

HITESH LAIWALA
MAHARSHI LAIWALA

ADVOCATES & TAX-CONSULTANTS

To,
M/s S S Enterprise,
Shri. Sanjay B Surana,
HG/4, International Trade Center,
Majura Gate, Surat.

Under your instructions, I have gone through and perused carefully the papers listed and annexed hereto, related to the land more particularly described in Schedule hereunder written and forming part of this report, for the purposes of investigating titles thereof and for appraising you about the titles of the said land. My observations, based on what transpires from available papers, are as under.

1. THE LAND :

- 1.1 The lands bearing old survey No. 184, 185 and 391/3 of village Vesu, Taluka Choryasi, District Surat admeasured Acre 0-32 Gunthas, Acre 1-37 Gunthas and Acre 0-30 Gunthas respectively.
- 1.2 On revision survey, the aforesaid lands have been renumbered as survey No. 108/4, 108/2 and 11/3 respectively and they admeasured 2900 sq.mts., 7400 sq.mts. and 3000 sq.mts. respectively.
- 1.3 With the extension of limits of Surat Municipal Corporation (SMC for short), village Vesu has been included in the extended limits of SMC. Choryasi Taluka has been split up and a separate taluka Surat City is made for SMC area. Now the said Surat city Taluka is further divided and the land of village Vesu is within the limits of Majura Taluka.

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- 1.4 With the application of Town Planning Scheme No. 2 (Vesu-Bharthana-Vesu) the aforesaid lands have been identified as O.P. No. 70, 71 and 117 and F.P.No. 87, 88 and 89 respectively have been allotted in lieu thereof.
- 1.5 The said land is converted to Non Agriculture for commercial purpose.
- 1.6 For the purposes of this report we are concerned with sub plot B, carved out in amalgamated final plots No.87+88+89 of TP Scheme No.2. The detailed description of the land under reference is given in Schedule hereunder written.
- 2. ZONING AND DEVELOPMENT REGULATIONS :**
- 2.1 The land in question is designated for residential use under the Master Plan of Surat Urban Development Authority (SUDA for short), constituted under the provisions of The Gujarat Town Planning and Urban Development & Regulations Act, 1976.
- 2.2 Plans for amalgamation of three final plots viz. 87, 88 and 89 have been approved by SMC vide development permission bearing No. TDO/DP/No.434 Dt. 11.1.2013. The said amalgamated plot bearing No. 87+88+89 has been sub-divided into two parts and plans for sub- division has been approved by SMC vide development permission bearing No. TDO/DP.435 Dt. 11/1/2013. Under the said sub- division, two sub plots have been carved out and are identified as Sub Plot No. "A" and Sub Plot No. "B", admeasuring 5352.75 sq.mts. and 5075.25 sq.mts. respectively. For the purposes of this report, we are concerned with only Sub Plot No. "B" on eastern side, admeasuring 5075.25 sq.mts.
- 2.3 The said lands have been converted to Non Agriculture for commercial purposes vide order of Collector, Surat bearing No. J/Bakha/ Tapasa/Reg.No. 809/12-13 Dt. 12/6/2013.



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- 2.4 The plans for construction of a commercial high rise building has been approved by Surat Municipal Corporation vide Development Permission bearing No. TDO/DP/No.55 Dt. 18.6.2019

