pedhinama of Trikamji Shivaji reflects that Trikamji Shivaji was survived by his legal heirs i.e. (1) Kaliben – widow of Trikamji Shivaji (2) Sajanben Trikamji- daughter (3) Dashrathji Trikamji- son and (4) Dineshji Trikamji- son and there are no additional names appearing therein.

(26) Subsequently, upon demise of Baluben- daughter of Ajaji and wife of Lilaji Bhupatji, names of her legal heirs i.e. (1) Chamanji Lilaji- son (2) Dhanaji





Lilaji- son and (3) Kamiben Lilaji were entered in the revenue records on 7.5.2012 vide mutation entry no. 4274. However, the said mutation entry was **cancelled** upon non-service of Section 135D notice.

- (27) Thereafter, upon demise of Baluben- daughter of Ajaji and wife of Lilaji Bhupatji, names of her legal heirs i.e. (1) Chamanji Lilaji- son (2) Dhanaji Lilaji- son and (3) Kamiben Lilaji were entered in the revenue records on 13.8.2012 vide mutation entry no. 4324.

Note: We have not been furnished with supporting documents to mutation entry no. 4324 such as Pedhinama of Baluben- daughter of Ajaji and wife of Lilaji Bhupatji and ergo, the details mentioned therein have not been verified by us.

- (28) Subsequently, upon demise of Nandaben Ajaji, her name was removed from the revenue records, further as names of legal heirs of Nandaben Ajaji were already entered in the revenue records, same were not to be re-entered. The said event was entered in the revenue records on 12.9.2012 vide mutation entry no. 4342.

Note: The perused copy of Pedhinama of Nandaben Ajaji reflects that she was survived by her legal heirs i.e. (1) Gandaji Ajaji (2) Ambaram Ajaji (3) Khodaji Ajaji (4) Ganpatji Ajaji (5) Champaben Ajaji and (6) Baluben Ajaji and there are no additional names appearing therein.

- (29) Thereafter, upon demise of Hiraben- widow of Gabhaji Hemaji, her name was removed from the revenue records, further as names of legal heirs of Hiraben- widow of Gabhaji Hemaji were already entered in the revenue records, same were not to be re-entered. The said event was entered in the revenue records on 11.3.2016 vide mutation entry no. 4912.

Note: The perused copy of Pedhinama of Hiraben- widow of Gabhaji Hemaji reflects that she was survived by her legal heirs i.e. (1) Fataji Gabhaji





(2) Jivatben Gabhaji (3) Fuliben Gabhaji and (4) Satiben Gabhaji and there are no additional names appearing therein.

(30) Subsequently, a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439 was sold and conveyed by (1) Fataji Gabhaji (2) Fuliben Gabhaji (3) Jivatben Gabhaji (4) Satiben Gabhaji (5) Gandaji Ajaji (6) Ambaram Ajaji (7) Khodaji Ajaji (8) Champaben Ajaji (9) Ramanji Shivaji (10) Kariben – widow of Trikamji Shivaji (11) Sajanben Trikamji (12) Dashrathji Trikamji (13) Dineshji Trikamji (14) Chamanji Lilaji (15) Dhananji Lilaji and (16) Kamiben Lilaji all represented by their Power of Attorney Holder i.e. Deepakbhai Parmanandbhai Nimbark in favour of Deepakbhai Parmanandbhai Nimbark vide a Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560. The said event was entered in the revenue records on 17.4.2017 vide mutation entry no. 5165.

