

LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary*

A. A. Lakhani
★ Miss B. A. Koreishi
Daya Gupta
Sohel A. Lakhani

Ref. No. :
Date : 2014/2963

403/A, Pinnacle Business Park,
Corporate Road,
Nr. Prahladnagar Garden,
Prahladnagar,
Ahmedabad-380 015. (Gujarat)
Tele : 40056676 & 40056677
Fax : 40056675
E-mail : lakhanigandhi@yahoo.co.in

TITLE CLEARANCE CERTIFICATE

Re: In the matter of investigation of title to the piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Revenue Survey No. 353/1 (Old Mouje Vejalpur Revenue Survey No.1026/1) admeasuring 2934 sq. mts. and corresponding Final Plot No.31 of T.P.S. No.51 (Bodakdev-Makarba-Vejalpur) admeasuring 1760 sq. mts. of Mouje Jodhpur of Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) belonging to (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel all residing at Jodhpur, Ahmedabad.

THIS IS TO CERTIFY THAT we have investigated the title to the above referred land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "Gujarat Samachar" dated 09/05/2014 inviting objections if any, from the Public in General for issuing our Title Clearance Certificate in relation to the said property and in response thereof we did not receive any objection in relation thereto as also after taking necessary searches of the records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub





Registrar, Ahmedabad – 4 (Paldi) for the last more than 30 years for the said purpose as also on perusal and verification of certain agreements, deeds, documents, orders, permission, papers and plan etc.. and relying on Declaration Cum-Indemnity made on oath by (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel duly attested by Rekha M. Shah, a Notary Public of Ahmedabad on 28/06/2014, we are of the opinion that the same is clear, marketable, free from any charge or encumbrance and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Residential Use land bearing Revenue Survey No. 353/1 (Old Mouje Vejalpur Revenue Survey No.1026/1) admeasuring 2934 sq. mts. and corresponding Final Plot No.31 of T.P.S. No.51 (Bodakdev-Makarba-Vejalpur) admeasuring 1760 sq. mts. of Mouje Jodhpur of Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and the same is bounded as per the copy of the part plan attached herewith .

DATED THIS 28th DAY OF JUNE, 2014



For, LAKHANI GANDHI & CO. (AHD)

S A Lakhani

ADVOCATE



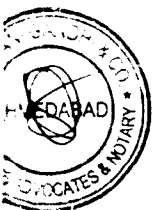
LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

2014/2963

SEARCH REPORT ON TITLE

Re: In the matter of investigation of title to the piece or parcel of Freehold Non-Agricultural Residential Use Land bearing Revenue Survey No. 353/1 (Old Mouje Vejalpur Revenue Survey No.1026/1) admeasuring 2934 sq. mts. and corresponding Final Plot No.31 of T.P.S. No.51 (Bodakdev-Makarba-Vejalpur) admeasuring 1760 sq. mts. of Mouje Jodhpur of Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) belonging to (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel all residing at Jodhpur, Ahmedabad.

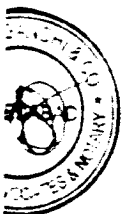
1. That from the search of the revenue records being maintained by the Mamlatdar, Ahmedabad City (West) Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Vejalpur and Jodhpur, as also from the search of the records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad – 4 (Paldi) for more than last 30 years as also from certain agreements, deeds, documents orders, permissions, papers and plans etc. produced before us it appears that the prior to the year 1972, the Land bearing Old Revenue Survey No. 1026/1 of Mouje Vejalpur admeasuring A0 = 29 G was recorded in the name of One Shri Dahyabhai Somabhai as absolute owner and possessor thereof in the revenue records concerned.
2. That thereafter as the whereabouts of said Shri Dahyabhai Somabhai were not known and on application dated 09/02/1972 by Shri Ramdas Kalidas



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

and an Order No. R.T.S./Vashi/939 dated 03/05/1972 the name of Shri Ramdas Kalidas as guardian of the legal heirs and next of kins of Shri Dahyabhai Somabhai being (1) Vasudevbhai Dahyabhai (2) Kantilal Dahyabhai (3) Ramilaben Dahyabhai and (4) Bhartiben Dahyabhai was mutated in the revenue records concerned viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2396 on 09/05/1972 and duly certified by the revenue authority concerned.