3. HISTORY OF DEVOLUTION OF TITLE AS IT TRANSPIRES FROM AVAILABLE PAPERS :

3.1 Final Plot No. 87

- 3.1.1 The land bearing survey No. 184, admeasuring Acre 0-32 Gunthas of village Vesu belonged to one Navrojji Maherwanji and his name stood on revenue records as Kabjedar. As recorded in entry No. 880 Dt. 28/8/1974 on village form No. VI, Navrojji Maherwanji expired on Dt. 31/12/1970 but not before leaving a will and/or testament Dt. 28/11/1965, registered in the office of Sub-Registrar Surat at Sr. 2353 of Book No.3 on Dt. 28/11/1965. Under the said will, it appears, the said land was given to Nariman Navrojji, his son and other land bearing survey No. 233 was given to his other three sons viz. Maherwanji, Dhanjisha and Noshir. By the aforesaid entry, name of Navrojji was deleted from revenue records of the said land and name of Nariman Navrojji was mutated. The said entry was certified on Dt. 4/2/1975.
- 3.1.2 As recorded in entry No. 1037 Dt. 13/9/1978 on village form No.VI, the area of land in question was corrected as Acre 0-29 Gunthas.
- 3.1.3 Nariman Navrojji expired on Dt. 10/7/2000, leaving behind him his wife Nargesh and one son Cyrus as the only lineal descendants, as recorded in the succession entry No. 2436 Dt. 8/9/2000. Names of both the heirs were brought on record as Kabjedar and the said entry was certified on Dt. 25/10/2000.
- 3.1.4 The said land was designated as "fragment" under the provisions of The Bombay Prevention of Fragmentation & Consolidation of Holdings Act, 1950. However, subsequently considering the fact that the land in question is in the command area of irrigation, it is

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declared to be of standard area. The said fact is reflected by way of mutation entry No. 2628 on village form No. VI.

- 3.1.5 By sale deed Dt. 25/2/2000, the said land was sold by Nargesh Nariman and Cyrus Nariman in favour of Vijaysinh Prabhatsinh, Pratibha Vijaysinh, Prabhatsinh Nathusinh and Vanita Prabhatsinh. The said sale was submitted for registration at Sr.No. 1261 on Dt. 25/2/2002 and subsequently registered in the office of Sub-Registrar, Surat at Sr. No. 14802 of Book No.1 on Dt. 31/12/2007. Pursuant to said sale, the names of purchasers were mutated on revenue records vide mutation entry No. 2767 Dt. 26/2/2002 duly certified on Dt.12/7/2002. However, on computerization of revenue records, the aforesaid entry was not given effect to on new records and hence on application of the land holders, correction order bearing No. JadaCo/ Sudhara Hukam/Reg. No. 3317 Dt. 6/2/2007 was issued by Mamlatdar, Surat city Taluka and the same was carried out by posting mutation entry No. 4529 Dt. 6/2/2007 on village form No.VI and the same was certified on Dt. 24/6/2007.
- 3.1.6 By sale deed Dt. 27/12/2006, registered in the office of Sub-Registrar, Surat at Sr. No. 15552 of Book No.1 on Dt. 27/12/2006, Vijaysinh Prabhatsinh and others have sold the said land in favour of Rajubhai Bhadreshbhai Kagalwala. Pursuant to said sale, name of the purchaser has been mutated on revenue records vide entry No. 5125 Dt. 29/12/2007, duly certified on Dt. 31.5.2008.
- 3.1.7 Rajubhai Bhadreshbhai Kagalwala has sold the said land in favour of Shree Swastik Organizer Pvt. Ltd., a company by sale deed Dt. 24/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 4951 of Book No.1 on Dt. 29/3/2008. The said sale is approved by the Deputy Collector, Choryasi Prant, Surat vide his order bearing

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No. MSC/Gadhaka-63/Ni.36/Reg. No. 79/09/WS 4351/09 Dt. 30/11/2009, under the provisions of Section 63 of the Bombay Tenancy & Agricultural Lands Act, 1948. The name of the company has been mutated on revenue records vide mutation entry No. 5761 Dt. 18/12/2009, duly certified on Dt. 16/3/2010.

