

DATED THIS 4TH DAY OF DECEMBER, 2018

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

M/s. RATNABHUMI BUILDSPACE LLP

File No.3539

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,
Near Nehru Bridge,
Ashram Road, Ahmedabad-380009.
(Gujarat) (India)**

Ref. No. :

Date :

Tele. : 26578331 & 26578551

Fax : 25675236

E-mail : lakhanigandhi@yahoo.co.in

2018/3539

TITLE CLEARANCE CERTIFICATE

Re: In the matter of investigation of title to all those pieces or parcels of Freehold Non-Agricultural Commercial Use Land bearing Final Plot No.224+225 admeasuring 4370 sq.mts. of Town Planning Scheme No.3 (Bopal) allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu (1) Block No.566 admeasuring 3642 sq.mts. and (2) Block No.567 admeasuring 3642 sq.ms. admeasuring in aggregate 7284 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) together with a Scheme of Building known as "TURQUOISE-3" under construction more particularly described in the Schedule hereunder written belonging to **RATNABHUMI**



BUILDSPACE LLP, a Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 06/06/2017 under LLP Identity Number AAJ-6208 having its Registered Office at "Terrace-20", Ratna Business Square, Near Old Natraj Cinema, Ashram Road, Ahmedabad 380 009.

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 "SANDESH" dated 23/11/2018 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 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, Dascroi Taluka at Ahmedabad and that of the Circle

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E-mail : lakhanigandhi@yahoo.co.in

Inspector/Talati Mouje Bopal and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years for the said purpose as also on perusal and verification of relevant deeds, documents, declarations, T.P.S Records, permission, papers and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by Shri Kaivan Jitendrabhai Shah, a Designated Partner of Ratnabhumi Buildspace LLP duly attested by Shri Tarang R Dave, a Notary Public of Ahmedabad on 04/12/2018 and pursuant to what is stated in our Report-on-Title of even date annexed hereto, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of Freehold Non-Agricultural Commercial Use Land bearing Final Plot No.224+225 admeasuring 4370 sq.mts. of Town Planning Scheme No.3 (Bopal) allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu (1) Block No.566 admeasuring 3642 sq.mts. and (2)





Block No.567 admeasuring 3642 sq.ms. admeasuring in aggregate 7284 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) together with a Scheme of Building known as "TURQUOISE-3" under construction and the same is bounded as follows :

On or towards the North : By Block No.566, Final Plot No.265
Neighborhood Centre

On or towards the South : By Block No.565

On or towards the East : By 24 Mtr. Road

On or towards the West : By Block No.565

DATED THIS 4th DAY OF DECEMBER, 2018.



For, LAKHANI GANDHI & CO. (AMD)

ADVOCATE

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



2018/3539

SEARCH REPORT ON TITLE

Re:- In the matter of investigation of title to all those pieces or parcels of Freehold Non-Agricultural Commercial Use Land bearing Final Plot No.224+225 admeasuring 4370 sq.mts. of Town Planning Scheme No.3 (Bopal) allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu (1) Block No.566 admeasuring 3642 sq.mts. and (2) Block No.567 admeasuring 3642 sq.ms. admeasuring in aggregate 7284 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) together with a Scheme of Building known as "**TURQUOISE-3**" under construction more particularly described in the Schedule hereunder written belonging to **RATNABHUMI BUILDSPACE LLP**, a Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 06/06/2017 under LLP Identity Number AAJ-6208 having its Registered Office at "Terrace-



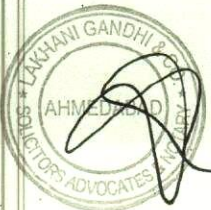
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20", Ratna Business Square, Near Old Natraj
Cinema, Ashram Road, Ahmedabad 380 009.

That from the search of the revenue records being maintained by the Mamlatdar, Dascroi Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Bopal and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-9 (Bopal) for the last more than 30 years and as also from relevant deeds, documents, declarations, T.P.S Records, permission, papers and plan etc. and produced before us, we have found....

I. **Re: Block No.566**

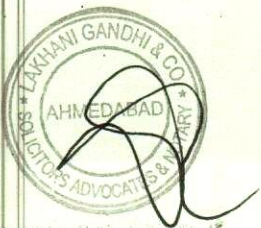
01. That prior to the year 1936 the then Jat Inami Tenure land bearing Revenue Survey No.407/1 admeasuring A0 = 36G originally belonged to one Shri Dhula Jasa, as an absolute owner and possessor thereof as recorded in the revenue records concerned.
02. That thereafter the said Shri Dhula Jasa died on 15/11/1936 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Shri Khoda Dhula and (2) Shri Kaku Dhula. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.469 on 15/01/1936 and duly certified by the revenue authority concerned.
03. That thereafter the said land being less than A 2 = 0 G was declared as 'PIECE" land as provided under section – 3 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to



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that effect was entered in the revenue records of mutation entry book under serial No.827 on 22/07/1951 and certified by the revenue authority concerned on 14/04/1952

