

PRAKASH C. SHAH & CO.  
ADVOCATE

102, Diwan Chamber,  
1st Floor, B/H, Old High Court,  
Opp. Lohabhavan, IncomeTax,  
Ahmedabad.

File No. 2505

(O) 27541235, 27542842.

TITLE REPORT

Reg:- Investigation and Title Report of Survey  
No. 3129, 3121 Paiky, 3124 Paiky, 3125 Paiky,  
3129 Paiky, 3130 Paiky, 3131 Totally  
admeasuring 37920.21 Sq. mtrs. Paiky  
36965.223 Sq.Mtrs. and Construction thereon  
lying and being at Mouje KAKARPADI Taluka  
Nadiad in the Registration District and Sub-  
District Kheda (hereinafter referred to as "the  
Said Land") and belonging to. M/S.ASHIRWAD  
CORPORATION A Partnership Firm



Survey no. 3119

Prior to 1970, land of survey no. 3119 belongs to Hindustan  
Conductor Pvt. Ltd..

Thereafter, Hindustan Conductor Pvt. Ltd. change its name Under  
the provision of companies act. 1956 and Registrar of Companies  
Maharashtra issued the Certificate on dt. 28/4/67 and confirm the name  
Hindustan Conductor Ltd. instead of Hindustan Conductor Pvt. Ltd. entry  
to this effect entered in the revenue record vide entry no. 10492 dt. 24/12/  
1990.

Thereafter, Hindustan Conductor Ltd. sold and conveyed the said  
land of survey no. 3119 Paiky 8600 sq. mtrs. land of Apar Pvt. Ltd. by  
Registered saledeed which is registered in the office of Sub-Registrar at  
Nadiad at serial no. 1101 dt. 27/03/1992. entry to this effect entered in the  
revenue record vide entry no. 11828 dt. 12/04/1993. which is cancelled by  
Mamlatdar and thereafter, Second time same entry entered in the revenue  
record by no. 12831dt. 25/05/1995 and confirmed by Mamlatdar Nadiad.

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(2)

Thereafter, Apar Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name Apar Lighting Ltd. instead of Apar Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 17575 dt. 12/06/1998.

Thereafter, Apar Lighting Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name G.E.Lighting (India) Ltd. instead of Apar Lighting Ltd. entry to this effect entered in the revenue record vide entry no. 17576 dt. 12/06/1998.

Thereafter, G.E.(India) Industrial Pvt. Ltd. sold and conveyed the said land to Cema Electrical Lighting Products India Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 2696 dt. 15/04/2010. entry to this effect entered in the revenue record vide entry no. 23051 dt. 19/04/2010.

Thereafter, G.E.Lighting (India) Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate on dt. 08/06/2004 and confirm the name G.E.(India) Industrial Pvt. Ltd. instead of G.E.Lighting (India) Ltd. entry to this effect entered in the revenue record vide entry no. 23122 dt. 27/05/2010.

Survey no. 3121 Paiky and 3124

Prior to 1970, land of survey no. 3121 & 3124 belongs to Narendrakumar Dharamsinhbhai Desai as per entry no. 3165 dt.16/11/1969.

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(3)

Thereafter, Narendrakumar Dharamsinhbhai Desai sold and conveyed the said land of survey no. 3121 and 3124 to Hindustan Conductor Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 286 dt. 04/02/1975. entry to this effect entered in the revenue record vide entry no. 5127 dt.21/04/1976.

Thereafter, Hindustan Conductor Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Maharastra issued the Certificate on dt. 28/4/67 and confirm the name Hindustan Conductor Ltd. instead of Hindustan Conduetor Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 10492 dt. 24/12/1990.

Thereafter, Hindustan Conductor Ltd. sold and conveyed the said land of survey no. 3121 Paiky & 3124 of Apar Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 1101 dt. 27/03/1992. entry to this effect entered in the revenue record vide entry no. 11828 dt. 12/04/1993. which is cancelled by Mamlatdar and thereafter, Second time same entry entered in the revenue record by no. 12831dt. 25/05/1995 and confirmed by Mamlatdar Nadiad.

Thereafter, Apar Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name Apar Lighting Ltd. instead of Apar Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 17575 dt. 12/06/1998.

Thereafter, Apar Lighting Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the

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(4)

Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name G.E.Lighting (India) Ltd. instead of Apar Lighting Ltd. entry to this effect entered in the revenue record vide entry no. 17576 dt. 12/06/1998.

Thereafter, G.E.(India) Industrial Pvt. Ltd. sold and conveyed the said land to Cema Electrical Lighting Products India Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 2696 dt. 15/04/2010. entry to this effect entered in the revenue record vide entry no. 23051 dt. 19/04/2010.

Survey no. 3125 Paiky and 3129 Paiky

Prior to 1975, land of survey no. 3125 Paiky & 3129 Paiky belongs to Hindustan Conductor Pvt. Ltd.

Thereafter, Hindustan Conductor Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Maharastra issued the Certificate on dt. 28/4/67 and confirm the name Hindustan Conductor Ltd. instead of Hindustan Conduetor Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 10492 dt. 24/12/1990.