3.2 Final Plot No. 83

- 3.2.1 The land bearing survey No. 185, admeasuring Acre 1-37 Guntha of village Vesu was held by one Hormasji Nasarvanji. As recorded in mutation entry No. 1037 Dt. 13/9/1978, the area of the said land was reduced to Acre 1-33 Gunthas on durasti. The said entry was certified on Dt. 16/10/1978.
- 3.2.2 As recorded in mutation entry No. 2099 Dt. 10/6/1996, the said Hormasji Nasarvanji expired on Dt. 9/7/1981 leaving behind him widow Meherbai, one son Bomi and two daughters viz. Dolly and Mani. Their names have been mutated on revenue records.
- 3.2.3 The said land was designated as "fragment" under the provisions of The Bombay Prevention of Fragmentation & Consolidation of Holdings Act, 1950. However, subsequently considering the fact that the land in question is in the command area of irrigation, it is declared to be of standard area. The said fact is reflected by way of mutation entry No. 2433 on village form No. VI.
- 3.2.4 Meherbai Hormasji and others have sold the said land in favour of Chhaganbhai Dahyabhai, Maganbhai Dahyabhai, Narsinhbhai Dahyabhai, Nanubhai Dahyabhai and Rameshbhai Dahyabhai vide sale deed Dt.28/10/1999, presented for registration at Sr.No. 27064 of 1999 and subsequently registered in the office of Sub-Registrar, Surat at Sr. No. 2473 of Book No.1 on Dt. 3/5/2000. Pursuant to said sale, the names of the purchasers have been mutated on revenue records vide entry No. 2435 Dt. 8/9/2000, duly certified on Dt. 25/10/2000.

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- 3.2.5 By sale deed Dt. 31/3/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 4451 of Book No. 1 on Dt. 1/4/2005, Chhaganbhai Dahyabhai and others have sold the said land in favour of Himanshu Thakorbbhai, Valjibhai Virjibhai, Jayeshbhai Mohanlal and Vasantbhai Thakordas. Pursuant to said sale, the names of the purchasers have been mutated on revenue records vide entry No. 3897 Dt. 7/1/2006, duly certified on Dt. 16/2/2006.
- 3.2.6 By sale deed Dt. 16/12/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 14293 of Book No. 1, Himanshu Thakorbbhai, Valjibhai Virjibhai and Jayeshbhai Mohanlal have sold their 80% share in the said land in favour of Vasantbhai Thakordas who had 20% share therein. Accordingly Vasantbhai Thakordas became the absolute owner of the entire survey number. Pursuant to said sale, names of the transferors were deleted from revenue records vide mutation entry No. 4321 Dt. 27/6/2006 and name of Vasantbhai Thakordas was continued as the sole Kabjedar. The said entry has been certified on Dt. 30/11/2006.
- 3.2.7 By sale deed Dt. 28/12/2006, registered in the office of Sub-Registrar, Surat at Sr. No. 15652 of Book No.1 on Dt. 28/12/2006, Vasantbhai Thakordas has sold the said land in favour of Rajubhai Bhadreshbhai Kagalwala. Pursuant to said sale, name of the purchaser has been mutated on revenue records vide entry No. 4599 Dt. 8.3.2007, duly certified on Dt. 14/7/2007.
- 3.2.8 Rajubhai Bhadreshbhai Kagalwala has sold the said land in favour of Shree Swastik Organizer Pvt. Ltd., a company by two separate sale deeds Dt. 24/3/2008 and 30/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 4954 and 5054 respectively of Book No.1 on Dt. 29/3/2008 and 30/3/2008 respectively. The said sales are approved by the Deputy Collector, Choryasi Prant, Surat vide his order bearing No. MSC/Gadhaka-63/Ni.36/Reg. No. 78/09/WS

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4350/09 Dt. 30/11/2009, under the provisions of Section 63 of the Bombay Tenancy & Agricultural Lands Act, 1948. The name of the company has been mutated on revenue records vide mutation entry No. 5750 Dt. 18/12/2009, duly certified on Dt. 16/3/2010.

