

Natubhai T.Gaudani
(Advocate)

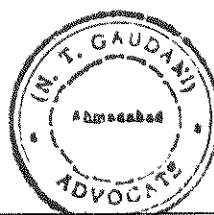
Office: Shop No. 3, Janpath
Complex, Nr. Shriji
Khaman, Opp. Matrushakti
Society, India Colony-
Naka, Bapunagar,
Ahmedabad-24.

TITLE REPORT

Reg:- Investigation of Title of the non agricultural land bearing T.P.Scheme No.119 (Nikol), F.P.No.24 admeasuring about 2732 sq.mtrs allotted in lieu of Revenue Survey No.103 Hec. Are. sq.mtr 0-45-53 situate at mouje Nikol Taluka Ahmedabad-city (East), District Sub District Ahmedabad.

1... That the Serch of the records being maintained by the Circle Inspector/ Talati mouje village Nikol Taluka Ahmedabad-city (East) District Ahmedabad for more than 30 years and also from the search of the record being maintained by the District Registrar and Sub-Registrar Ahmedabad for more than 21 years also certain deeds, documents, permissions papers, etc. relating there to and produced before us, we have found that prior to 1959 the agricultural land bearing Revenue Survey No. 103 Hec.Are.Sq. Mtr 0-45-53 Originally belonged to 1.Khodaji Jeraji. Entry to this effect is entered in the revenue record by entry No. 36, dated 01/06/1959.

Thereafter said Khodaji Jeraji died intestate before 6 years and, hence name of his heirs (1) Sakaraji Khodaji (2) Sendhaji Khodaji (3) Dahyaji Khodaji (4) Bhikhiben D/o Khodaji Jeraji (5) Shiviben Wd/o Khodaji Jeraji Self and as guardian of (6) minor Baldevji Khodaji brought on revenue record. Entry to this effect is entered in the revenue record by entry No. 1398, dated 28/08/1975.



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2.. Thereafter Said Bhikhiben D/o Khodaji Jeraji had released her rights on above land in favour of their Mother and Brother's. Entry to this effect is entered in the revenue record by entry No. 1399, dated 28/08/1975.

3.. Thereafter said Dahyaji Khodaji died intestate, hence name of his heirs Hiraben Wd/o Dahyaji Khodaji brought on revenue record. And Shiviben Wd/o Khodaji Jeraji also Died but name of her heirs already on the revenue recored and therefore her name is canceled in revenue recored.

4... Therafter 1. Shakraji Khodaji, 2. Sendhaji Khodaji, 3. Baldevji Khodaji, and Hiraben Wd/o Dahyaji Khodaji sold and conveyed the said land to Galabbhai Kavabhai Chunara on Dated. 19/03/1981. Entry to this effect is entered in the revenue record by entry No.1860, dated 08/07/1983.

5... Thereafter under mutual understanding between two brothers Galabbhai Kavabhai Chunara has transfer above said land inthe name of his brother Ramanbhai Kavabhai Chunara thus Ramanbhai Kavabhai Chunara became owner and occupire of above said land. Entry to this effect is entered in the revenue record by entry No.2846, dated 17/10/1998.

6... Therafter Ramanbhai Kavabhai Chunara sold and conveyed the said land to Jagdishbhai Ishwarbhai by sale deed no. 420 Dated. 18/01/2007. Entry to this effect is entered in the revenue record by entry No.4391, dated 20/01/2007.

7... City Deputy Collector, Ahmedabad granted N.A. use permission by his order bearing No. CDC/NA/SR68/0708 dated 19/02/2008 for 4553 Sq.Mtr Land of S.No. 103. Entry to this effect is entered in the revenue record by entry No. 4945, dated 07/03/2008.



107 Genl —

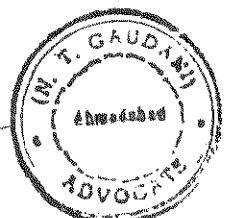
8... Therafter Jagdishbhai Ishwarbhai sold and conveyed the said land to 1. Vasant Natvarlal Shukla, 2. Shaileshkumar Madhavlal Patel, 3. Nimesh Mansukhbhai Patel and 4. Jignesh Baldevbhai Patel by sale deed no. 3234 Dated. 19/02/2008. Entry to this effect is entered in the revenue record by entry No.5023, dated 08/04/2008.