Note 1: We have been furnished with a copy of Agreement to Sell (With Possession) dated 19.5.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 3194 executed by (1) Hiraben- widow of Gabhaji Hemaji (2) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (3) Fuliben Gabhaji (4) Jivatben Gabhaji (5) Satiben Gabhaji (6) Kariben – widow of Trikamji (7) Sajanben Trikamji (8) Dashrathji Trikamji- acting for himself and as Karta and Manager of his HUF (9) Dineshji Trikamji- acting for himself and as Karta and Manager of his HUF (10) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF (11) Gandaji Ajaji- acting for himself and as Karta and Manager of his HUF (12) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF (13) Champaben Ajaji (14) Chamanji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF (15) Dhananji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF and (16) Kamuben Lilaji





Thakor in favour of Deepak Parmanand Nimbark for portion of land admeasuring 11971.66 sq. mtrs. from and out of land bearing Block no. 439. Further, vide an Affidavit dated 1.4.2017, it has been affirmed that Kamiben Lilaji and Kamuben Lilaji are one and the same person.

Note 2: We have been furnished with a copy of Agreement to Sell (With Possession) dated 28.9.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 5832 executed by Ambaram Ajaji- acting for himself and as Karta and Manager of his HUF in favour of Deepak Parmanandbhai Nimbark for undivided portion of land admeasuring 1197.17 sq. mtrs. from and out of land bearing Block No. 439. Further, it appears that since Ganpat Ajaji did not want to sell his portion of land, a Block Division was required to be carried upon within 6 (Six) months by the Seller i.e. Ambaram Ajaji, however no such Block Division was carried upon.

Note 3: We have been furnished with a Copy of Power of Attorney dated 19.5.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 3198 executed by (1) Hiraben- widow of Gabhaji Hemaji (2) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (3) Fuliben Gabhaji (4) Jivatben Gabhaji (5) Satiben Gabhaji (6) Kariben – widow of Trikamji (7) Sajanben Trikamji (8) Dashrathji Trikamji- acting for himself and as Karta and Manager of his HUF (9) Dineshji Trikamji- acting for himself and as Karta and Manager of his HUF (10) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF (11) Gandaji Ajaji- acting for himself and as Karta and Manager of his HUF (12) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF (13) Champaben Ajaji (14) Chamanji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF (15) Dhananji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF and (16) Kamuben Lilaji Thakor in favour of Deepak Parmanand Nimbark reflects that since Ambaram Ajaji and Ganpat Ajaji did not want to sell their portions of land, the said sale has been done by the remaining family members as mentioned above, for their





respective portions of land and with consent of Ambaram Ajaji and Ganpat Ajaji.

Note 4: We have been furnished with a copy of Power of Attorney dated Attorney dated 28.9.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 5835 executed by Ambaram Ajaji in favour of Deepak Parmanand Nimbark. It further reflects that since Ganpat Ajaji did not want to sell his portion of land, the said sale has been done by the remaining family members for their respective portions of land and with consent of Ganpat Ajaji.

Note 5: We have been furnished with a Notarized Confirmation Deed dated 18.2.2017 executed by legal heirs of Ramanji Shivaji i.e.(1) Kanchanben Ramanji (2) Kailashben Ramanji (3) Babuji Ramanji- acting for self and as Karta and Manager of his HUF (4) Rameshji Ramanji- acting for self and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 6: We have been furnished with a Notarized Confirmation Deed dated 6.3.2017 executed by legal heirs of Fataji Gabhaji i.e.(1) Lilaben Fataji (2) Tiniben Fataji (3) Hetalben Fataji (4) Kajalben Fataji and (5) Suresh Fataji- acting for self and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 7: We have been furnished with a Notarized Confirmation Deed dated 1.4.2017 executed by legal heirs of Late Ajaji Hemaji i.e.Champaben Ajaji in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 8: We have been furnished with a Notarized Confirmation Deed dated 1.4.2017 executed by legal heirs of Late Baluji Ajaji i.e.(1) Chimanbhai Lilaji (2) Dhanaji Lilaji and (3) Kamiben Lilaji in favour of Deepakbhai





Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 9: We have been furnished with a Notarized Confirmation Deed dated 27.4.2017 executed by legal heirs of Late Dashrathji Trikamji i.e. (1) Savitaben- widow of Dashrathji Trikamji and (2) Sumanben- daughter of Dashrathji Trikamji in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 10: We have been furnished with a Notarized Confirmation Deed dated 29.4.2017 executed by legal heirs of Ajaji Hemaji i.e.(1) Ratanben Ambaram (2) Navdhan Ambaram- acting for self and as Karta and Manager of his HUF (3) Jyotsnaben Ambaram (4) Aatmaram Ambaram- acting for self and as Karta and Manager of his HUF and (5) Tejalben Ambaram in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 11: We have been furnished with a Notarized Confirmation Deed dated 12.5.2017 executed by (1) Bhikhiben Gandaji (2) Kokilaben Gandaji (3) Tinaben Gandaji (4) Rohitji Gandaji- acting for self and as Karta and Manager of his HUF and (5) Rajaji Gandaji- acting for self and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note 12: We have been furnished with a Notarized Confirmation Deed dated 12.5.2017 executed by (1) Sushilaben Khodaji (2) Rekhaben Khodaji (3) Bhavnaben Khodaji and (4) Meruji Khodaji- acting for self and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.





Note 13: We have also been furnished with Registered Confirmation Deeds executed by (1) Gandaji Ajaji- acting for himself and as Karta and Manager of his HUF and (2) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF (3) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF (4) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (5) Fuliben Gabhaji- wife of Kashiji Thakor (6) Jivatben Gabhaji- wife of Adaji Chauhan and (7) Satiben Gabhaji- wife of Rataji Thakor (8) Kaliben- widow of Trikamji Shivaji (9) Sajanben- daughter of Trikamji Shivaji and wife of Ramanji Chanduji (10) Dashrathji Trikamji (11) Dineshji Trikamji Champaben Ajaji (12) Chimanbhai Lilaji- acting for himself and as Karta and Manager of his HUF (13) Dhanaji Lilaji- acting for himself and as Karta and Manager of his HUF and (14) Kamiben Lilaji Ambaram Ajaji- acting for himself and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark, which have been reflected in Clause 6(c) to 6(i) of this Title Certificate.

Note 14: The perused copy of the Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560, reflects that consent of Ganpatji Ajaji has been availed at the time of execution of the Sale Deed, however, we have not been furnished with any confirmation deed or any other document executed by him for providing his confirmation for the said transaction of Sale.

Note 15: The Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560 has been executed through Power of Attorney, however, we have not been furnished with any clarification as to whether at time of execution of the above-mentioned Sale Deed all the Vendors were alive or not and any confirmation deed was executed by them post execution of the Sale Deed. Additionally, we have not been furnished with any Pedhinama/Family Tree of the Vendors to the Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560.





Note 16: We have not been furnished with copy of Pedhinama/Family Tree along with Confirmation Deed of the legal heirs of (1) Jivatben Gabhabhai (2) Fuliben Gabhabhai (3) Satiben Gabhabhai (4) Champaben Ajaji (5) Chamanji Lilaji (6) Dhanaji Lilaji (7) Kamiben Lilaji (8) Kaliben Trikamji (9) Sajanben Trikamji and (10) Dineshji Trikamji.

Note 17: The Agreement to Sell (With Possession) dated 18.5.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 3194 reflects the names of (1) Fataji Gabhaji (2) Dashrathji Trikamji (3) Dineshji Trikamji (4) Ramanji Shivaji (5) Gandaji Ajaji (6) Khodaji Ajaji (7) Chamanji Lilaji and (8) Dhananji Lilaji Thakor as Kartas and Managers of their HUF, however, in the perused copy of Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560, such names are not reflected.

Note 18: The Agreement to Sell (With Possession) dated 28.9.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 5832 reflects the name of Ambaram Ajaji as Karta and Manager of his HUF however, in the perused copy of Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560, such name is not reflected.