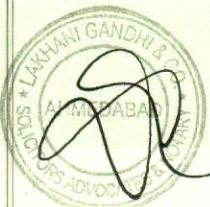
04. That thereafter on application of The Bombay Personal Inams Abolition Act, 1952 which came into effect from 01/08/1955, the said Jat Inami Tenure land was abolished vide Circular Order No.W.T.N.4035 dated 28/07/1953 of the Collector, Ahmedabad followed by Taluka Order No.W.T.N. 908 dated 02/02/1955 and accordingly, the said land was declared as "Khalsa Raiyatvari Land" as such the same was made liable to pay of Revenue Assessment on the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1049 on 01/03/1955 duly certified by the revenue authority concerned on 16/04/1955.
05. That thereafter a Scheme of Amalgamation of the entire agricultural lands situated within the Village Limits of Bopal was implemented as per Consolidation Notification published in the Government Gazette in Part-1 on page No.1603 dated 13/07/1963 of the Revenue Department, Government of Gujarat and accordingly the said land bearing Old Revenue Survey No.407/1 admeasuring A 0 =36 G was allotted a Block No.566 and the area whereof was fixed to the extent of admeasuring A 0 = 36G. The entry to that effect was entered in the mutation entry book under serial No.2329 on 20/04/1969 and duly certified by the revenue authority concerned.
06. That thereafter one of the co.owners of the said land viz. Shri Khodaji Dhulaji died on 27/02/1975 and as such his share in the said land came



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to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Maniben Wd/o.Khodaji Dhulaji (2) Shri Marsangji Khodaji (3) Shri Sakaraji Khodaji (4) Shri Prahladi Khodaji (5) Shri Ramaji Khodaji (6) Laxmi D/o.Khodaji and (7) Pasi D/o.Khodaji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2558 on 07/02/1977 and duly certified by the revenue authority concerned.

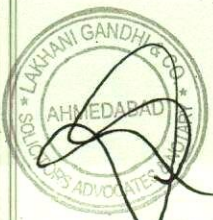
07. That thereafter another co.owners of the said land viz. Shri Kakuji Dhulaji died on 16/12/1987 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Shri Varsangji Kakuji (2) Shri Vitthalji Kakuji (3) Baluben Kakuji (4) Sitaben Kakuji (5) Chandaben Kakuji (6) Harmanben Kakuji (7) Sakariben Wd/o. Bhalaji Kakuji (8) Shri Virchandji Bhalaji (9) Shri Karsanji Bhalaji (10) Shri Nanaji Bhalaji (11) Shri Arjanji Bhalaji (12) Jashiben D/o. Bhalaji (13) Kaliben D/o. Bhalaji and (14) Manjulaben D/o. Bhalaji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.3561 on 02/02/1989 and duly certified by the revenue authority concerned on 04/03/1989.
08. That thereafter said Maniben Wd/o. Khodaji Dhulaji died on 05/07/1986 and since her heirs were already mutated in the revenue records concerned and as such her name as co.owner of the said land was deleted from the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under



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serial No.3636 on 07/07/1989 and duly certified by the revenue authority concerned on 31/08/1989.

09. That thereafter said Shri Virchandji Bhalaji Thakore died on 28/06/1997 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Chandaben Wd/o. Virchandji Bhalaji (2) Shri Dharmesh Virchandji (3) Shri Naresh Virchandji and (4) Shri Hasmukh Virchandji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4947 on 14/07/1997 and duly certified by the revenue authority concerned on 30/08/1997.
10. That thereafter the said Shri Marsangji Khodaji died on 01/04/1998 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Gangaben Wd/o. Marsangji Khodaji (2) Raiben Wd/o. Marsangji Khodaji (3) Shri Mukeshkumar Marsangji (4) Taraben Marsangji (5) Minor Madhuben Marsangji and (6) Minor Sendhaji Marsangji through their natural guardian and mother Raiben Wd/o. Marsangji Khodaji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5113 on 16/10/1998 and duly certified by the revenue authority concerned on 29/12/1998.
11. That thereafter the said Shri Prahladji Khodaji died on 13/06/1998 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Chandaben Wd/o. Prahladji



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Khodaji (2) Shri Kalubhai Prahladi (3) Shri Rajeshbhai Prahladi (4) Shri Dineshji Prahladi and (5) Shantaben Prahladi. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5114 on 16/10/1998 and duly certified by the revenue authority concerned on 29/12/1998.

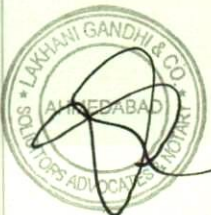
12. That thereafter the said Shri Varsangji Kakuji died on 01/06/2002 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Dahiben Wd/o. Varsangji Kakuji Thakore (2) Savitaba Varsangji (3) Shri Dhiraji Varsangji (4) Minaben Varsangji and (5) Shri Vikramji Varsangji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5454 on 07/04/2003 and duly certified by the revenue authority concerned on 10/06/2003.
13. That thereafter the said Shri Arjanji Bhalaji died on 12/01/2002 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Jashiben Wd/o. Arjanji Bhalaji (2) Shilpaben Arjanji (3) Shri Vijaykumar Arjanji and (4) Shri Akash Arjanji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5455 on 07/04/2003 and duly certified by the revenue authority concerned on 10/06/2003.
14. That thereafter the said land which was standing in the names of Dahiben Wd/o. Varsangji Kakuji and others, however on family partition in respect of their share in the said land, the names of (1) Shri Ramaji Khodaji (2) Laxmi Khodaji (3) Pasi Khodaji (4) Laxmiben Wd/o. Sakaraji



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Khodaji (5) Shri Ganeshji Sakaraji (6) Shri Baldevji Sakaraji (7) Shri Vishnubhai Sakaraji (8) Shri Sureshji Sakaraji (9) Shri Rohitji Sakaraji (10) Gangaba Wd/o. Marsangji (11) Raiben Wd/o. Marsangji (12) Shri Mukesh Marsangji (13) Taraben Marsangji (14) Shri Sendhaji Marsangji (15) Madhuben Marsangji (16) Shri Kalubhai Prahladi (17) Shri Rajeshbhai Prahladi (18) Shri Dineshbhai Prahladi and (19) Shantaben Prahladi, on the basis of declaration made on oath by them were deleted as co.owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5692 on 29/04/2004 and duly certified by the revenue authority concerned on 03/06/2004.

