

DATED THIS 11TH DAY OF MAY, 2022

**SEARCH REPORT ON TITLE
CUM
TITLE CLEARANCE CERTIFICATE**

**M/s.ARSHI CONSTRUCTION, LLP
File No.4107**

M/s. Lakhani Gandhi & Co.(Ahmedabad)
Solicitors, Advocates & Notary
604, Chinubhai Centre,
Nr. Nehru Bridge,
Ashram Road,
Ahmedabad - 380 009.

Tele No. 2 6 5 7 8 3 3 1
2 6 5 7 8 5 5 1

Fax No. 2 6 5 7 5 2 3 6

Email: lakhanigandhi@yahoo.co.in

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

A. A. Lakhani
Daya Gupta
Sohel A. Lakhani

604, Chinubhai Centre,
Nr. Nehru Bridge,
Ashram Road, Ahmedabad-380 009.
(Gujarat) (India)
Tele. : 2657 8331 & 2657 8551
Fax : 2567 5236
E-mail : lakhanigandhi@yahoo.co.in

Ref. No. :

Date :

2022/4107

TITLE CLEARANCE CERTIFICATE

Re: In the matter of investigation of title to all that pieces or parcels of Freehold Non-Agricultural Commercial Use Lands bearing Revenue Survey Nos.413 Paiki, 414 Paiki, 415/1 Paiki, 415/2 Paiki, 416/1/1 Paiki, 416/1/2 Paiki, 416/1/3 Paiki, 416/3/1 Paiki, 417 Paiki, 426/1 Paiki, 426/2 Paiki, 427/1/1 Paiki, 427/1/2 Paiki, 427/2 Paiki, 427/3/1 Paiki and 427/3/2 Paiki total admeasuring 15998 sq.mts. and corresponding (1) Final Plot No.3 admeasuring 1949 sq.mts. and (2) Final Plot No.7 admeasuring 9249 sq.mts. of Town Planning Scheme No.1/A (Bodakdev) and on amalgamation of lands bearing Final Plot No. 3 + 7 and on Sub division thereof into 2 (Two) Sub Plots Paiki Sub Plot No.1 i.e. 3+7/1 admeasuring 5110 sq.mts. (as per revenue survey, the undivided share to the extent of 7300 sq.mts.) of Mouje Bodakdev of Ghatlodia Taluka in the Registration District



of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to M/s. Arshi Construction L.L.P., a Limited Liability partnership firm having its principal place of business at Gala Lounge, Gala Gumkhana Road, Off: S.P. Ring Road, South Bopal, Taluka Dascroi, Ahmedabad 380 058.

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 09/12/2021 inviting objections, if any, from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto, we have not received any other objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land and as also after taking necessary searches of the records being maintained by the Mamlatdar, Ghatlodia, Taluka at Ghatlodia, the Talati, Mouje Bodakdev and that of the District Registrar of Ahmedabad and Sub-Registrar, Ahmedabad-3 (Memnagar) for the last more then 30 years for the said purpose as also on

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E-mail : lakhanigandhi@yahoo.co.in

3

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perusal and verification of certain deeds, documents, orders, TPS records, permissions, papers and plan etc. and relying on Declaration-Cum-Indemnity made on oath by Shri Kalpesh Harakhchand Gala, a designated partner of M/s. ARSHI CONSTRUCTION LLP on 11/05/2022 duly attested by Shri H.S. Chavda, a Notary Public of Viramgam and pursuant to what is stated in our Search Report on Title attached herewith, 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 pieces or parcels of Freehold Non-Agricultural Commercial Use Lands bearing Revenue Survey Nos.413 Paiki, 414 Paiki, 415/1 Paiki, 415/2 Paiki, 416/1/1 Paiki, 416/1/2 Paiki, 416/1/3 Paiki, 416/3/1 Paiki, 417 Paiki, 426/1 Paiki, 426/2 Paiki, 427/1/1 Paiki, 427/1/2 Paiki, 427/2 Paiki, 427/3/1 Paiki and 427/3/2 Paiki total admeasuring 15998 sq.mts. and corresponding (1) Final Plot No.3 admeasuring 1949 sq.mts. and (2) Final Plot No.7 admeasuring 9249 sq.mts. of Town Planning Scheme No.1/A (Bodakdev) and on amalgamation of lands bearing Final Plot No. 3 + 7 and on Sub division thereof into 2 (Two) Sub Plots Paiki Sub Plot No.1 i.e. 3+7/1 adm.5110 sq.mts. (as per revenue survey, the undivided share to the extent of 7300





sq.mts.) of Mouje Bodakdev of Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) and the same is bounded as follows :

