

**Moinuddin T. Refai**

B.A., LL.B.  
ADVOCATE (Guj. High Court)

Office :  
Sansthavasahat,  
Mirsahab Wada,  
Raopura,  
BARODA.

Resi.:  
"Baitul Refai"  
A/5, Mariyam Park,  
Tandalja Road,  
BARODA.  
Mobile.: 98250 07813

### TITLE CLEARANCE CERTIFICATE

Title Clearance Certificate in respect of properties situated at Vadodara, Vibhag D - 1/12 City Survey No. 3/2 ad-measuring about 237-18-21 Sq. Mtrs City Survey No. 3/3 ad-measuring about 237-18-21 Sq. Mtrs City Survey No. 3/4 ad-measuring about 557-42-00 Sq. Mtrs City Survey No 3/5, ad-measuring about 600-06-27 Sq. Mtrs City Survey No. 3/6 ad-measuring about 395-11-79 Sq. Mtrs City Survey No. 3/1 ad-measuring about 1239-79-51 Sq. Mtrs in Fatehgunj Area, Behind Apollo Pharmacy, Vadodara.



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(1) That, I have investigated the title of above referred properties situated at Fatehgunj Area, Vadodara, Behind Appolo Pharmacy, Originally the property was

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City Survey No. 3/1 to 3/20 and subsequently the property was amalgamated. Thereafter it was again divided in to various City Survey Numbers. Originally entire property was in the name of SHANTILAL MATHURDAS SHAH and after the death of SHANTILAL MATHURDAS SHAH the names of his legal heirs (1) RASHIKLAL SHANTILAL SHAH (2) PRAVINBHAI SHANTILAL SHAH & (3) PRAKASH SHANTILAL SHAH entered / mutated in City Survey Records.



(2) That, subsequently as mentioned above, the property was divided in different City Survey No, and renumbered City Survey No. 3/2 ad-measuring about 237-18-21 Sq. Mtrs was owned by RASHIKLAL SHANTILAL SHAH and as per the City Survey Record RASHIKLAL SHANTILAL SHAH is the absolute owner of property bearing Vibhag D - 1/12,

*Handwritten signature/initials*

City Survey No. 3/2 and its title is clear and marketable.

(3) That, Property bearing City Survey No. 3/3, ad-measuring about 237-18-21 Sq. Mtrs was owned by PRAVINBHAI SHANTILAL SHAH and it appears from the City Survey Record that PRAVINBHAI SHANTILAL SHAH expired on dated 10/11/2015 and his wife GAURIBEN SHAH also expired on 02/02/2010. Thus, after the death of PRAVINBHAI SHANTILAL SHAH the names of his legal heirs (1) KAVITA PRAVINBHAI SHAH (2) ANURADHA PRAVINBHAI SHAH & (3) JANKI PRAVINBHAI SHAH entered / mutated in City Survey Record Vide Entry No. 413 which is certified on dated 30/09/2016. Thus, legal heirs of PRAVINBHAI SHAHTILAL SHAH mentioned above are absolute owner of property bearing City Survey No. 3/3 and their title is clear and marketable.



*PR*

(4) That, property bearing City Survey No. 3/4 ad-measuring about 557-42-00 Sq/ Mtrs owned by PRAKASHBHAI SHANTILAL SHAH, PRAKASHBHI SHAHTILAL SHAH expired on 02/04/2008, thereafter his death the names of his legal heirs (1) VASHANTIBEN PRAKASHBHAI SHAH (2) ALKESH PRAKASHBHAI SHAH (3) PALLAVI PRAKASHBHAI SHAH (4) VAISHALI PRAKASHBHAI SHAH entered in City Survey Record and thereafter he daughter of PRAKASHBHAI SHAH i.e. PALLAVI P. SHAH & VAISHALI P. SHAH relinquished their share in favour of VASHANTIBEN PRAKASHBHAI SHAH AND ALKESHBHAI PRAKASHBHAI SHAH. Thus, it appears from the City Survey Record that VASHANTIBEN P. SHAH & ALKESHBHAI P. SHAH are the absolute owners of property bearing Vibhag - D - 1/12, City Survey No. 3/4 and that the title is clear and marketable.