15. That thereafter the said land which was standing in the names of Dahiben Wd/o. Varsangji Kakuji and others, however on family partition in respect of their share in the said land, the names of (1) Shri Ramaji Khodaji (2) Laxmi Khodaji (3) Pasi Khodaji (4) Laxmiben Wd/o. Sakaraji Khodaji (5) Shri Ganeshji Sakaraji (6) Shri Baldevji Sakaraji (7) Shri Vishnubhai Sakaraji (8) Shri Sureshji Sakaraji (9) Shri Rohitji Sakaraji (10) Gangaba Wd/o. Marsangji (11) Raiben Wd/o. Marsangji (12) Shri Mukesh Marsangji (13) Taraben Marsangji (14) Shri Sendhaji Marsangji (15) Madhuben Marsangji (16) Shri Kalubhai Prahladi (17) Shri Rajeshbhai Prahladi (18) Shri Dineshbhai Prahladi and (19) Shantaben Prahladi, on the basis of declaration made on oath by them were deleted as co.owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6695 on 17/03/2007 which was CANCELLED by the revenue



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authority concerned on 25/07/2007 with a remark that the same earlier was mutated vide mutation entry No.5692.

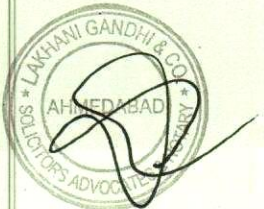
16. That thereafter the errors which were occurred while computerizing the revenue records concerned and as such the same were rectified under Order bearing No.RTS/Record/Promulgation/74/09 dated 21/01/2009 of the Mamlatdar, Ta; Dascroi. The entry to that effect was entered in the revenue records of mutation entry book under serial No.7344 dated 08/04/2009 duly certified by the revenue authority concerned on 26/05/2009.
17. That thereafter the said (A) Baluben Kakuji (wife of Vishaji) died on 25/09/2000, (B) on demise of Mansukhbhai Kakuji (Vishaji) (C) Harmanben Kakuji (wife of Natwarji) died on 14/02/2002 (D) Shri Karsanji Bhalaji died on 11/09/2005 and (E) Kaliben Bhalaji (wife of Rameshji) died on 10/03/1998 and as such their share in the said land came to be owned and possessed by their respective only legal heirs and next of kins according to the Hindu Law under which they were governed by their heirs (A)(1) Cheharaji Kakuji (Vishaji) (2) Shri Virchandji Kakuji (Vishaji) (3) Kokiben Kakuji (Vishaji) (B)(1)Kokilaben Wd/o. Mansukhbhai (2) Shri Kanuji Mansukhbhai (3) Sumitraben Mansukhbhai and (4) Shri Gopalbhai Mansukhbhai (C)(1) Samiben Kakuji (Natwarji) (2) Ramiben Kakuji (Natwarji)(3)Shri Sakaraji Kakuji (Natwarji) and (4) Payalben Kakuji (Natwarji) (D)(1) Anandiben Wd/o. Karsanji Bhalaji (2) Shri Maheshbhai Karsanji (3) Tulshiben Karsanji and (4) Shri Sunilbhai Karsanji (E)(1) Kapiben Bhalaji (Rameshji)(2) Suriben Bhalaji(Rameshji)(3) Shri Jigaji Bhalaji (Rameshji and (4) Shri Bhuraji Bhalaji (Rameshji). The entry to that effect was also entered in



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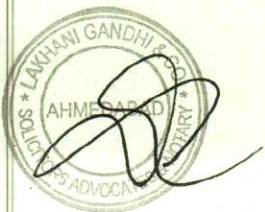
the revenue records of mutation entry book under serial No.7491 on 22/07/2009 and duly certified by the revenue authority concerned on 22/09/2009.

