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REPORT ON TITLE

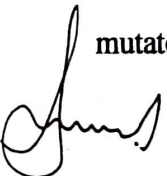
**Investigation of title in respect of land
bearing R. S. No. 1329, H. 1-30-81 paiki
H. 1-18-14, N. A. land of village PADRA
(KASBA), Ta. PADRA & Dist.
VADODARA, City Survey No. NA 1329.**

After the death of NARAYAN KUBERBHAI, name of his heir BAI DIWALI was entered in revenue record for R.S. No. 1329 & others vide entry No. 451, certified by revenue authority.

BAI DIWALI accepted mortgage money of Rs. 3100/- & had handed over possession of R. S. No. 1329 to AMIN MANUBHAI BHAILALBHAI & DAHYABHAI CHUNIBHAI. AMIN MANUBHAI BHAILALBHAI & DAHYABHAI CHUNIBHAI had redeemed mortgage dated 2-5-1956 by paying Rs. 3100 to BAI DIWALI. Name of AMIN MANUBHAI BHAILALBHAI & DAHYABHAI CHUNIBHAI were entered in revenue record for said land vide entry No. 1220 dated 08-05-1956, certified by revenue authority.

As per order passed in Tenancy Case No. 44/ 56-57, TRIBHUVANBHAI MANSUKHBHAI had relinquished his Khed-hakk rights from R.S. No. 1329. The said change was entered in revenue record for said land vide entry No. 1289 dated 01-03-1957, certified on 15-02-1958.

As per family partition, land bearing R. S. No. 1329 H. 1-30-81 paiki H. 0-46-40 (middle portion) mutated in name of AMIN MANUBHAI BHAILALBHAI, land bearing R. S. No. 1329 H. 1-30-81 paiki H. 0-38-00 (Southern Side) mutated in name of AMIN DAHYABHAI CHUNILAL, land bearing R.S. No. 1329 H. 1-30-81 paiki H. 0-46-41 (Northern side) mutated in name of AMIN NAGINBHAI CHUNILAL. The said change was



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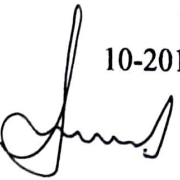
entered in revenue record for said land vide entry No. 9439 dated 08-12-1997, certified on 19-01-1998.

AMIN DAHYABHAI CHUNILAL had executed WILL dated 12-02-2001 & by said WILL, he bequeathed R.S. No. 1329 in favor of (1) DINESH DAHYABHAI AMIN- 1/3rd part of H. 0-38-00 land (western side); (2) KAMLABEN DAHYABHAI AMIN- 1/3rd part next to DINESH DAHYABHAI AMIN; (3) RAJENDRABHAI DAHYABHAI AMIN- 1/3rd part of H. 0-38-00 land (eastern side) & thereafter he died. Names of DINESH DAHYABHAI AMIN, KAMLABEN DAHYABHAI AMIN, RAJENDRABHAI DAHYABHAI AMIN were entered in revenue record for said land vide entry No. 11333 dated 16-06-2006, certified on 10-10-2008.

AMIN DAHYABHAI CHUNILAL died on 14-03-2006, name of his heirs (1) KAMLABEN DAHYABHAI AMIN, (2) NIRANJANABEN DAHYABHAI AMIN, (3) DINESHBHAI DAHYABHAI AMIN, (4) RAJUBHAI DAHYABHAI AMIN were entered in revenue record for R. S. No. 1329 vide entry No. 11343 dated 07-07-2006. The said entry was rejected on 20-09-2006.

DY. COLLECTOR, VADODARA vide his order in Case No. R.T.S. / Appeal/ 91/ 2009, R.T.S. / Appeal/ 93/ 2009; has quashed and set aside the order dated 20-09-2006 passed by DY. MAMLATDAR, PADRA in respect of mutation entry No. 11343 & order dated 10-10-2008 passed by MAMLATDAR, PADRA in respect of mutation entry No. 11333 in R. T. S. case No. 18/08 and remanded the said case to MAMLATDAR, PADRA for rehearing . The said change was entered in revenue record for R.S. No. 1329 vide entry No. 13841 dated 14-07-2011, certified on 21-09-2011.

MAMLATDAR, PADRA vide his order in case No. 7/2011 dated 15-10-2011, cancelled mutation entry No. 11343 & certified mutation entry No.



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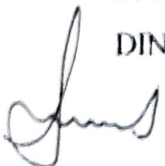
11333. The said change was entered in revenue record for R.S. No. 1329 vide entry No. 14077 dated 19-10-2011, certified by revenue authority

COLLECTOR, VADODARA vide his order No. LAND-D/ Sec- 65/ VASI/ 4317/ 2012 dated 29-06-2012 granted N. A. permission for R. S. No. 1329 of village PADRA (KASBA), H. 1-30-81 paiki H. 1-18-14. The said change was entered in revenue record for said land vide entry No. 14518, dated 09-07-2012, certified on 30-07-2012 & vide entry No. 14552 dated 07-08-2012, certified on 01-11-2012 & in property card of City Survey Department vide entry No. 1 dated 30-11-2019, certified on 30-11-2019.