- On or towards the North : By 30 mtr wide T.P.S. Road
On or towards the South : By Final Plot No.3+7/2
On or towards the East : By Final Plot No. 4 and 6
On or towards the West : By Final Plot No. 2

DATED THIS 11TH DAY OF MAY, 2022



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani

ADVOCATE



LAKHANI GANDHI & CO. (AHMEDABAD)
SOLICITORS, ADVOCATES & NOTARY

2022/4107

SEARCH REPORT ON TITLE

Re: In the matter of investigation of title to all that pieces or parcels of Freehold Non-Agricultural Commercial Use Lands bearing Revenue Survey Nos.413 Paiki, 414 Paiki, 415/1 Paiki, 415/2 Paiki, 416/1/1 Paiki, 416/1/2 Paiki, 416/1/3 Paiki, 416/3/1 Paiki, 417 Paiki, 426/1 Paiki, 426/2 Paiki, 427/1/1 Paiki, 427/1/2 Paiki, 427/2 Paiki, 427/3/1 Paiki and 427/3/2 Paiki total admeasuring 15998 sq.mts. and corresponding (1) Final Plot No.3 admeasuring 1949 sq.mts. and (2) Final Plot No.7 admeasuring 9249 sq.mts. of Town Planning Scheme No.1/A (Bodakdev) and on amalgamation of lands bearing Final Plot No. 3 + 7 and on Sub division thereof into 2 (Two) Sub Plots Paiki Sub Plot No.1 i.e. 3+7/1 admeasuring 5110 sq.mts. (as per revenue survey, the undivided share to the extent of 7300 sq.mts.) of Mouje Bodakdev of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) belonging to M/s. Arshi Construction L.L.P., a Limited Liability partnership firm having its principal place of business at Gala Lounge, Gala Gumkhana Road, Off: S.P. Ring Road, South Bopal, Taluka Dascroi, Ahmedabad 380 058.

01. That from the searches of the revenue records being maintained by the Mamlatdar, Taluka at Ghatlodia , Circle Inspector/ Talati Mouje Bodakdev and that of the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad-3 (Memnagar) for more than last 30 years as also from certain deeds, documents, declarations, and other writings as also TPS records, permission, papers and plan etc. and produced



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before us, we have found that prior to 1971 the Lands bearing Revenue Survey Nos.413, 414 415/1, 415/2, 416/1/1, 416/1/2, 416/1/3, 416/3/1, 417, 426/1, 426/2, 427/1/1, 427/1/2, 427/2, 427/3/1, 427/3/2 and 428 (Paiki) originally belonged to The Ahmedabad Education Society, a Public Charitable Trust of Ahmedabad registered under the Bombay Public Trust Act, 1950 bearing Registration No. F/37/Ahmedabad dated 28/03/1953 as an absolute owner and possessor thereof, free from encumbrances.

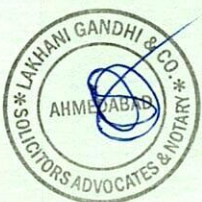
02. That thereafter the said lands bearing Revenue Survey No. Revenue Survey Nos.413, 414 415/1, 415/2, 416/1/1, 416/1/2, 416/1/3, 416/3/1, 417, 426/1, 426/2, 427/1/1, 427/1/2, 427/2, 427/3/1, 427/3/2 and 428 (Paiki) collectively admeasuring 49951 sq.mts. were covered under the Town Planning Scheme No.1/B (Bodakdev) and (1) Final Plot No.3 admeasuring 1949 sq.mts. (2) Final Plot No.7 admeasuring 9249 sq.mts. and (3) Final Plot No. 8 admeasuring 23414 sq.mts. i.e. total admeasuring 34612 sq.mts. were given in lieu thereof.
03. That thereafter the said Non-Agricultural lands bearing (1) Final Plot No.3 (2) Final Plot No.7 and (3) Final Plot No. 8 (Paiki) admeasuring 24705 sq.mts. of Town Planning Scheme No. 1/A (Bodakdev) were again converted into Non Agricultural one and for using the same for Farm House purpose as per order No.CB/JAMAN/NA/SR-151/2009 dated 23/03/2009 of the District Collector, Ahmedabad.
04. That thereafter the said lands bearing (1) Final Plot No.3 admeasuring 1949 sq.mts., (2) Final Plot No.7 admeasuring 9249 sq.mts. and (3) Final Plot No. 8 admeasuring 23414 sq.mts. total adm.34612 sq.mts. Paiki admeasuring 24705 sq.mts. of Town Planning Scheme No. 1/A



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(Bodakdev) were converted into Non Agricultural one and for using the same for Residential purpose as per order No.CB/JAMAN/NA/SR-151/2009 dated 18/04/2009 of the District Collector, Ahmedabad.