3.3 Final Plot No. 89 :

- 3.3.1 The land bearing old survey No. 391/3, admeasuring 3035 sq.mts. of village Vesu, Taluka Choryasi appears to be held by one Premabhai Bhanabhai and his name was recorded as Kabjedar on the revenue records since 1955. As recorded in entry No. 1087 Dt. 21/5/1980 on village form No.VI, Premabhai Bhanabhai expired on or about Dt. 8/1/1976 leaving behind him a will and/or testament Dt. 30/4/1975. It is recorded that under the said will, the land was bequeathed in favour of his three daughters viz. Paniben Ravjibhai, Bhikhiben Dahyabhai and Gulbiben Lakhubhai. Their names were mutated on revenue records by way of succession.
- 3.3.2 On death of Gulbiben Lakhubhai on dt. 31/8/1993, as recorded in entry No. 2100 Dt. 10/6/1996 on village form No.VI, her share in the land came to be inherited by her lineal descendants viz. husband Lakhubhai Chhaniyabhai, sons viz. Ramesh, Natvarbhai, Subhashbhai and daughters viz. Dhanuben, Lakhiben, Chandrikaben and Ramilaben. Their names have been mutated on revenue records vide the aforesaid entry. However, subsequently four daughters viz. Dhanuben, Lakhiben, Chandrikaben and Ramilaben have relinquished their share in the aforesaid land in favour of their father and brothers and based on their written statement, their names have been deleted from revenue records vide mutation entry No. 2117 Dt. 22/8/1996 on village form No.VI.
- 3.3.3 Lakhubhai Chhaniyabhai, the husband of Gulbiben Lakhubhai has also expired on Dt. 28/10/2001, as recorded in mutation entry No.

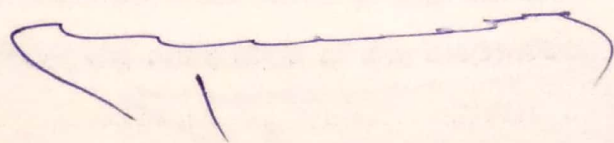
3303 Dt. 27/2/2004 on village form No.VI. His name was deleted from revenue records.

3.3.4 The said land was designated as "fragment" under the provisions of The Bombay Prevention of Fragmentation & Consolidation of Holdings Act, 1950. However, subsequently considering the fact that the land in question is in the command area of irrigation, it is declared to be of standard area. The said fact is reflected by way of mutation entry No. 3304 on village form No. VI.

3.3.5 Rameshbhai Lakhubhai and other co-owners have sold the said land in favour of Ibrahim Ismail Bhana Patel and Jayesh Mohanlal Gandhi vide sale deed Dt. 15/4/2004, registered in the office of Sub-Registrar, Surat at Sr. No. 4027 of Book No.1 on Dt. 15/4/2004. Pursuant to said sale names of the purchasers have been mutated on revenue records vide entry No. 3370 Dt. 30/4/2004 and the same has been certified on Dt. 31/5/2004.

3.3.6 It transpires that Ibrahim Ismail Bhana Patel and Jayesh Mohanlal Gandhi have sold the said land in favour of Dhirubhai @ Bhadresh Chhaganbhai vide sale deed Dt. 4/7/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 8105 Dt. 12/8/2005. Pursuant to said sale, name of Dhirubhai @ Bhadresh has been mutated on revenue records vide entry No. 4116 Dt. 29/4/2006 and the same has been certified on Dt. 13/10/2006.

3.3.7 Dhirubhai @ Bhadresh Chhaganbhai sold the said land in favour of Pravinbhai Mohanbhai, Dhirubhai Bhagvanbhai and Shyamjibhai Manjibhai by sale deed Dt. 16/3/2006, registered in the office of Sub-Registrar, Surat at Sr.No. 3881 of Book No.1 on Dt. 20/3/2006. Pursuant to said sale, the names of purchasers have been mutated on revenue records vide entry No. 4443 Dt. 1/11/2006, duly certified on Dt. 19/7/2007.