*M. T. R. B. F. A. I.*

(5) That, the property bearing City Survey No. 3/5, ad-measuringa about 600-06-27 Sq. Mtrs owned by RASHIKLAL SHANTILAL SHAH and his name appears in the City Survey Record as a owner of this property. Thus his title is Clear and Marketable.

(6) That, the property bearing City Survey No. 3/6, ad-measuring about 395-11-79 Sq. Mtrs owned by PRAVIN SHANTILAL SHAH and as mentioned above PRAVIN SHANTILAL SHAH expirted on dated 10/11/2015 and his legal heirs (1) KAVITA PRAVIN SHAH (2) ANURADHA PRAVIN SHAH & (3) JANKI PRAVIN SHAH are the absolute owners of property bearing Vibhag D - 1/12, City Survey No. 3/6 and their title is Clear and Marketable.



(7) That, the property bearing Vibhag D-1/12, City Survey No.3/1 ad-measuring about 1239-79-51 Sq. trs is jointly owned by all the legal heirs of SHAHTILAL MATHURDAS SHAH, they are as under

*Handwritten signature*

(1) RASHIKLAL SHANTILAL SHAH

(2) LEGAL HEIRS OF PRAVIN SHANTILAL SHAH  
NAMELY

(1) KAVITA P. SHAH (2) ANURADHA P. SHAH (3)  
JANKI P. SHAH

(3) LEGAL HEIRS OF PRAKASH SHANTILAL SHAH  
NAMELY

(1) VASHANTIBEN P. SHAH (2) ALEKSH P. SHAH

(8) Thus, I certify that, the property bearing Vibhag D -  
1/12, City Survey No. 3/1 ad-measuring about 1239-



79-51 Sq. Mtrs is jointly owned by all the legal heirs of  
SHANTILAL MATHURDAS SHAH and they are the  
absolute owner of the said property their title is clear  
and marketable.

(9) That, i have issued the title clearance certificate of  
above referred properties on dated 2/5/2017 and  
thereafter the owners of above referred properties  
have sold their properties by different sale - deed as

*Met*

mentioned below to M/S MISTRY  
INFRASTRUCTURE THROUGH ITS PARTNERS  
HAMZA IQBALBHAI MISTRY.

**DETAILS OF REG. SALE DEED**

(1) Bearing Vibhag D - 1/12 City Survey No. 3/2, 3/5  
By Reg. Sale - deed No. 3479 on dated 4/5/2017  
executed by Rasiklal Shahtilal shah and confirming  
party TRISHA INFRASTRUCTURE LTD through its  
Director Vikram R. Gupta to M/S MISTRY  
INFRASTRUCTURE A PARTNERSHIP FIRM  
THROUGH ITS MANAGING PARTNER HAMZA  
IQBALBHAI MISTRY.



(2) Bearing Vibhag D - 1/12 City Survey No. 3/4 By  
Reg. Sale - deed No. 3480 on dated 4/5/2017  
executed by legal heirs of Late Prakashbhai Shantilal  
Shah (1) Vasantiben Widow of Prakashbhai Shah (2)  
Alkesh Prakashbhai Shah (3) Pallavi Prakashbhai  
Shah (4) Vaishali Prakashbhai Shah and confirming

*MPK*

party TRISHA INFRASTRUCTURE LTD through its Director Vikram R. Gupta to M/S MISTRY INFRASTRUCTURE A PARTNERSHIP FIRM THROUGH ITS MANAGING PARTNER HAMZA IQBALBHAI MISTRY.

(3) Bearing Vibhag D - 1/12 City Survey No. 3/3 and 3/6 By Reg. Sale - deed No. 3506 on dated 4/5/2017 executed by Legal heirs of Pravinbhai Shantilal Shah

(1) Kavita Pravinbhai Shah (2) Anuradha Pravinbhai Shah (3) Janki Pravinbhai Shah and confirming party TRISHA INFRASTRUCTURE LTD through its

Director Vikram R. Gupta to M/S INFRASTRUCTURE A PARTNERSHIP FIRM THROUGH ITS MANAGING PARTNER HAMZA IQBALBHAI MISTRY.