Thereafter, Hindustan Conductor Ltd. sold and conveyed the said land of survey no. 3125 Paiky & 3129 Paiky of Apar Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 1101 dt. 27/03/1992. entry to this effect entered in the revenue record vide entry no. 11828 dt. 12/04/1993. which is cancelled by Mamlatdar and thereafter, Second time same entry entered in the revenue record by no. 12831dt. 25/05/1995 and confirmed by Mamlatdar Nadiad.

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(5)

Thereafter, Apar Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name Apar Lighting Ltd. instead of Apar Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 17575 dt. 12/06/1998.

Thereafter, Apar Lighting Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name G.E. Lighting (India) Ltd. instead of Apar Lighting Ltd. entry to this effect entered in the revenue record vide entry no. 17576 dt. 12/06/1998.

Thereafter, G.E.(India) Industrial Pvt. Ltd. sold and conveyed the said land to Cema Electrical Lighting Products India Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 2696 dt. 15/04/2010. entry to this effect entered in the revenue record vide entry no. 23051 dt. 19/04/2010.

Survey no. 3130 and 3131

Prior to 1970, land of survey no. 3130 & 3131 belongs to Narendrakumar Dharamsinhbhai Desai as per entry no. 3582 dt. 09/12/1969.

Thereafter, Narendrakumar Dharamsinhbhai Desai sold and conveyed the said land of survey no. 3121 and 3124 to Hindustan Conductor Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 3879 dt. 27/08/1975. entry to this effect entered in the revenue record vide entry no. 5122 dt. 21/04/1976.

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Thereafter, Hindustan Conductor Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Maharastra issued the Certificate on dt. 28/4/67 and confirm the name Hindustan Conductor Ltd. instead of Hindustan Conduetor Pvt. Ltd. entry to this effect entered in the revenue record vide entry no.10492 dt. 24/12/1990.

Thereafter, Hindustan Conductor Ltd. sold and conveyed the said land of survey no. 3121 Paiky & 3124 of Apar Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 1101 dt. 27/03/1992. entry to this effect entered in the revenue record vide entry no. 11828 dt. 12/04/1993. which is cancelled by Mamlatdar and thereafter, Second time same entry entered in the revenue record by no. 12831dt. 25/05/1995 and confirmed by Mamlatdar Nadiad.

Thereafter, Apar Pvt. Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name Apar Lighting Ltd. instead of Apar Pvt. Ltd. entry to this effect entered in the revenue record vide entry no. 17575 dt. 12/06/1998.

Thereafter, Apar Lighting Ltd. change its name Under the provision of companies act. 1956 and Registrar of Companies Gujarat issued the Certificate no. 04-17726 on dt. 23/07/1996 and confirm the name G.E.Lighting (India) Ltd. instead of Apar Lighting Ltd. entry to this effect entered in the revenue record vide entry no. 17576 dt. 12/06/1998.

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(7)

Thereafter, G.E.(India) Industrial Pvt. Ltd. sold and conveyed the said land to Cema Electrical Lighting Products India Pvt. Ltd. by Registered saledeed which is registered in the office of Sub-Registrar at Nadiad at serial no. 2696 dt. 15/04/2010. entry to this effect entered in the revenue record vide entry no. 23051 dt. 19/04/2010.

Cema Electrical Lighting Products India Pvt. Ltd. has Executed agreement to sale in favour of Ashirwad Corporation on dt. 24/01/2011 which registered in the office of Sub-Registrar at Nadiad at serial no. 499.

Thereafter, Executed Power of Attorney in favour of Karansinh Bhagavansinh Mahida on dt. 12/10/2011 which registered in the office of Sub-Registrar at Nadiad.

Thereafter, a Supplementary Agreement Dated 13/09/2011, supplemental to Agreement to Sale Dated 24/01/2011, executed between CEMA ELCECTRIC LIGHTING PRODUCT INDIA PVT. LTD. (the Vendor) and M/S. ASHIRWAD CORPORATION (the Purchaser), which is registered at Serial No. 4547, on 13/09/2011, with the Sub-Registrar Nadiad.

Thereafter, Development Agreement Executed in favour of Ashirwad Corporation on dt. 15/12/2011 which was registered before notary.

M/S. ASHIRWAD CORPORATION has commenced construction of the nature of verious bungalows on the Said Land.

Thereafter, CEMA ELCECTRIC LIGHTING PRODUCT INDIA PVT. LTD. (the Vendor) executed a SALE DEED Dated 08/09/2015, which is

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(8)

registered at Serial No. 5162 on the same day i.e. on 08/09/2015, with the Sub-Registrar, Nadiad, in favour of M/S. ASHIRWAD CORPORATION (the Purchaser), and entry to this effect entered in the revenue record vide Kachha Mutation entry no. 25725 Dated 21/09/2015.

Hance, at present M/S. ASHIRWAD CORPORATION A Partnership Firm is absolute owner and possessor of the Said Land.

Under the instruction of my client I have investigated the title of above mentioned land and I have taken last 30 years search of Revenue Records and Sub-Registrar Records Index-II Register of Kheda, some of Sub-Registrar Record damages and not available due to destroy.

In view of what is stated above in my opinion that the title of the above referred land is clear and marketable free from reasonable doubts and without any encumbrances subject to.

Mutation Entry No. 25725, Dated 21/09/2015 being confirmed by the Mamlatdar and due compliance of provisions of current Law and right arising out of booking agreement.

Ahmedabad.  
Dt. 23/09/2015.



*PC Shah*  
For, Prakash C. Shah & Co.