3. That the said land bearing Revenue Survey No.1026/1 admeasuring A0=29G of Mouje Vejalpur was situated within 2 miles from the limits of Ahmedabad Municipal Corporation and as such the same was exempted as "PIECE" land under the provisions of The Bombay Prevention of Fragmentation and Consolidation of Holdings Act, 1947. However, as per Circular dated 05/07/1976 of the Government the said exemption was revoked/withdrawn and as such the said land was declared as "PIECE" land under the provisions of the said Act. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4009 on 30/04/1980 and certified by the revenue authority concerned.
4. That thereafter (1) Shri Dahyabhai Somabhai (2) Kantilal Dahyabhai for self and as Power of Attorney Holder of (3) Vasudevbhai Dahyabhai (4) Ramilaben Dahyabhai and (5) Bhartiben Dahyabhai sold and conveyed the said land bearing Revenue Survey No. 1026/1 to Shri Vasibhai Haribhai. A Deed of Conveyance in respect whereof was executed on 06/07/1981 and duly registered with the Sub-Registrar, Ahmedabad on the same day under

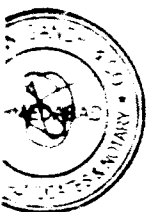


LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

Sr. No.8343. The entry to that effect was also entered in the revenue records of mutation entry No. 4711 dated 21/08/1982 which was CANCELLED by the revenue authority concerned. A Fresh entry to that effect was entered in the revenue records of mutation entry book under serial No.5265 on 03/09/1985 and certified by the revenue authority concerned on 15/10/1985.

5. That thereafter said Shri Dahyabhai Somabhai was holding the said land bearing Revenue Survey No. 1026/1 alongwith other lands as ancestral property, wherein his sisters Chanchalben Somabhai and Shakriben Somabhai had right, title and interest in the said land and as such Shri Dahyabhai Somabhai had executed a Declaration on 01/03/1985 for entering their names as co.owners and possessors of the said lands in the revenue records viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5221 on 07/06/1985 however the same was not certified for the said land and therefore no effect of the same was given in the revenue records of the said land.

Moreover said Chanchalben Somabhai and Shakriben Somabhai nor their heirs had taken any objection in respect of their right, title and interest in the said land till date either by filing any revenue/civil proceedings with the Revenue Authority concerned or in the Court of law or otherwise and that no proceedings have been initiated by them and that there was/is no pending attachment whatsoever issued or initiated against the said land or any part thereof and inspite of the same in future if any of the said persons



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

raise any objection (though in our opinion the same would be barred by the law of limitation) then and in such case (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel shall indemnify and keep M/s. Lakhani Gandhi & Co. (Ahd) Solicitors, Advocates and Notary as also the title holders from time to time indemnified from all actions, suits, judgements, costs, expenses, charges and damages which they may suffer or incur due to any such objection/proceedings.

6. That thereafter said Shri Vasibhai Haribhai was holding the said land as his HUF property and as such the names of his members-coparceners being (1) Gafurbhai Vasibhai (2) Bhanuben Vasibhai (3) Kaliben Vasibhai (4) Shantaben Vasibhai (5) Gitaben Vasibhai and (6) Laljibhai Vasibhai were mutated as co.owners and possessors of the said land in the revenue records concerned viz. Village Form No. 7 & 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5296 on 23/10/1985 and certified by the revenue authority concerned.
7. That thereafter Shri Vasibhai Haribhai and others were cultivating the said land for the past three years with the help of Bore-well situated within Revenue Survey No. 1018 and as such the entry of "PIECE" land in the column of Other Right Holders in the Village Form No. 7 & 12 was deleted. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7277 on 13/06/1996 and certified by the revenue authority concerned on 23/07/1996.



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

That thereafter said (1) Shri Vasibhai Haribhai for self and as Karta or Manager of his HUF as also guardian of Minor Laljibhai Vasibhai (2) Shri Gafurbhai Vasibhai for self and as Karta or Manager of his HUF as also guardian of his Minors (3) Bhanuben Vasibhai (4) Kaliben Vasibhai (5) Shantaben Vasibhai and (6) Gitaben Vasibhai sold and conveyed the said land in favour of Shri Ambalal Punjabhai. A Deed of Conveyance in respect whereof was executed on 01/08/1996 and duly registered with the Sub-Registrar, Ahmedabad on the same day under Sr. No.2850. The entry to that effect was also entered in the revenue records of mutation entry No. 7348 dated 05/10/1996 and certified by the revenue authority concerned on 01/01/1997.

9. That vide Amended Resolution No.PFR/2175/51705/9 dated 28/09/2001 of the Deputy Secretary, Revenue Department, Government of Gujarat, Gandhinagar followed by letter bearing No.CB/REV/Jodhpur/Record/Vashi/5224 dated 16/10/2001 of the Collector, Ahmedabad, the District Land Inspector, Land Records, Ahmedabad as per Dasturti Patrik No.54 prepared under its Reference No.Re-KI-1/Village Jodhpur/01 dated 20/12/2001, the Revenue Village boundaries was re-organized by the Government of Gujarat and accordingly all the lands including the said land which was formerly situated within the Village Limit of "VEJALPUR" were covered within the Village Limit of "JODHPUR" and in turn the said land was given New Revenue Survey No.353/1 in lieu of Old Revenue Survey No.1026/1 (Vejalpur) and the area thereof fixed to the extent of 2934 sq.mts. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1 on 05/01/2002 and duly certified by the revenue authority concerned.