D. Final Plot No. 138 admeasuring about 8620 sq. mtrs.:

- (31) In consistence with the perused copy of the Form- 'F' issued by the Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad, the land bearing Block No. 439 admeasuring about 14366 sq. mtrs. situated within the limits of the Village: Shela, Taluka: Sanand and District: Ahmedabad was included in the Town Planning Scheme No. 1 (Shela) and in lieu thereof was allotted Final Plot No. 138 admeasuring about 8620 sq. mtrs. being the said Land in consideration herein. Copy of the Form-F and Part Plan is attached herewith as **Annexure – 'I'**.





(32) **Zoning Certificate:** In view of the perused copy of Zoning Certificate dated 19.4.2018 issued by Assistant Town Planner, Ahmedabad Urban Development Authority, Ahmedabad, the said Land was declared to fall under 'Residential and Affordable Housing Zone i.e., RAH.' The Zoning Certificate reflects that the said land has been included in the Draft Town Planning Scheme No. 1 (Shela) and therefore, the same is subject to changes upon finalization of the Town Planning Scheme. Copy of the Zoning Certificate is attached herewith as **Annexure- 'II'**.

(33) Thereafter, vide an Order dated 21.9.2022 passed by the Collector, Ahmedabad bearing no. 5514/07/04/024/2022, under the aegis of Section 65 of the Gujarat Land Revenue Code, 1879, a portion of land admeasuring about 8620 sq. mtrs. from and out of land bearing Block No. 439 was converted to Non-Agricultural land for multipurpose use subject to adherence and fulfilment of the conditions mentioned therein. The said event was entered in the revenue records on 21.9.2022 vide mutation entry no. 7065.

E. Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.:

(34) Subsequently, a portion of land bearing Sub-Plot No. 1 admeasuring about 5518.37 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs. was sold and conveyed by Deepak Parmanandbhai Nimbark in favour of Ratnabhumi Developers Limited vide a Sale Deed dated 6.4.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 7948. The said event was entered in the revenue records on 16.4.2024 vide mutation entry no. 7558.

Note 1: It appears that after the non-agricultural permission was granted, the land bearing Block No. 439 admeasuring about 14366 sq. mtrs. was





bifurcated into two portions wherein the portion of land deducted and acquired by the government under the Town Planning Scheme No. 7 (Shela) was separated from the area allotted for Final Plot No. 138, pursuant to which, for the land bearing Block No. 439, (a) portion of land admeasuring about 5746 sq. mtrs. from and out of land bearing Block No. 439 was allotted hissa no. 1 i.e. Block No. 439/paiki 1 was identified as area deducted under the said Town Planning Scheme and (b) portion of land admeasuring about 8620 sq. mtrs. from and out of land bearing Block No. 439 was allotted hissa no. 2 i.e. Block No. 439/ paiki 2 in the ownership of (1) Ratnabhumi Developers Limited (2) Deepak Parmanandbhai Nimbark and Ganpatji Ajaji.

Note 2: The Latest Village Form No. 7 for the said land reflects that (1) Ratnabhumi Developers Limited has ownership rights to the extent of 5518.37 sq. mtrs. (2) Deepak Parmanandbhai Nimbark has ownership rights to the extent of 3101.63 sq. mtrs. and (3) Ganpatji Ajaji has ownership rights to the extent of 1197.17 sq. mtrs., however, it appears that the entire share of Ganpatji Ajaji is erroneously reflected in the latest Village Form No. 7, pursuant to which it is to be noted that the said Title Certificate is restricted only to the ownership rights of Ratnabhumi Developers Limited and necessary rectification shall be carried out in the Latest Village Form No. 7.

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) Form- 'F' and Part Plan.
- (d) Order dated 22.5.1964 passed in case bearing no. 130
- (e) Order dated 7.7.2011 bearing No. RTS/ Kshati Sudhara/ S.R. 51/11.