18. That thereafter vide Order No.Ja.No./Bopal/Correction-Order/ 2009 dated 18/08/2009 of the Circle Officer, Ambali Division, Dascroi, Ahmedabad, the names of (1) Laxmiben Wd/o. Sakaraji Khodaji (2) Shri Ramaji Khodaji (3) Gangaben Wd/o. Marsangji (4) Raiben. Marsangji (5) Shri Mukesh Marsangji (6) Taraben Marsangji (7) Minor Sendhaji Marsangji (8) Minor Madhuben Marsangji through their natural guardian Raiben (9) Laxmi Khodaji (10) Pasiben Khodaji (11) Shri Kalubhai Prahladji (12) Shri Rajeshbhai Prahladji (13) Shri Dineshbhai Prahladji (14) Shantiben Prahladji (15) Shri Ganeshbhai Sakaraji (16) Shri Baldevji Sakaraji (17) Shri Vishnubhai Sakaraji (18) Shri Sureshbhai Sakaraji and (19) Shri Rohitbhai Sakaraji as co.owners of the said land were deleted from the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7518 on 20/08/2009 and duly certified by the revenue authority concerned on 04/10/2009.
19. That thereafter (1) Cheharaji Visaji (2) Shri Virchandji Visaji (3) Kokiben Vishaji (4) Kokilaben Mansukhbhai (5) Shri Kanuji Mansukhbhai (6) Sumitraben Mansukhbhai (7) Shri Gopalbhai Mansukhbhai (8) Samiben Kakuji (Natwarji) (9) Ramiben Natwarji (10) Shri Sakaraji Natwarji (11) Payalben Natwarji (12) Sitaben Kakuji (13) Tulshiben Karsanji (14) Savitaben Varsangji (15) Minaben Varsangji (16) Chandaben Kakuji (17) Kapiben Rameshji (18) Suriben Rameshji (19) Shri Jigaji Rameshji (20) Bhuriben Rameshji (21) Manjulaben Bhalaji



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- (22) Minor Shilpaben Arjanji through her natural guardian and mother Jasiben Arjanji (23) Jasiben Bhalaji and (24) Jashiben Arjanji had released their right, title and interest in the said land in favour of Shri Vitthalji Kakuji and others.. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7795 on 01/01/2010 duly certified by the revenue authority concerned on 16/10/2010.
20. That thereafter vide Order No.162/Bopal/Correction-Order/ 2010 dated 18/03/2010 of the Circle Officer, Ambali Division, Dascroi, Ahmedabad, the name of Kokilaben Mansukhji as co.owner of the said land was deleted from the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7936 on 23/03/2010 and duly certified by the revenue authority concerned on 05/05/2010.
21. That thereafter the said Dahiben Wd/o. Varsangji Kakuji died on 02/10/2012 and as such her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by her heirs (1) Savitaben D/o. Varsangji wife of Gabhaji (2) Shri Dhiraji Varsangji Vaghela (3) Minaben D/o. Varsangji wife of Jasuji (4) Shri Vikramji Varsangji Vaghela. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11347 on 06/07/2017 and duly certified by the revenue authority concerned on 10/08/2017.
22. That thereafter (1) Savitaben D/o. Varsangji wife of Gabhaji and (2) Minaben D/o. Varsangji wife of Jasuji had released their right, title and interest in the said land in favour of (1) Shri Dhiraji Varsangji Vaghela



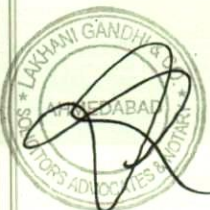
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and (2) Shri Vikramji Varsangji Vaghela. A Deed of Release in respect whereof was executed on 05/07/2017 and duly attested by Shri M.H. Rathod, a Notary Public of Ahmedabad on the same day under serial No.1503/2017. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11348 on 06/07/2017 duly certified by the revenue authority concerned on 10/08/2017.

23. That thereafter the said land bearing Block No.566 admeasuring 3642 sq.mts. was covered under the Town Planning Scheme No.3 and a Final Plot No.224+225 (Paiki) admeasuring 2185 sq.mts was allotted in lieu of the said Block number and in turn the said land was converted into Non-Agricultural Commercial use purpose vide Order No.CB/C.T.S/-1/N.A./S.R.-649/2017 dated 13/10/2017 of the District Collector, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11442 on 21/11/2017 duly certified by the revenue authority concerned on 08/02/2018.

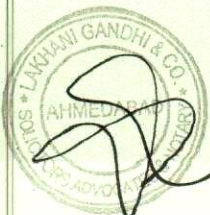
II. **Re: Block No.567**

24. That prior to the year 1951 the then Jat Imani Tenure land bearing Revenue Survey No.407/2 admeasuring A0 = 36G originally belonged to one Jiji Wd/o. Ugara Jasa, as an absolute owner and possessor thereof as recorded in the revenue records concerned.
25. That thereafter as per Taluka Order No.T.N.C. dated 27/11/1947, the name of Shri Kakuji Dhulaji as "Protected Tenant" of the said land was mutated in the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial



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- No.726 on 12/04/1948 duly certified by the revenue authority concerned on 28/07/1948.
26. That thereafter the said land being less than A 2 = 0 G was declared as 'PIECE" land as provided under section – 3 of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947. The entry to that effect was entered in the revenue records of mutation entry book under serial No.827 on 22/07/1951 and certified by the revenue authority concerned on 14/04/1952
27. That thereafter on application of The Bombay Personal Inams Abolition Act, 1952 which came into effect from 01/08/1955, the said Jat Inami Tenure land was abolished vide Circular Order No.W.T.N.4035 dated 28/07/1953 of the Collector, Ahmedabad followed by Taluka Order No.W.T.N 908 dated 02/02/1955 and accordingly, the said land was declared as "Khalsa Raiyatvari Land" as such the same was made liable to pay Revenue Assessment on the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1049 on 01/03/1955 duly certified by the revenue authority concerned on 16/04/1955.
28. That thereafter the said Jiji Wd/o. Ugara Jasa died on 26/03/1962 and as such her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by her heirs (1) Takhiben D/o. Jiji Ugara Jasa and (2) Bhatiben D/o. Jiji Ugara Jasa. The entry to that effect was also entered in the revenue records of mutation entry book