DY. COLLECTOR, VADODARA vide his order in Case No. R.T.S. / Appeal/ 398/ 2011 dated 30-06-2012, has set aside the order of MAMLATDAR, PADRA in TAKRARI/ Case No. 07/2011 dated 15-10-2008 & cancelled the mutation entry No. 11333 & confirmed and certified the mutation entry No. 11343. The said change was entered in revenue record for R.S. No. 1329 vide entry No. 14522 dated 11-07-2012, certified on 21-09-2012 & in property card of City Survey Department vide entry No. 27 dated 28-05-2020, certified on 09-07-2020.

AMIN NAGINBHAI CHUNILAL died on 29-07-2011, names of his heir (1) AMIN RASIKABEN NAGINBHAI – wife, (2) AMIN KAMLESHBHAI NAGINBHAI – son, (3) AMIN NIHARIKABEN NAGINBHAI – daughter & (4) AMIN HETALBEN NAGINBHAI were entered in revenue record for said land vide entry No. 14699 dated 12-03-2013, certified on 11-06-2013 & in property card of City Survey Department vide entry No. 12 dated 23-01-2020, certified on 20-03-2020.

RAJUBHAI DAHYABHAI AMIN has filed R.C.S. No. 60/14 in the Court of Civil Judge (J.D.), PADRA against (1) KAMLABEN DAHYABHAI AMIN, (2) NIRANJANABEN DAHYABHAI AMIN & (3) DINESHBHAI DAHYABHAI AMIN in respect of land bearing R. S. No.



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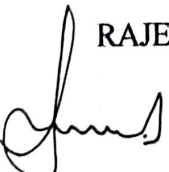
1329 paiki H. 0-38-00 of village PADRA (KASBA), Ta. PADRA & Dist. VADODARA & R. S. No. 21 H. 0-22-60, of village SANGMA, Ta. PADRA, Dist. VADODARA for the relief of partition of the property, declaration & permanent injunction. Plaintiff RAJUBHAI DAHYABHAI AMIN has filed withdrawal pursis at Ex- 7 dated 23-09-2014 & withdrawn the said suit unconditionally. The Learned 2nd Additional Civil Judge & J. M. F.C., PADRA vide his order dated 02-10-2014 disposed the said suit.

KAMLABEN DAHYABHAI AMIN & NIRANJANABEN DAHYABHAI AMIN have jointly executed registered relinquishment Deed dated 21-03-2014 registered at serial No. 487 in favor of RAJUBHAI DAHYABHAI AMIN for R.S. No. 1329, H. 0-38-00 paiki H. 0-19-00 N.A. land.

KAMLABEN DAHYABHAI AMIN died on 02-11-2014, her name was deleted from revenue record for said land vide entry No. 16319 dated 29-07-2015, certified on 11-09-2015 & in property card of City Survey Department vide entry No. 13 dated 24-01-2020, certified on 20-03-2020.

AMIN MANUBHAI BHAILALBHAI died on 29-11-2014 & SHANTABEN MANUBHAI AMIN died on 28-12-1985, names of their heirs (1) HARSHAD MANUBHAI AMIN- son, (2) REKHABEN MANUBHAI AMIN- daughter, (3) ARUNABEN MANUBHAI AMIN- daughter & (4) DILIPBHAI MANUBHAI AMIN- son are entered in revenue record for said land vide entry No. 16566 dated 16-02-2016, certified on 09-05-2016 & in property card of City survey Department vide entry No. 14 dated 30-01-2020, certified on 20-03-2020.

RAJUBHAI DAHYABHAI AMIN died on 03-11-2016, names of his heirs (1) SMITABEN RAJENDRABHAI AMIN- wife, (2) DAMINIBEN RAJENDRABHAI AMIN- daughter & (3) MAYURKUMAR RAJENDRABHAI AMIN- son are entered in revenue record for said land



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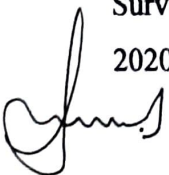
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vide entry No. 16747 dated 26-12-2016, certified on 17-03-2017 & in property card of City Survey Department vide entry No. 28 dated 28-05-2020, certified on 09-07-2020.

(1) RASIKABEN NAGINBHAI AMIN, (2) KAMLESHBHAI NAGINBHAI AMIN, (3) NIHARIKABEN NAGINBHAI AMIN & (4) HETALBEN NAGINBHAI AMIN have jointly executed registered Sale Deed dated 20-03-2017 registered at serial No. 626 & new registration No. 2593 dated 06-11-2019 in favor of EMPIRE CORPORATION- a partnership firm through its partner 1. BIMAL YOGESHBHAI DESAI & (2) GULAMHUSSAIN SAIDAHMAD DADI for R. S. No. 1329 paiki admeasuring 13081 Sq. Mtrs. land paiki admeasuring 11814 Sq. Mtrs. Commercial & residential N. A. land paiki 4641 Sq. Mtrs. Open land of village PADRA (KASBA), Ta. PADRA & Dist. VADODARA. Name of purchaser is entered in property card of City Survey Department vide entry No. 22 dated 22-05-2020, certified on 09-07-2020.