05. That thereafter the said Trust made an Application No.36/3/2008 to the Charity Commissioner, Gujarat State, Ahmedabad for sale of the land bearing Final Plot No. 3 admeasuring 1949 sq.mts. and Final Plot No.7 admeasuring 9249 sq.mts. making in aggregate admeasuring 11198 sq.mts., whereby the said authority vide its Permission dated 17/07/2010 granted necessary Permission for sale of the said lands to M/s.Arshi Construction Private Limited on the terms and conditions mentioned therein.
06. That thereafter pursuant to the permission of the Charity Commissioner referred to in Para – 5 hereinabove said Ahmedabad Education Trust through its trustees (1) Shri Shrenikbhai Kasturbhai (2) Shri Prafulbhai Anubhai (3) Shri Anangbhai Lalbhai sold and conveyed the said Non Agricultural lands bearing (1) Final Plot No.3 admeasuring 1949 sq.mts. and (2) Final Plot No.7 admeasuring 9249 sq.mts. in aggregate admeasuring 11198 sq.mts. of Town Planning Scheme No.1/A Bodakdev allotted in lieu of Revenue Survey No.413 (Paiki) 414 (Paiki) 415/1 (Paiki), 415/2 (Paiki), 416/1/1 (Paiki), 416/1/2 (Paiki), 416/1/3 (Paiki), 416/3/1 (Paiki), 417 (Paiki), 426/1 (Paiki), 426/2 (Paiki), 427/1/1 (Paiki), 427/1/2 (Paiki), 427/2 (Paiki), 427/3/1 (Paiki) and 427/3/2 (Paiki) of Mouje Bodakdev, Taluka Ghatlodia in the Registration District of Ahmedabad and Sub-District of Ahmedabad-3 (Memnagar) to M/s. Arshi Construction Private Limited by Deed of Conveyance dated 08/10/2010 duly executed and registered with the Sub-Registrar,



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Ahmedabad-3 (Memnagar) on 12/10/2010 under serial No.13151. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 9450 on 19/10/2010 duly certified by the concerned revenue authority on 22/12/2010.

07. That thereafter the said Non-Agricultural lands bearing Final Plot No.3 admeasuring 1949 sq.mts. (2) Final Plot No.7 admeasuring 9249 sq.mts. and (3) Final Plot No.8 (Paiki) admeasuring 23414 sq.mts. making in aggregate admeasuring 34612 sq.mts. (Paiki) 24705 sq.mts. of Town Planning Scheme No. 1/A (Bodakdev) were issued revised Non Agricultural Residential Use Permission as per order No.CB/JAMIN/ NA/ SR-151/2009 C 53271 dated 27/10/2010 of the District Collector, Ahmedabad.
08. That thereafter vide Order of the Company Registrar, Central Government, Delhi dated 11/04/2011 the name of owner and possessor of the said land, M/s. Arshi Construction Private Limited was changed to M/s. Arshi Construction LLP. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 9631 on 09/05/2011 duly certified by the concerned revenue authority on 24/08/2011.
09. That thereafter the said Non Agricultural land bearing Final Plot No.3 admeasuring 1949 sq.mts., of Town Planning Scheme No. 1/A (Bodakdev) was converted into Non Agricultural Commercial Use Land as per order No.CB/LAND-2/NA/SR-87/2011 C 29308 dated 18/06/2011 of the District Collector, Ahmedabad.
10. That thereafter the said Non - Agricultural land bearing Final Plot No.7 admeasuring 9249 sq.mts., Paiki admeasuring 3161 sq.mts. of Town



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Planning Scheme No. 1/A (Bodakdev) was converted into Non Agricultural Commercial Use Land as per order No.N.A./U.1/Bodakdev/65-A/Case No.15/2011-12 dated 23/05/2012 of the District Collector, Ahmedabad.