- (f) Agreement to Sell (With Possession) dated 19.5.2012 registered under serial no. 3194.
- (g) Power of Attorney dated 19.5.2012 registered under serial no. 3198.
- (h) Agreement to Sell (With Possession) dated 28.9.2012 registered under serial no. 5832.
- (i) Power of Attorney dated 28.9.2012 registered under serial no. 5835.
- (j) Zoning Certificate dated 19.4.2018.
- (k) Sale Deed dated 27.1.2017 registered under serial no. 560.
- (l) Confirmation Deed dated 31.1.2017 registered under serial no. 609.
- (m) Confirmation Deed dated 31.1.2017 registered under serial no. 624.
- (n) Confirmation Deed dated 14.2.2017 registered under serial no. 941.
- (o) Confirmation Deed dated 16.2.2017 registered under serial no. 1011.
- (p) Notarized Confirmation Deed dated 18.2.2017 registered under serial no. 54/B.
- (q) Notarized Confirmation Deed dated 6.3.2017 registered under serial no. 104/B.
- (r) Notarized Confirmation Deed dated 1.4.2017 registered under serial no. 177/A.
- (s) Notarized Confirmation Deed dated 1.4.2017 registered under serial no. 178/A.
- (t) Confirmation Deed dated 1.4.2017 registered under serial no. 2432.
- (u) Confirmation Deed dated 1.4.2017 registered under serial no. 2433.
- (v) Notarized Confirmation Deed dated 27.4.2017 registered under serial no. 105/A.
- (w) Notarized Confirmation Deed dated 29.4.2017 registered under serial no. 107/A.
- (x) Confirmation Deed dated 29.4.2017 registered under serial no. 3275.
- (y) Notarized Confirmation Deed dated 12.5.2017 registered under serial no. 0023.





- (z) Notarized Confirmation Deed dated 12.5.2017 registered under serial no. 0024.
- (aa) Order dated 21.9.2022 bearing no. 5514/07/04/024/2022.
- (bb) Possession Agreement dated 26.5.2023 bearing no. B/123.
- (cc) Possession Agreement dated 26.5.2023 bearing no. B/126.
- (dd) Sale Deed dated 6.4.2024 registered under serial no. 7948.
- (ee) Declaration dated 15.2.2024 registered under serial no. 3435.
- (ff) Declaration dated 24.5.2024 registered under serial no. 12246.
- (gg) Declaration dated 25.6.2024 registered under serial no. 15088.
- (hh) Sale Deed dated 11.10.2024 registered under serial no. 25320.
- (ii) Power of Attorney under Article 45-G dated 11.10.2024 registered under serial no. 25321.
- (jj) Confirmation Deed dated 11.10.2024 registered under serial no. 25323.
- (kk) Confirmation Deed dated 11.10.2024 registered under serial no. 25325.

6. SEARCH IN THE REVENUE RECORDS:

We have conducted search in the office of the concerned authority on 11.9.2023 and 10.2.2025 and the following additional documents are noted in the revenue records with regard to the said Land:

- (a) Agreement to Sell (With Possession) dated 19.5.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 3194 executed by (1) Hiraben- widow of Gabhaji Hemaji (2) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (3) Fuliben Gabhaji (4) Jivatben Gabhaji (5) Satiben Gabhaji (6) Kariben – widow of Trikamji (7) Sajanben Trikamji (8) Dashrathji Trikamji- acting for himself and as Karta and Manager of his HUF (9) Dineshji Trikamji- acting for himself and as Karta and Manager of his HUF (10) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF (11) Gandaji Ajaji- acting for himself and as





Karta and Manager of his HUF (12) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF (13) Champaben Ajaji (14) Chamanji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF (15) Dhananji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF and (16) Kamuben Lilaji Thakor in favour of Deepak Parmanand Nimbark for portion of land admeasuring 11971.66 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Agreement to Sell has been culminated into a Sale Deed dated 27.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (b) Power of Attorney dated 19.5.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 3198 executed by (1) Hiraben- widow of Gabhaji Hemaji (2) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (3) Fuliben Gabhaji (4) Jiyatben Gabhaji (5) Satiben Gabhaji (6) Kariben – widow of Trikamji (7) Sajanben Trikamji (8) Dashrathji Trikamji- acting for himself and as Karta and Manager of his HUF (9) Dineshji Trikamji- acting for himself and as Karta and Manager of his HUF (10) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF (11) Gandaji Ajaji- acting for himself and as Karta and Manager of his HUF (12) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF (13) Champaben Ajaji (14) Chamanji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF (15) Dhananji Lilaji Thakor- acting for himself and as Karta and Manager of his HUF and (16) Kamuben Lilaji Thakor in favour of Deepak Parmanand Nimbark for portion of land admeasuring 11971.66 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Power of Attorney has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.