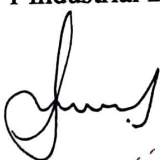
Heirs of deceased DAHYABHAI CHUNILAL AMIN- (1) NIRANJANABEN DAHYABHAI AMIN, (2) Heirs of deceased RAJENDRABHAI DAHYABHAI AMIN - (2/1) SMITABEN RAJENDRABHAI AMIN, (2/2) DAMINIBEN RAJENDRABHAI AMIN, (2/3) MAYURKUMAR RAJENDRABHAI AMIN have jointly executed registered Sale Deed dated 31-08-2017 registered at serial No. 2364 in favor of EMPIRE CORPORATION- a partnership firm through its partner 1. BIMAL YOGESHBHAI DESAI & (2) GULAMHUSSAIN SAIDAHMAD DADI for R. S. No. 1329 paiki admeasuring 13081 Sq. Mtrs. land paiki admeasuring 11814 Sq. Mtrs. Commercial & residential N. A. land paiki 2533 Sq. Mtrs. Open land of village PADRA (KASBA), Ta. PADRA & Dist. VADODARA. Name of purchaser is entered in property card of City Survey Department vide entry No. 29 dated 04-06-2020, certified on 21-07-2020.



Heirs of deceased MANUBHAI BHAILALBHAI AMIN- (1) HARSHADBHAI MANUBHAI AMIN, (2) REKHABEN MANUBHAI AMIN, (3) ARUNABEN MANUBHAI AMIN, (4) DILIPBHAI MANUBHAI AMIN; No. 4 personally & No. 1, 2, 3 through their P.O.A. Holder DILIPBHAI MANUBHAI AMIN have jointly executed registered Sale Deed dated 25-01-2018 registered at Serial No. 273 in favor of EMPIRE CORPORATION – a partnership firm through its partner BIMAL YOGESHBHAI DESAI & (2) GULAMHUSSAIN SAIDAHMAD DADI for R. S. No. 1329 paiki admeasuring 13081 Sq. Mtrs. land paiki admeasuring 11814 Sq. Mtrs. Commercial & residential N. A. land paiki 4640 Sq. Mtrs. land of village PADRA (KASBA), Ta. PADRA & Dist. VADODARA. Name of purchaser is entered in property card of City Survey Department vide entry No. 21 dated 22-05-2020, certified on 09-07-2020.

I have published public notice / advertisement in “GUJARAT SAMACHAR” daily newspaper on 28-10-2016 inviting objections in respect of said land. In response to the said notice, Advocate NASARU S. MALEK on behalf of his client DINESHBHAI DAHYABHAI AMIN has filed his written objections on 02-11-2016. The measurement of R. S. No. 1329 shown in revenue record H. 1-30-81 paiki I have given public notice in respect of H. 1-11-81 excluding the share of objector DINESHBHAI DAHYABHAI AMIN. Therefore I have not considered the objection of Adv. NASARU S. MALEK for my report.

VADODARA URBAN DEVELOPMENT AUTHORITY vide its order No. UDA/ Plan – 2/ PERMISSION/ 194/ 2017 dated 29-09-2017 had issued building permission in respect of land bearing R. S. No. 1329 admeasuring 11814 Sq. Mtrs. paiki 7088.40 Sq. Mtrs. for construction of commercial complex consisting of 110 shops & 72 offices, 19 Bungalows & 1 Industrial Building.



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As per the building permission, EMPIRE CORPORATION – a partnership firm through its partner GULAMHUSSAIN SAIDAHMAD DADI (Promoters) have plan to construct commercial & residential project in name & style of “AASHIRWAD BUNGALOWS & COMPLEX”.

I have also perused notarized affidavit dated 26-09-2020 notarized at Serial No. 2207 executed by GULAMHUSSAIN SAIDAHMAD DADI – a partner of EMPIRE CORPORATION.

I have verified relevant revenue record & carried out necessary search from office of Sub-Registrar, VADODARA for last 32 years from available record. EMPIRE CORPORATION – a partnership firm through its partner (1) BIMAL YOGESHBHAI DESAI & (2) GULAMHUSSAIN SAIDAHMAD DADI is owner of R.S. No. 1329, H. 1-30-81 paiki H. 1-18-14, N. A. land of village PADRA (KASBA), Ta. PADRA & Dist. VADODARA, City survey no. NA 1329. As per my opinion the title of said land is clear, marketable & free from encumbrances.

Date : 26-09-2020

Place : Vadodara.

Advocate sign:

Advocate name: V. S. Goswami

SANAD NO.:G/636/1982