11. That thereafter pursuant to a Layout Plan in respect of the said Non Agricultural Commercial and Residential Use lands bearing Final Plot No.3 admeasuring 1949 sq.mts. and Final Plot No.7 admeasuring 9249 sq.mts., the same were amalgamated and thereafter the Amalgamated Land was Sub divided into 2 (Two) Sub Plots i.e. (1) Sub Plot No. 3+7/1 admeasuring 5110 sq.mts. Commercial Use Non Agricultural land and (2) Sub Plot No. 3+7/2 admeasuring 6088 sq.mts. of Residential Use Non Agricultural land which was approved by the Ahmedabad Municipal Corporation vide its Raja Chhiti No. 22148/060511/B912/M1 dated 24/06/2011.
12. That thereafter M/s. Arshi Construction LLP had raised loans from Indusind Bank on security of the said property. The Memorandum relating to Deposit of Title Deeds in respect whereof was and registered with the Sub Registrar, Ahmedabad – 3 (Memnagar) on 04/03/2014 under registration serial No.1415 followed by Memorandum of Extension relating to Deposit of Title Deeds registered with the Sub Registrar, Ahmedabad – 3 (Memnagar) on the same day under registration serial No.9100 and subsequently the said Loans were repaid and in turn said Bank had released its Mortgage charge thereon and Deed of Release of Mortgage was executed on 05/04/2022 and duly registered with the Sub-Registrar, Ahmedabad-3 (Memnagar) on the same day under registration serial No.4377.



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SOLICITORS, ADVOCATES & NOTARY

13. That thereafter M/s. Arshi Construction LLP had also raised loans from Kotak Mahindra Bank Limited on security of the said property. The Memorandums relating to Deposit of Title Deeds in respect whereof were registered with the Sub Registrar, Ahmedabad – 3 (Memnagar) on 01/09/2021 under registration serial No.7810 and 7814 and subsequently the said Loans were repaid and in turn said Bank had released its Mortgage charge thereon and Deeds of Release of Mortgage were executed on 06/05/2022 and duly registered with the Sub-Registrar, Ahmedabad-3 (Memnagar) on the same day under registration serial No.5831 and 5834.
14. Thus the said lands bearing Revenue Survey Nos.413 Paiki, 414 Paiki, 415/1 Paiki, 415/2 Paiki, 416/1/1 Paiki, 416/1/2 Paiki, 416/1/3 Paiki, 416/3/1 Paiki, 417 Paiki, 426/1 Paiki, 426/2 Paiki, 427/1/1 Paiki, 427/1/2 Paiki, 427/2 Paiki, 427/3/1 Paiki and 427/3/2 Paiki total admeasuring 15998 sq.mts. and corresponding (1) Final Plot No.3 admeasuring 1949 sq.mts. and (2) Final Plot No.7 admeasuring 9249 sq.mts. of Town Planning Scheme No.1/A (Bodakdev) and on amalgamation of land bearing Final Plot No. 3 + 7 and on Sub division thereof into 2 (Two) Sub Plots Paiki Non Agricultural Commercial Land bearing Sub Plot No.1 i.e. 3+7/1 admeasuring 5110 sq.mts. (as per revenue survey, the undivided share to the extent of 7300 sq.mts.) belongs to M/s. Arshi Construction LLP and the same is in actual and physical possession of said firm.
15. 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 09/12/2021 inviting objections if any from the



LAKHANI GANDHI & CO. (AHMEDABAD)
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Public in General for issuing our Title Clearance Certificate in relation thereto, we have not received any other objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

16. That by Declaration-Cum-Indemnity made on oath by Shri Kalpesh Harakchand Gala being an authorized designated partner of M/s. ARSHI CONSTRUCTION LLP on 11/05/2022 duly attested by Shri H.S. Chavda, a Notary Public of Viramgam has inter alia declared therein that the said land is the absolute property of the said M/s. ARSHI CONSTRUCTION LLP and besides the said firm no other persons, body or authority has any right, title and interest in respect of the same and the same has not been mortgaged, charged assigned leased or encumbered in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
17. At present the said land belongs to and stands in the name of said M/s ARSHI CONSTRUCTION LLP, 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.

Thus, in view of what is stated hereinabove, 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 pieces or parcels of Freehold Non-Agricultural Commercial Use Lands bearing Revenue Survey Nos.413 Paiki, 414 Paiki, 415/1 Paiki, 415/2 Paiki,



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On or towards the North : By 30 mtr wide T.P.S. Road
On or towards the South : By Final Plot No.3+7/2
On or towards the East : By Final Plot No. 4 and 6
On or towards the West : By Final Plot No. 2

DATED THIS 11TH DAY OF MAY, 2022



For, LAKHANI GANDHI & CO. (AHD)

S. A. Lakhani
ADVOCATE