- 3.3.8 Pravinbhai Mohanbhai and others have sold the said land in favour of Vijay Jagmohandas Mehta by sale deed Dt. 9/7/2007, registered in the office of Sub-Registrar, Surat at Sr. No. 9008 of Book No.1 on Dt. 11/7/2007. Pursuant to said sale, the name of the purchaser has been mutated on revenue records vide mutation entry No. 5012 Dt. 17/9/2007 duly certified on Dt. 18/12/2007.
- 3.3.9 Vijay Jagmohandas Mehta has sold the said land in favour of Shree Swastik Organizer Pvt. Ltd., by sale deed Dt. 24/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 4949 of Book No.1 on Dt. 29/3/2008. The said sale is approved by the Deputy Collector, Choryasi Prant, Surat vide his order bearing No. MSC/ Gadhaka-63/ Ni.36/ Reg. No. 77/09/WS 4352/09 Dt. 30/11/2009, under the provisions of Section 63 of the Bombay Tenancy & Agricultural Lands Act, 1948. The name of the company has been mutated on revenue records vide mutation entry No. 5796 Dt. 13/1/2010, duly certified on Dt. 5/4/2010.
- 3.4 Accordingly, all the three final plots No. 87, 88 and 89 came to be owned by Shree Swastik Organizer Pvt. Ltd. The said final plots have been amalgamated and later on sub divided into two parts as stated in para 2.2 above. The entire land has been converted to N.A. as stated in para 2.3 above.
- 3.5 Shree Swastik Organizer Pvt. Ltd. has sold the sub plot "B", being the eastern part or division, admeasuring 5075.25 sq.mts. carved out from amalgamated final plots No. 87+88+89 by registered sale deed Dt.22.11.2018 registered in the office of Sub-Registrar, Surat at Sr. No.19881 of Book No.1 on Dt. 3.12.2018 in your favour. Pursuant to said sale, the name of your firm has been mutated vide mutation entry No.9039 Dt.15.4.2019.
- 3.6 Prior to mutation entry No. 9039 by which name of your company has been recoded as Kaojedar, on application of the landowners,

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Mamlatdar, Majura has wide his order Dt. 11.1.2019. amalgamated three survey numbers 11/3, 108/2 and 108/4 of Village Vesu and now the said amalgamated land bears S.No. 11/3 only and admeasures 13300 sq. mtrs. Mutation entry No.8977 Dt.22.1.2019 refers to the said order.

4. OTHER OBSERVATIONS :

- 4.1 Shree Swastik Organizer Pvt. Ltd., after acquiring the aforesaid final plots by registered conveyances, applied for permissions under the provisions of Sec.63 of The Bombay Tenancy & Agricultural Lands Act, 1948 in the office of Deputy Collector, Choryasi Prant, Surat and they were allowed by formal permissions Dt. 30/11/2009 as mentioned in para 3 above. However, by resolution Dt. 1/6/2009, the State Government had resolved and communicated to all the Collectors of the State that post-facto permissions u/s 63 of the Act shall not be granted. In that view of the matter, the State Government filed Revision Petitions before the Gujarat Revenue Tribunal to challenge the aforesaid permissions granted by the Deputy Collector, Surat. The said petitions bearing No. TEN/BS/ 27/11, TEN/BS/ 31/11 and TEN/BS/ 32/11 were dismissed by the Tribunal by its order Dt. 17/11/2011. Accordingly the permissions granted by the Deputy Collector were confirmed and remained operative.
- 4.2 The company has made declaration Dt.24.1.2019, placing on record that some of the documents listed therein, were not available with the company, its Directors and Authorized Agents and staff. It was stated in the declaration that those documents have been either misplaced or mislaid. The Authorized employee of the company has lodged FIR Dt.26.10.2018 with Police Inspector, Adajan Police Station, Surat and copy thereof has been furnished. A public notice Dt.26.10.2018 was also issued in the local daily Gujaratmitra,

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informing the general public about the loss of documents. No response thereto has been received so far.

5. SEARCH

- 5.1 On my request, Advocate Keyur Shukla has taken search in the office of Sub-Registrar, Surat and has submitted his reports Dt.1.2.2019.
- 5.2 His reports do not reflect any additional transaction in respect of the land in question, save and except specifically referred to in my report.

6. CONCLUSION :

- 6.1 Having perused the documents referred to hereinabove and having examined the papers more particularly described in the list annexed hereto, I am of the opinion that the titles to the land, more particularly described in Schedule hereunder written appear to be clear and marketable in the hands of your firm M/s S. S. Enterprise subject to usual declarations.
- 6.2 This report is based on the copies of the documents furnished for my investigation and the same are annexed hereto and are marked as Annexure "1" to Annexure "35" and they form part of my report.