- (c) Agreement to Sell (With Possession) dated 28.9.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 5832 executed by Ambaram Ajaji- acting for himself and as Karta and Manager of his HUF in favour of Deepak Parmanandbhai Nimbark for undivided portion of land admeasuring 1197.17 sq. mtrs. from and out of land bearing Block No. 439.

Note: The aforementioned Agreement to Sell executed by Ambaram Ajaji- acting for himself and as Karta and Manager of his HUF in favour of Deepak Parmanandbhai Nimbark for undivided portion of land admeasuring 1197.17 sq. mtrs. from and out of land bearing Block No. 439. Further, it appears that since Ganpat Ajaji did not want to sell his portion of land, a Block Division was required to be carried upon within 6 (Six) months by the Seller i.e. Ambaram Ajaji, however no such Block Division was carried upon.

- (d) Power of Attorney dated 28.9.2012 registered at the Office of Sub-Registrar of Assurances under serial no. 5835 executed by Ambaram Ajaji in favour of Deepak Parmanand Nimbark for undivided portion of land admeasuring 1197.17 sq. mtrs. from and out of land bearing Block no. 439.

- (e) Confirmation Deed dated 31.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 609 executed by (1) Gandaji Ajaji- acting for himself and as Karta and Manager of his HUF and (2) Khodaji Ajaji- acting for himself and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.





- (f) Confirmation Deed dated 31.1.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 624 executed by (1) Ramanji Shivaji- acting for himself and as Karta and Manager of his HUF in favour of of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (g) Confirmation Deed dated 14.2.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 941 executed by (1) Fataji Gabhaji- acting for himself and as Karta and Manager of his HUF (2) Fuliben Gabhaji- wife of Kashiji Thakor (3) Jivatben Gabhaji- wife of Adaji Chauhan and (4) Satiben Gabhaji- wife of Rataji Thakor in favour of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (h) Confirmation Deed dated 16.2.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 1011 executed by (1) Kaliben- widow of Trikamji Shivaji (2) Sajanben- daughter of Trikamji Shivaji and wife of Ramanji Chanduji (3) Dashrathji Trikamji and (4) Dineshji Trikamji in favour of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.





- (i) Confirmation Deed dated 1.4.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 2432 executed by Champaben Ajaji in favour of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (j) Confirmation Deed dated 1.4.2017 registered at the Office of Sub-registrar of Assurances under serial no. 2433 executed by (1) Chimanbhai Lilaji acting for himself and as Karta and Manager of his HUF (2) Dhanaji Lilaji acting for himself and as Karta and Manager of his HUF and (3) Kamiben Lilaji in favour of Deepakbhai Parmanandbhai Nimbark for portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block no. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (k) Confirmation Deed dated 29.4.2017 registered at the Office of Sub-Registrar of Assurances under serial no. 3275 executed by Ambaram Ajaji acting for himself and as Karta and Manager of his HUF for a portion of land admeasuring about 13168.83 sq. mtrs. from and out of land bearing Block No. 439.

Note: The aforementioned Confirmation Deed has been executed in furtherance of Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (l) Declaration dated 6.1.2024 registered at the the Office of Sub-Registrar of Assurances under serial no. 450 executed by legal heirs of Ramanji Shivaji





i.e. (1) Kanchanben Ramanji (2) Kailashben Ramanji (3) Babuji Ramanji-acting for self and as Karta and Manager of his HUF (4) Rameshji Ramanji-acting for self and as Karta and Manager of his HUF in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 5518.37 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same is a Registered Confirmation Deed executed in Sale Deed dated 27.1.2017 registered under serial no. 560 as evinced under Clause 4 (30) of this Title Certificate.