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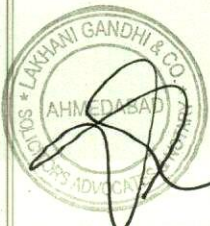
- under serial No.2153 on 30/05/1962 and duly certified by the revenue authority concerned on 15/07/1962.
29. That thereafter vide Order No. R.T.S Appeal No.15/63 dated 21/09/1963 of the Deputy Collector, Ahmedabad, the some changes were made in the revenue records. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2231 on 01/10/1964 which was CANCELLED by the revenue authority concerned on 20/10/1964 with a remark that "the changes mentioned therein were not clear and as such the said mutation entry was cancelled.
30. That thereafter a Scheme of Amalgamation of the entire agricultural lands situated within the Village Limits of Bopal was implemented as per Consolidation Notification published in the Government Gazette in Part-1 on page No.1603 dated 13/07/1963 of the Revenue Department, Government of Gujarat and accordingly the said land bearing Old Revenue Survey No.407/2 admeasuring A 0 =36 G was allotted a Block No.567 and the area whereof was fixed to the extent of admeasuring A 0 = 36G sq.mts as "Piece Land". The entry to that effect was entered in the mutation entry book under serial No.2329 on 20/04/1969 and duly certified by the revenue authority concerned.
31. That thereafter as per the order dated 26/11/1974 by the Mamlatdar and Krushi Panch, Dascroi and subsequently on payment of said purchase price of Rs.865.20 Ps. a Certificate vide Form 9 was issued in the name of said Shri Kakuji Dhulaji and in turn the said land was absolutely vested unto in his name on "NEW TENURE" basis i.e. as



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Non-Alienable and Non-Transferable Land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.2554 on 30/12/1976 duly certified by the revenue authority concerned on 18/04/1978.

32. That thereafter said Shri Kakuji Dhulaji died on 16/12/1987 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Shri Varsangji Kakuji (2) Shri Vitthalji Kakuji (3) Baluben Kakuji (4) Sitaben Kakuji (5) Chandaben Kakuji (6) Harmanben Kakuji (7) Sakariben Wd/o. Bhalaji Kakuji (8) Shri Virchandji Bhalaji (9) Shri Karanji Bhalaji (10) Shri Nanaji Bhalaji (11) Shri Arjanji Bhalaji (12) Jashiben Bhalaji (13) Kaliben Bhalaji and (14) Manjulaben Bhalaji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.3561 on 02/02/1989 and duly certified by the revenue authority concerned on 04/03/1989.
33. That thereafter said Shri Varsangji Kakuji and other had raised a Loan for Rs.1,41,000/- on security the said land from Dena Bank, Bopal Branch, Ahmedabad and a charge thereon was entered in the column of Other Right Holder of Village Form No.7 and 12. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4402 on 07/05/1995 duly certified by the revenue authority concerned on 11/06/1995.
34. That thereafter said Shri Virchandji Bhalaji Thakore died on 28/06/1997 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the



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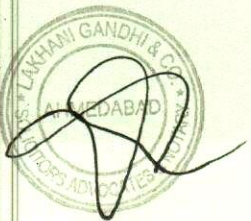
- Hindu Law under which he was governed by his heirs (1) Chandaben Wd/o. Virchandji Bhalaji (2) Shri Dharmesh Virchandji (3) Shri Naresh Virchandji and (4) Shri Hasmukh Virchandji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4947 on 14/07/1997 and duly certified by the revenue authority concerned on 30/08/1997.
35. That thereafter the said Shri Varsangji Kakuji died on 01/06/2002 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Dahiben Wd/o. Varsangji Kakuji Thakore (2) Savitaba Varsangji (3) Shri Dhiraji Varsangji (4) Minaben Varsangji and (5) Shri Vikramji Varsangji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5454 on 07/04/2003 and duly certified by the revenue authority concerned on 10/06/2003.
36. That thereafter the said Shri Arjanji Bhalaji died on 12/01/2002 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed by his heirs (1) Jashiben Wd/o. Arjanji Bhalaji (2) Shilpaben Arjanji (3) Shri Vijaykumar Arjanji and (4) Shri Akash Arjanji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5455 on 07/04/2003 and duly certified by the revenue authority concerned on 10/06/2003.
37. That thereafter the said (A) Baluben Kakuji (wife of Vishaji) died on 25/09/2000, (B) on demise of Mansukhbhai Kakuji (Vishaji) (C) Harmanben Kakuji (wife of Natwarji) died on 14/02/2002 (D) Shri



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Karsanji Bhalaji died on 11/09/2005 and (E) Kaliben Bhalaji (wife of Rameshji) died on 10/03/1998 and as such their share in the said land came to be owned and possessed by their respective only legal heirs and next of kins according to the Hindu Law under which they were governed by their heirs (A)(1) Cheharaji Kakuji (Vishaji) (2) Shri Virchandji Kakuji (Vishaji) (3) Kokiben Kakuji (Vishaji) (B)(1)Kokilaben Wd/o. Mansukhbhai (2) Shri Kanuji Mansukhbhai (3) Sumitraben Mansukhbhai and (4) Shri Gopalbhai Mansukhbhai (C)(1) Samiben Kakuji (Natwarji) (2) Ramiben Kakuji (Natwarji)(3)Shri Sakaraji Kakuji (Natwarji) and (4) Payalben Kakuji (Natwarji (D)(1) Anandiben Wd/o. Karsanji Bhalaji (2) Shri Maheshbhai Karsanji (3) Tulshiben Karsanji and (4) Shri Sunilbhai Karsanji (E)(1) Kapiben Bhalaji (Rameshji)(2) Suriben Bhalaji(Rameshji)(3) Shri Jigaji Bhalaji (Rameshji and (4) Shri Bhuraji Bhalaji (Rameshji). The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7491 on 22/07/2009 and duly certified by the revenue authority concerned on 22/09/2009.