SCHEDULE HEREINABOVE REFERRED TO

All that piece and parcel of non agricultural plot of land being the sub plot No. B , admeasuring 5075.25 sq.mts. carved out from amalgamated land bearing Finla Plots No. 87 + 88 + 89 of T.P.Scheme No.2 (Vesu-Bharthana-Vesu) allotted in lieu of land bearing revision survey No. 108/4, 108/2 and 11/3 of village Vesu, Taluka Majura, District Surat.

Surat Dt. 12/8/2019

Hitesh Laiwala
Advocate

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LIST OF DOCUMENTS RELIED UPON FOR THIS REPORT

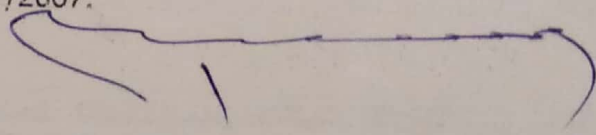
1. Revenue records in respect of land bearing old survey No. 184, 185 and 391/3, revision survey No. 108/4, 108/2 and 11/3 respectively of village Vesu, Taluka Choryasi, District Surat.
2. Re distribution statement and plan showing final plots, issued under the Gujarat Town Planning & Urban Development Act, 1976 in respect of O.P.No. 70, 71 & 117 of T.P.Scheme No.2 (Vesu-Bharthana-Vesu).
3. Zoning Certificate issued by Surat Urban Development Authority (SUDA) under the provisions of The Gujarat Urban Development & egulations Act, 1976.
4. Copy of Development Permission and the Plans for amalgamation of three final plots viz. 87, 88 and 89 approved by SMC bearing No. TDO/DP/No.434 Dt. 11.1.2013.
5. Copy of Development Permission and Plans for sub-division of amalgamated plot bearing No. 87+88+89 bearing No. TDO/DP.435 Dt. 11/1/2013.
6. Copy of order issued by Collector, Surat for conversion of the land to Non Agriculture for commercial purposes bearing No. J/Bakha/ Tapasa/Reg.No. 809/12-13 Dt. 12/6/2013.
7. Copy of will and/or testament Dt. 28/11/1965 and death certificate of Navrojji Nasarvanji.
8. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 25/2/2000 bearing registration No. 14802/2007.
9. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 27/12/2006, registered in the office of Sub-Registrar, Surat at Sr. No. 15552 of Book No.1 on Dt. 27/12/2006.
10. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 24/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 4951 of Book No.1 on Dt. 29/3/2008.
11. Copy of order bearing No. MSC/Gadhaka-63/Ni.36/Reg. No. 79/09/WS 4351/09 Dt. 30/11/2009, issued by Deputy Collector, Choryasi Prant, Surat.

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12. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt.28/10/1999, presented for registration at Sr.No. 27064 of 1999 and subsequently registered in the office of Sub-Registrar, Surat at Sr. No. 2473 of Book No.1 on Dt. 3/5/2000.
13. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 31/3/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 4451 of Book No. 1 on Dt. 1/4/2005.
14. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 16/12/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 14293 of Book No. 1.
15. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 28/12/2006, registered in the office of Sub-Registrar, Surat at Sr. No. 15652 of Book No.1 on Dt. 28/12/2006.
16. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 24/3/2008 bearing registration No. 4954.
17. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 30/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 5054.
18. Copy of order of Deputy Collector, Choryasi Prant, Surat bearing No. MSC/Gadhaka-63/N..36/Reg. No. 78/09/WS 4350/09 Dt. 30/11/2009.
19. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 15/4/2004, registered in the office of Sub-Registrar, Surat at Sr. No. 4027 of Book No.1 on Dt. 15/4/2004.
20. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 4/7/2005, registered in the office of Sub-Registrar, Surat at Sr. No. 8105 Dt. 12/8/2005.
21. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 16/3/2006, registered in the office of Sub-Registrar, Surat at Sr.No. 3881 of Book No.1 on Dt. 20/3/2006.
22. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 9/7/2007, registered in the office of Sub-Registrar, Surat at Sr. No. 9008 of Book No.1 on Dt. 11/7/2007.