(4) Bearing Vibhag D - 1/12 City Survey No. 3/1 By Reg. Sale - deed No. 3507 on dated 4/5/2017 executed by (1) Rashiklal Shantilal Shah (2)

Vasantiben Widow of Prakashbhai Shantilal Shah (3)

*[Handwritten signature]*

Alkesh Prakashbhai Shah (4) Kavita Pravinbhai Shah  
(4) Anuradha Pravinbhai Shah (5) Janki Pravinbhai  
Shah and confirming party TRISHA  
INFRASTRUCTURE LTD through its Director Vikram  
R. Gupta to M/S MISTRY INFRASTRUCTURE A  
PARTNERSHIP FIRM THROUGH ITS MANAGING  
PARTNER HAMZA IQBALBHAI MISTRY.

Thus by this different Sale - deed M/S MISTRY  
INFRASTRUCTURE A PARTNERSHIP FIRM  
THROUGH ITS MANAGING PARTNER HAMZA  
IQBALBHAI MISTRY became the absolute owner of  
above referred properties and title is clear and  
marketable.



That, I have also carried out necessary search in  
Sub Reg. Office at Vadodara for last 30 years but not  
found any adverse entry or remarks against the title of  
above referred properties.

*12/11/20*

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**Thus I certify that,**

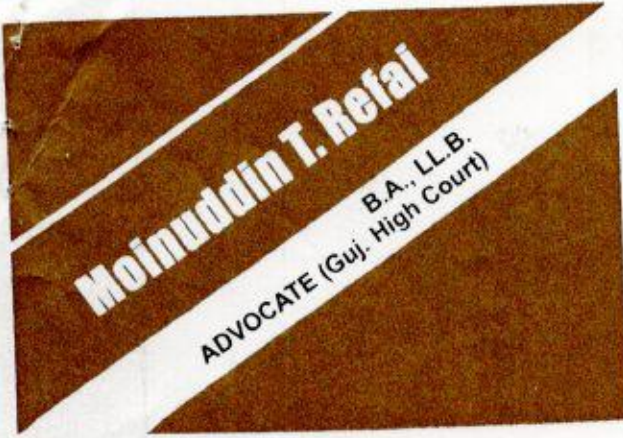
The title of above referred properties are clear  
and marketable and free from any encumbrances.

Date : 18 /12/2018.

Place : Vadodara.



*M. T. Refat*  
M.T.REFAT  
18/12/18  
ADVOCATE



Office :  
Sansthavasahat,  
Mirsahab Wada,  
Raopura,  
BARODA.

Resi.:  
"Baitul Refai"  
A/5, Mariyam Park,  
Tandalja Road,  
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Mobile.: 98250 07813

### ENCUMRANCE CERTIFICATE

This is to certify that, I have undersigned has investigated the title of the immovable property which is more particularly described in herein underin Schedule of the property which is owned by M/s Mistry Infrastructure a Registered Partnership Firm its partner Hamza Iqbalbhai Mistry ( hereinafter referred as owner ) by pursing the title deeds relating thereto and taking necessary searches i am of the opinion that the title of the owner in respect of the said property are clear, marketable and free from encumbrances charges and / or claims.



### SCHEDULE OF PROPERTY

Vibhag D - 1/12 City Survey No. 3/2 ad-measuring about 237-18-21 Sq. Mrs City Survey No. 3/3 ad-measuring about 237-18-21 Sq. Mtrs City Survey No.

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3/4 ad-measurig about 557-4200 Sq. Mtrs City Survey  
No 3/5, ad-measuring about 600-06-27 Sq. Mtrs City  
Survey No. 3/6 ad-measuring about 395-11-79 Sq.  
Mtrs City Survey No. 3/1 ad-measuring abput 1239-  
79-51 Sq. Mtrs in Fatehgunj Area, Behind Apollo  
Pharmacy, Vadodara.

Date : 18 /12/2018.

Place : Vadodara



*M.T. Refai*  
18/12/18  
**M.T. REFAI**  
**ADVOCATE**