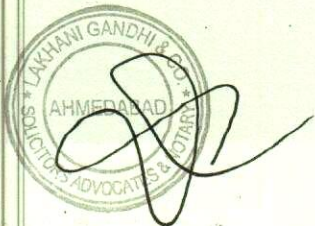
38. That thereafter (1) Cheharaji Visaji (2) Shri Virchandji Visaji (3) Kokiben Vishaji (4)Kokilaben Mansukhbhai (5) Shri Kanuji Mansukhbhai (6) Sumitraben Mansukhbhai (7) Shri Gopalbhai Mansukhbhai (8) Samiben Kakuji (Natwarji) (9) Ramiben Natwarji (10)Shri Sakaraji Natwarji (11) Payalben Natwarji (12) Sitaben Kakuji (13) Tulshiben Karsanji (14) Savitaben Varsangji (15) Minaben Varsangji (16) Chandaben Kakuji (17) Kapiben Rameshji (18) Suriben Rameshji (19) Shri Jigaji Rameshji (20) Bhuriben Rameshji (21) Manjulaben Bhalaji (22) Minor Shilpaben Arjanji through her natural guardian and mother



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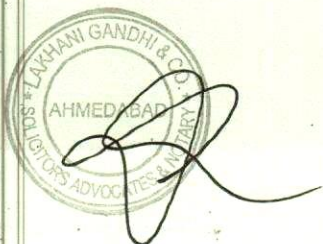
Jasiben Arjanji (23) Jasiben Bhalaji and (24) Jashiben Arjanji had released their right, title and interest in the said land in favour of Shri Vitthalji Kakuji and others.. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7795 on 01/01/2010 duly certified by the revenue authority concerned on 16/10/2010.

39. That thereafter the said Dahiben Wd/o. Varsangji Kakuji died on 02/10/2012 and as such her share in the said land came to be owned and possessed by her only legal heirs and next of kins according to the Hindu Law under which she was governed by her heirs (1) Savitaben D/o. Varsangji wife of Gabhaji (2) Shri Dhiraji Varsangji Vaghela (3) Minaben D/o. Varsangji wife of Jasuji (4) Shri Vikramji Varsangji Vaghela. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11347 on 06/07/2017 and duly certified by the revenue authority concerned on 10/08/2017.
40. That thereafter (1) Savitaben D/o. Varsangji wife of Gabhaji and (2) Minaben D/o. Varsangji wife of Jasuji had released their right, title and interest in the said land in favour of (1) Shri Dhiraji Varsangji Vaghela and (2) Shri Vikramji Varsangji Vaghela. A Deed of Release in respect whereof was executed on 05/07/2017 and duly attested by Shri M.H. Rathod, a Notary Public of Ahmedabad on the same day under serial No.1503/2017. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11348 on 06/07/2017 duly certified by the revenue authority concerned on 10/08/2017.



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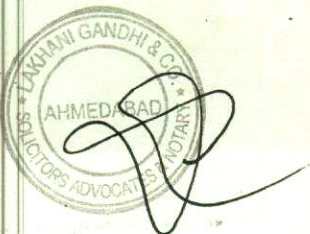
41. That thereafter the said owner had repaid loan raised on security of the said land to the said Dena Bank, Bopal Branch, Ahmedabad and in turn the said Bank, vide its certificate dated 22/08/2017 released its charge on the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11384 on 22/08/2017 duly certified by the revenue authority concerned on 21/11/2017.
42. That thereafter on payment of requisite premium, the Collector, Ahmedabad vide his order bearing No.ACB/TNC-3/Premium/Bopal/S.R-385/2017/FPMS 210169 dated 08/03/2018 converted the land bearing Block No.567 admeasuring 3642 sq.mts. and corresponding Final Plot No.224+225 admeasuring 2185 sq.mts of Town Planning Scheme No.4 from "New Tenure" to "Old Tenure" on the terms and conditions mentioned therein. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.11596 on 27/03/2018 and duly certified by the revenue authority concerned on 11/06/2018.
43. That thereafter said land bearing Block No.567 (Old Revenue Survey No.407 and corresponding Final Plot No.224 admeasuring 2185 sq.mts. was converted into Non Agriculture Commercial Use Land as per order No.CB/Tatkal/Bopal.S.No.567/S.R.499/2018 dated 26/06/2018 of the Collector, Ahmedabad.
44. That thereafter (1) Block No.566 admeasuring 3642 sq.mts. and (2) Block No.567 admeasuring 3642 sq.ms. admeasuring in aggregate



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7284 sq.mts. was covered under Town Planning Scheme No.3 (Bopal) and amalgamated Final Plot No.224+225 admeasuring 4370 sq.mts. was allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu of the said Block numbers.