- (m) Declaration dated 15.2.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 3435 executed by legal heirs of Khodaji Ajaji i.e. (1) Sushilaben Khodaji Parmar (2) Rekhaben – daughter of Khodaji Parmar and wife of Bharatbhai Thakor (3) Bhavnaben – daughter of Khodaji Parmar and wife of Shaileshkumar Thakor and (4) Meruji Khodaji – acting for Self as we;; as Karta/Manager of his H.U.F. in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 7901.30 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

- (n) Declaration dated 24.5.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 12246 executed by legal heirs of Gandaji Ajaji





Parmer i.e. (1) Bhikhiben Gandaji (2) Kokilaben Arvindji Thakor (3) Tinaben Shivaji Solanki (4) Amratben Rohitbhai Parmar and (5) Sangitaben Rajaji Parmar in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 7901.30 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

- (o) Declaration dated 25.6.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 15088 executed by (A) legal heirs of Chamanji Lilaji i.e. (1) Sajanben Chamanji Chauhan (2) Maheshbhai Chamanji Chauhan (B) legal heirs of Dhanaji Lilaji i.e. (1) Bakiben Dhanaji Thakor (2) Sureshbhai Dhanaji Thakor and (3) Arvind Jayantiji Solanki in favour of Deepakbhai Parmanandbhai Nimbark for a portion of land admeasuring about 7901.30 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

- (p) Sale Deed dated 11.10.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 25320 executed by (1) Dipak Parmanandbhai Nimbark and (2) Ganpatji Ajaji Parmar in favour of Sharda Shapex Infrastructure for a portion of land admeasuring about 3101.63 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620





sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

- (q) Power of Attorney under Article 45-G dated 11.10.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 25321 executed by Ganpatji Ajaji Parmar in favour of Sharda Shapex Infrastructure for a portion of land admeasuring about 3101.63 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

- (r) Confirmation Deed dated 11.10.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 25323 executed by (1) Jadiben Ganpatji Parmar (2) Rahul Ganpatji Parmar (3) Ashaben Parmar – wife of Rahul Ganpatji Parmar (4) Komalben Ganpatji Parmar and (5) Rituben Ganpatji Parmar in favour of Sharda Shapex Infrastructure for a portion of land admeasuring about 3101.63 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.





- (s) Confirmation Deed dated 11.10.2024 registered at the Office of Sub-Registrar of Assurances under serial no. 25325 executed by Ganpatji Ajaji Parmar in favour of Sharda Shapex Infrastructure for a portion of land admeasuring about 3101.63 sq. mtrs. from and out of the land bearing Final Plot No. 138 admeasuring about 8620 sq. mtrs. forming part of Draft Town Planning Scheme No. 1 (Shela) allotted in lieu of land bearing Block No. 439/ paiki 2 admeasuring about 8620 sq. mtrs.

Note: The perused copy of the aforementioned document reflects that the same belongs to other portion of land from and out of land bearing Survey No. 439.

7. **PUBLIC NOTICE:**

For verification of title to the said Land we have issued a public notice in local newspaper viz. "Gujarat Samachar", Ahmedabad Edition on 31.5.2024 – (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 reflects the tenure of the said Land to be Non-Agricultural Land.

9. **FINAL OBSERVATIONS:**

On the basis of the investigation of title carried out by us as aforesaid and subject to what is stated hereinabove and extant laws applicable in the State of Gujarat; the *Owner viz Ratnabhumi Developers Limited* has a clear and marketable title to the said Land without any charge or encumbrance in any manner.

DATED THIS 10TH DAY OF FEBRUARY, 2025

For, Wadia Ghandy & Co. (Ahmedabad)


Partner