9... Therafter 1. Vasant Natvarlal Shukla, 2. Shaileshkumar Madhavlal Patel, 3. Nimesh Mansukhbhai Patel and 4. Jignesh Baldevbhai Patel sold and conveyed the said land to 1. Jagdishbhai Bhagwanbhai Chandarana and 2. Rameshbhai Babubhai Patel (H.U.F), Managing Partners of R.M.Enterprise by sale deed no.7663, Dated. 12/06/2008. Entry to this effect is entered in the revenue record by entry No.5182, dated 13/06/2008.

10... Thereafter T.P.Scheme No.119, F.P.No.24 admeasuring about 2732 sq.mtrs allotted in lieu of Revenue Survey No.103 Hec. Are. sq.mtr 0-45-53. Thus R.M.Enterprise a Partnership Firm is became owner and occupire of Non Agreeculturer land 2732 sq.mtr land of F.P. No. 24 of T.P. Scheme No. 119, Village Nikol, Ta. Ahmedabad-City (East), Dist. Ahmedabad.

11... Therafter 1. Rameshbhai Babubhai Patel (H.U.F), 2. Mangilal Hiralal Jain, 3. Lalitkumar Mangilal Jain 4. Sandipkumar Mangilal Jain, 5. Tanukumar Karsandas Patel, 6. Manojkumar Tanukumar Patel, 7. Dharmendra Tanukumar Patel, 8. Nileshkumar Tanukumar Patel, 9. Dilipkumar Laljibhai Patel, 10. Natvarlal Laljibhai Patel and 11. Ghansyambhai Laljibhai Patel all Partners of R.M.Enterprise sold and conveyed the said land to 1. Lalitkumar Mangilal Jain 2. Manojkumar Tanukumar Patel Managing Partners of Abhilasha Buildcon by sale deed no.10821 Dated. 06/09/2013. Entry to this effect is entered in the revenue record by entry No.9400, dated 22/10/2013.

10/6/13



12.... I have given Public Notice in the "GUJARAT SAMACHAR" News paper dated 03/07/2014 for any charge claim and interest of anybody in the said land but during the notice period and even till to-day nobody has produced any evidence for the interest and charge on the said Land.

13...The schedule Above Referred to.

14...All that piece and parced of freehold non agricultural land bearing T.P.Scheme No.119 (Nikol), F.P.No.24 admeasuring about 2732 sq.mtrs allotted in lieu of Revenue Survey No.103 Hec. Are. sq.mtr 0-45-53 situate at mouje Nikol Taluka Ahmedabad-city (East), District Sub District Ahmedabad and bounded as follow.

East :- Land of F.P.No. 23 (Survey No.102)

West :- Land of F.P.No. 25 (Survey No.104)

North :- N.H.C Reservation (Survey No. 101)

South :- 30 Mtr. T.P. Road

That thus the said 1. Lalitkumar Mangilal Jain 2. Manojkumar Tanukumar Patel Managing Partners of Abhilasha Buildcon became absolute owner of said above 2732 sq.mtrs land are clear and Marketable, subject to reasonable doubts, there is no dues on the said property and free from any encumbrances.

Date : 10 JUL 2014



N.T. Gaudani
Natubhai T. Gaudani
Advocate

Note :

Computerised Search taken from the sub registrar office for the year 1994 to 2014 and according to the report of the computerised search, We have issued this title Clearance Certificate cum Report.

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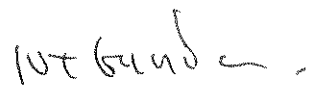
TITLE CERTIFICATE

Reg:- The title certificate of the non agricultural land bearing T.P.Scheme No.119 (Nikol), F.P.No.24 admeasuring about 2732 sq.mtrs allotted in lieu of Revenue Survey No.103 Hec. Are. sq.mtr 0-45-53 situate at mouje Nikol Taluka Ahmedabad-city (East), District Sub District Ahmedabad.

This is to certify that we have investigated the title of the non agricultural land bearing T.P.Scheme No.119 (Nikol), F.P.No.24 admeasuring about 2732 sq.mtrs allotted in lieu of Revenue Survey No.103 Hec. Are. sq.mtr 0-45-53 situate at mouje Nikol Taluka Ahmedabad-city (East), District Sub District Ahmedabad belongs to 1. Lalitkumar Mangilal Jain 2. Manojkumar Tanukumar Patel Managing Partners of Abhilasha Buildcon became absolute owner of said above 2732 sq.mtrs land are clear and Marketable, subject to reasonable doubts, there is no dues on the said property and free from any encumbrances.

Ahmedabad

Date :- 110 JUL 2014


N.T. Gaudani
(Advocate)