10. That thereafter said Shri Ambalal Punjabhai sold and conveyed the said land in favour of (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

Patel and (3) Smt. Deepaben Somabhai Patel. A Deed of Conveyance in respect whereof was executed on 05/06/2003 and duly registered with the Sub-Registrar, Ahmedabad on the same day under Sr. No.1990. The entry to that effect was also entered in the revenue records of mutation entry No. 101 dated 13/06/2003 and certified by the revenue authority concerned on 19/07/2003.

11. That thereafter the errors which were occurred while computerizing the said the revenue records viz. Village Form No. 7 & 12, were rectified under Order bearing No.RTS/Rectification/ Mistake/S.R. No.2499 dated 30 09/2008 of the Mamlatdar, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1221 on 06/10/2008 and duly certified by the revenue authority concerned on 04/12/2008.
12. That thereafter the said land bearing Revenue Survey No. 353/1 adm. 2634 sq. mts. of Mouje Jodhpur (as per Revenue Records viz. Village Form No. 7 & 12 adm. 2934 sq. mts.) was included in Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) whereby a Final Plot No. 31 was given in lieu thereof and the area thereof was fixed to the extent of adm.1581 sq. mts.
13. That thereafter as per Para 12 mentioned hereinabove the Town Planning Officer, Ahmedabad had also given an Opinion vide No.NRYO No./51 (BO-M-VE)/Case No. 33/186 dated 28/07/2010 in respect of land bearing Revenue Survey No. 353.1 adm. 2933 sq. mts. of Mouje Jodhpur (as per Revenue Records viz. Village Form No. 7 & 12 adm. 2934 sq. mts.) was included in Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) whereby a Final



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

Plot No. 31 was given in lieu thereof and the area thereof was fixed to the extent of adm.1760 sq. mts.

14. That the said land bearing Final Plot No.31 adm.1760 sq. mts. Paiki adm.1581 sq. mts. of Town Planning Scheme No.51 was converted into Non-Agricultural Land for Residential Use as per Order No.CB/LAND-1/N.A.S.R.1166/2010 dated 03/03/2011 of the District Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2049 on 19/03/2011 duly certified by the revenue authority concerned on 24/06/2011.
15. That the said land bearing Final Plot No.31 adm.1760 sq. mts. Paiki adm.179 sq. mts. of Town Planning Scheme No.51 was converted into Non-Agricultural Land for Residential Use as per Order No.CB/LAND-2/N.A.S.R.194/2013 dated 12/04/2013 of the Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2603 on 22/05/2013 duly certified by the revenue authority concerned on 08/07/2013.
16. Thus the said (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel had derived the said land bearing Revenue Survey No. 353/1 (Old Mouje Vejalpur Revenue Survey No.1026/1) admeasuring 2934 sq. mts. (according to Opinion of the Town Development Authority dated 29/07/2010 adm. 2933 sq. mts.) and corresponding Final Plot No.31 of T.P.S. No.51 (Bodakdev-Makarba-Vejalpur) admeasuring 1760 sq. mts. of Mouje Jodhpur of Taluka



LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) in the manner mentioned hereinabove.

17. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspapers "GUJARAT SAMACHAR" dated 09/05/2014 inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

18. That by Declaration-Cum-Indemnity made on oath by (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel duly attested by Rekha M. Shah, a Notary Public of Ahmedabad on 28/06/2014 have inter-alia declared therein that the said land is their absolute property and except them no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.

19. At present the said land belongs to and stands in the name of said (1) Shri Nikunj Prahladbhai Patel (2) Shri Somabhai Ambalal Patel and (3) Smt. Deepaben Somabhai Patel in the Revenue Records concerned and from the search of the records concerned it appears that there is no charge or encumbrances of whatsoever nature thereon.

LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary

Thus we are of the opinion that the title to the said land is clear, marketable.
free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Freehold Non-Agricultural Residential Use land bearing Revenue Survey No. 353/1 (Old Mouje Vejalpur Revenue Survey No.1026/1) admeasuring 2934 sq. mts. and corresponding Final Plot No.31 of T.P.S. No.51 (Bodakdev-Makarba-Vejalpur) admeasuring 1760 sq. mts. of Mouje Jodhpur of Taluka Ahmedabad City (West) in the Registration District of Ahmedabad and Sub-District of Ahmedabad-4 (Paldi) and the same is bounded as per the copy of the part plan attached herewith .

DATED THIS 28th DAY OF JUNE, 2014



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani
ADVOCATE