45. That thereafter the error which occurred while computerizing the revenue records of the said land wherein the name of Shri Akashbhai Arjanji being one of co.owner of the said land was shown as "Alpesh Arjanji" in the revenue records concerned. The said error was rectified vide an Order bearing No.E-dhara/Rectification-Order/Bopal/S.R 261/18 dated 17/10/2017 of the Mamlatdar, Dascroi Taluka, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11663 on 15/05/2018 duly certified by the revenue authority concerned on 24/07/2018.
46. That thereafter said (1) Shri Vitthalji Kakuji (2) Chandaben Wd/o. Virchandji Bhalaji (3) Shri Dharmesh Virchandji (4) Shri Naresh Virchandji (5) Shri Hasmukh Virchandji (6) Shri Nanaji Bhalaji (7) Jashiben Wd/o. Arjanji Bhalaji (8) Shri Vijaykumar Arjanji (9) Shri Akash Arjanji (10) Shri Dhiraji Varsangji (11) Shri Vikramji Varsangji (12) Sakariben Wd/o. Bhalaji Kakuji (13) Anandiben Karsanji Bhalaji (14) Shri Maheshbhai Karsanji Bhalaji and (15) Shri Sunilbhai (Sanjaybhai) Karsanji Bhalaji agreed to sell the said land to M/s. Siddhipriya Construction, a partnership firm of Ahmedabad. An Agreement to sell in respect whereof was executed on 26/06/2018 and duly attested by Shri



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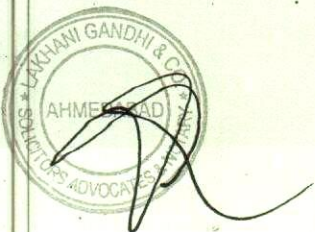
Jitendra M. Dave, a Notary Public of Ahmedabad on the same day under serial No.C/60/2018.

47. That thereafter the said (1) Shri Vitthalji Kakuji (2) Chandaben Wd/o. Virchandji Bhalaji (3) Shri Dharmesh Virchandji (4) Shri Naresh Virchandji (5) Shri Hasmukh Virchandji (6) Shri Nanaji Bhalaji (7) Jashiben Wd/o. Arjanji Bhalaji (8) Shri Vijaykumar Arjanji (9) Shri Akash Arjanji (10) Shri Dhiraji Varsangji (11) Shri Vikramji Varsangji (12) Sakariben Wd/o. Bhalaji Kakuji (13) Anandiben Karsanji Bhalaji (14) Shri Maheshbhai Karsanji Bhalaji and (15) Shri Sunilbhai (Sanjaybhai) Karsanji Bhalaji, as Vendors and said M/s. Siddhipriya Construction, as Confirming Party sold and conveyed the said land to M/s. Ratnabhumi Buildspace LLP, a Partnership firm duly incorporated under section 12 (1) (b) of the Limited Liability Partnership Act, 2008 and registered with the Registrar, Ahmedabad on 06/06/2017 under LLP Identity Number AAJ-6208 having its Registered Office at "Terrace-20", Ratna Business Square, Near Old Natraj Cinema, Ashram Road, Ahmedabad 380 009. A Deed of Conveyance in respect whereof was executed on 30/07/2018 and lodged for registration with the Sub-Registrar, Ahmedabad-9 (Bopal) on the same under serial No.8940, which was duly registered by the said Sub-Registrar, Ahmedabad-9 (Bopal) on 13/08/2018 under serial registration No.8940. The entry to that effect was entered in the revenue records of mutation entry book under serial No.11774 on 14/08/2018 duly certified by the revenue authority concerned on 26/10/2018.



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48. That thereafter heirs of (A) Shri Vitthalji Kakuji viz. (1) Shri Vitthalji Kakuji for self also as Karta/Manager of his HUF (2) Madhuben W/o. Vitthalji Kakuji (3) Shri Pravinbhai Vitthalji Kakuji for self also as Karta/Manager of his HUF as also natural guardian and father his minor son Prathvi and minor daughters Hina and Aksar (4) Bhartiben W/o. Pravinbhai Vitthalji (5) Shri Jayeshbhai Vitthalji Kakuji for self also as Karta/Manager of his HUF as also natural guardian and father his minor son Kevin (6) Chetnaben W/o. Jayeshbhai Vitthalji (7) Nandiben D/o. Vitthalji (8) Jyotsanaben D/o. Vitthalji, legal heirs deceased (B) Shri Virchandji Bhalaji viz. (1) Shri Dharmendrabhai Virchandji for self also as Karta/Manager of his HUF also as natural guardian and father his minor sons (i) Karama and (ii) Pankaj and minor daughter Arti (2) Minaben W/o. Dharmendrabhai Virchand (3) Shri Nareshbhai Virchandji for self also as Karta/Manager of his HUF also as natural guardian and father his minor sons (i) Piyush and (ii) Hardik (4) Vinaben W/o. Nareshbhai Virchandji (5) Shri Hasmukhbhai Virchand for self also as Karta/Manager of his HUF also as natural guardian and father his minor son Mayur and minor daughter Priyanka (6) Savitaben W/o. Hasmukhbhai Virchand, heirs of (C) Shri Nanji Bhalaji viz. (1) Nanji Bhalaji for self also as Karta/Manager of his HUF (2) Kokilaben W/o. Nanjibhai Bhalaji (3) Shri Mehulbhai Nanjibhai for self also as Karta/Manager of his HUF also as natural guardian and father his minor sons (i) Dhruvil and (ii) Shaumil (4) Ashaben W/o. Mehulbhai Nanjibhai (5) Shri Rahulbhai Nanjibhai for self also as Karta/Manager of his HUF also as natural guardian and father his minor son Krishila and minor daughter Kriya (6) Niruben W/o. Rahulbhai Nanjibhai (7)