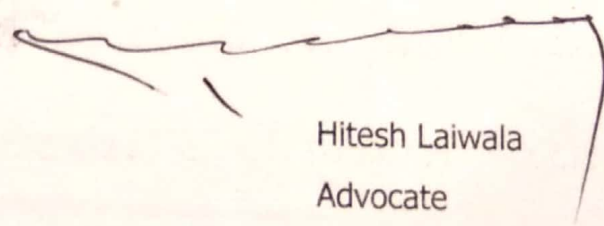
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23. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt. 24/3/2008, registered in the office of Sub-Registrar, Surat at Sr.No. 4949 of Book No.1 on Dt. 29/3/2008.
24. Copy of order by Deputy Collector, Choryasi Prant, Surat bearing No. MSC/ Gadhaka-63/ Ni.36/ Reg. No. 77/09/WS 4352/09 Dt. 30/11/2009.
25. Copy of Index-II certificate issued by Sub-Registrar, Surat for sale deed Dt.22.11.2018, registered in the office of Sub-Registrar, Surat at Sr. No.19881 of Book No.1 on dt.3.12.2018.
26. Copy of Resolution of Shree Swastik Organizer Pvt. Ltd.
27. Copy of the order of Gujarat Revenue Tribunal in Tenancy Reivision Case No. TEN/BS/ 27/11.
28. Copy of the order of Gujarat Revenue Tribunal in Tenancy Reivision Case No. TEN/BS/ 31/11.
29. Copy of the order of Gujarat Revenue Tribunal in Tenancy Reivision Case No. TEN/BS/ 32/11.
30. Declaration Dt. 24.1.2019 by Shree Swastik Organizer Pvt. Ltd. to place on record the non availability of certain old documents.
31. Copy of FIR Dt.26.10.2018 with Police Station Adajan.
32. Copy of public notice Dt.26.10.2018 issued in the local daily Gujaratmitra on Dt.26.10.2018.
33. Copies of the search reports issued by Advocate Keyur Shukla alongwith receipts for fees paid for search.
34. Copy of Development Permission bearing No.TDO/DP/No.55 Dt. 18.6.2019 issued by Surat Municipal Corporation.

Surat Dt. 16/8/2019



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HITESH LAIWALA
MAHARSHI LAIWALA
ADVOCATES & TAX-CONSULTANTS

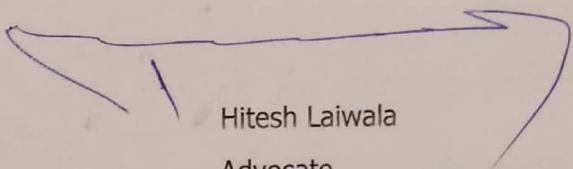
To,
M/s S S Enterprise,
Shri. Sanjay B Surana,
HG/4, International Trade Center,
Majura Gate, Surat.

Sub: Rejoinder to my report Dt.16.8.2019

After my captioned report, I am told, you have got the plans for construction of commercial building revised vide developmnt permission bearing No.TDO/DP/No.143 Dt.18.12.2019 from Surat Municipal Corporation, copy whereof is enclosd. You have requested me to refer the same in my rejoinder.

I have got the search carried out in the office of Sub Registrar, Surat through Advocate Keyur Shukla, who has certified by his report dated 27.6.2019 that no new transactions are reflected in respect of the land under reference in the year 2019-20. His report and receipts for the search are enclosed.

Having perused the papers as referred to hereinabove, I am of the opinion that my report Dt.12.8.2019 stands and I have nothing to add thereto.
Dt.29.6.2020


Hitesh Laiwala
Advocate

(ENROLLMENT NO : G/324/1978)

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