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Munni D/o. Nanji Bhalaji, legal heirs of (D) Arjanji Bhalaji viz. (1) Shri Vijaybhai Arjanji for self also as Karta/Manager of his HUF (2) Kavitaaben W/o. Vijaybhai Arjanji (3) Shri Akashbhai alias Alpeshbhai Arjanji for self also as Karta/Manager of his HUF (4) Kinjalben W/o. Akashbhai alias Alpeshbhai, legal heirs of (E) Varsangji Bhalaji viz. (1) Shri Dhiraji Varsangji for self also as Karta/Manager of his HUF also as natural guardian and father his minor son Prince and minor daughters (i) Radhika and (ii) Priyanshi (2) Soniben W/o. Dhiraji Varsangji (3) Shri Vikramji Varsangji for self also as Karta/Manager of his HUF also as natural guardian and father his minor son Samarth (4) Gitaben W/o. Vikramji Varsangji, legal heirs of deceased (F) Shri Karsanji Bhalaji viz., (1) Shri Maheshbhai Karsanji (un-married) (2) Shri Sunilbhai alias Sanjaybhai Karsanji (Un-married), being only coparceners/ members of the said Vendors, by six separate Deeds of Confirmation had confirmed the sale of the said land by said Registered Deed of Conveyance bearing No.8940 dated 13/08/2018 in favour of said Ratnabhumi Buildsplace LLP and the said Deeds of Confirmation were duly attested by Shri Tarang R. Dave, Notary Public of Ahmedabad on 06/12/2018.

49. The said Partnership firm has commenced construction work of Commercial Building known as "TURQUOISE-3" on said land bearing Final Plot No.224+225 admeasuring 4370 sq.mts. of Town Planning Scheme No.3 (Bopal) allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu (1) Block No.566 admeasuring 3642 sq.mts. and (2) Block No.567 admeasuring 3642 sq.ms. aggregate in admeasuring 7284 sq.mts. of



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Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad-9 (Bopal) as per plan duly approved by the Ahmedabad Urban Development Authority vide its Development Permission bearing No.I.F.P. No.1006562 and Serial No.IFP-1006562/9/2018/463 dated 26/11/2018 of the Senior Town Planner, Ahmedabad Urban Development Authority, Ahmedabad which is consisting of Celler/Basement (Parking), Ground Floor,(Hollow Plinth) (Shops +Electric Sub-station), First and Second Floors (Shops), Third to Sixth Floor (Office) Seventh Floor (no information), Stair Cabin and Lift Room etc., and the same is in progress and in the meantime, the said partnership firm has not booked or entered into any agreement to sell any units of the said building known as "TURQUISE-3" in the name of any person, body and authority.

50. Further during the course of investigation of title to the property in question we had issued a public notice in the Gujarati daily newspaper "SANDESH" on 23/11/2018 inviting objections if any from the Public in General for issuing our Title Clearance Certificate only 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 plot together with bungalow standing thereon.
51. That by Declaration-Cum-Indemnity made on oath on 04/12/2018 by Shri Kaivan Jitendrakumar Shah, a Designated Partner of RATNABHUMI BUILDSPACE LLP, duly attested by Shri Tarang R Dave, a Notary Public of Ahmedabad has inter-alia declared therein



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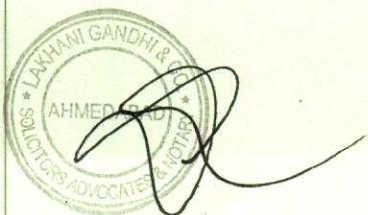
that the said land is absolute property of the partnership firm and except the partners of the said firm, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever and 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.

52. At present the land in question belongs to and standing in the name of the Ratnabhumi Buildspace LLP and from the search of the revenue records, it appears that there is no charge or encumbrances over the same.

Thus in view of that what stated hereinabove, we are of the opinion that the title to the said land together with a Scheme of Building known as "TURQUOISE-3" under construction is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of Freehold Non-Agricultural Commercial Use Land bearing Final Plot No.224+225 admeasuring 4370 sq.mts. of Town Planning Scheme No.3 (Bopal) allotted as per the letter of Town Planning Officer dated 25/09/2017 bearing No.Naryo No.3 (Bopal) Case No.199/366 in lieu (1) Block No.566 admeasuring 3642 sq.mts. and (2) Block No.567 admeasuring 3642 sq.ms. admeasuring in aggregate 7284 sq.mts. of Mouje Bopal of Dascroi Taluka in the Registration District of Ahmedabad and Sub-



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District of Ahmedabad-9 (Bopal) together with a Scheme of Building known as **"TURQUOISE-3"** under construction and the same is bounded as follows :

On or towards the North : By Block No.566, Final Plot No.265
Neighborhood Centre

On or towards the South : By Block No.565

On or towards the East : By 24 Mtr. Road

On or towards the West : By Block No.565

DATED THIS 4th DAY OF DECEMBER, 2018.



For, LAKHANI GANDHI & CO. (AHD)

ADVOCATE