

RESOLUTED

225, Third Floor, Bhargava Arcade, 100 Feet Road,
Bhargava Cross Road, Gandhinagar, Ahmedabad - 380 015

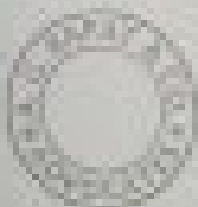
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ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described in herein under in "Schedule of the Property", which is owned by M/s. Pooja Project, a Partnership Firm, (Hereinafter referred as owner). By perusing 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.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Moje : Vatva, Taluka : Vatva, District : Ahmedabad bearing Revenue Survey No. 120 admeasuring 5459 sq.mts. which was comprised into Draft T.P. Scheme No. 120 of Vatva-Jalid and allotted Final Plot No. 62 admeasuring 5459 sq.mts. togetherwith to be constructed (Under Construction) Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GARDMAN-51" in the Registration District Ahmedabad and Sub-District, Ahmedabad-51 (Jalid) and the same is bounded as follows :



Boundary of Revenue Survey No. 138

- On or towards the East : Road.
On or towards the West : Land of Revenue Survey Nos. 137 palki and 143 palki.
On or towards the North : Land of Revenue Survey No. 135 palki.
On or towards the South : Land of Revenue Survey Nos. 140 palki and 139 palki.

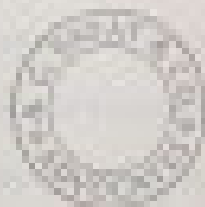
Boundary of Fiscal Plot No. 62

- On or towards the East : 18 mt. T.P. Road.
On or towards the West : Land of 590.
On or towards the North : Land of Fiscal Plot No. 61.
On or towards the South : Land of Fiscal Plot No. 64.

Date : 18-3-2018

Place : Ahmedabad.

For, A. G. BAPAT & CO.



UNAND G. BAPATI
Advocate

REPORTS

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Mapa : Vata Taluka : District, District Ahmedabad available at the Office of Sub-Registrar, Ahmedabad-5 (Nard), was transferred to the Office of Sub-Registrar, Ahmedabad-14 (Dassari) and (II) The all Non-Agricultural Revenue Survey/Block Numbers of Mapa : Vata Taluka : District, District Ahmedabad now available at the Office of Sub-Registrar, Ahmedabad-5 (Nard) and all new transactions in respect of (I) all Agricultural Revenue Survey/Block Numbers of Mapa : Vata Taluka : District, District Ahmedabad, the Office of Sub-Registrar, Ahmedabad-5 (Nard) are now available at the Office of Sub-Registrar, Ahmedabad-14 (Dassari) and (II) all Non-Agricultural Revenue Survey/Block Numbers of Mapa : Vata Taluka : District, District Ahmedabad now available at the Office of Sub-Registrar, Ahmedabad-5 (Nard).

I further find that Kari Nagari Mapa died on 28-8-2011 intestate, and his undivided proportionate share in the said land bearing Revenue Survey No. 188 together with other lands came to be owned and possessed by his only legal heirs and next of kin according to the Hindu Law under which he was governed by namely (I) Rajaram W/o. Nagari Mapa, (II) Jyotsnaben D/o. Nagari, (III) Minar Ajaykumar Nagari and (IV) Minar Urmilaben D/o. Nagari represented through their natural guardian Rajaram W/o. Nagari Mapa and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 1 under Serial No. 17091 dated 25-11-2011 duly confirmed by the concerned authority on 18-1-2012 and since then they were holding the same as an absolute co-owners and possessors thereof.

I further find that Manabhen D/o. Bhaurao Janghi and wife of Shriji B. Janghi died on 22-8-2010 intestate, and her undivided proportionate share in the said land bearing Revenue Survey No. 188 together with other lands came to be owned and possessed by her only legal heirs and next of kin according to the Hindu Law under which she was governed by namely (I) Shri Kanchhal Shriji, (II) Shri Lakshmi Shriji, (III) Manabhen D/o. Shriji, (IV) Tanaben D/o. Shriji and (V) Tejash D/o. Shriji and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 1 under Serial No. 17092 dated 25-11-2011 duly confirmed by the concerned authority on 18-1-2012 and since then they were holding the same as an absolute co-owners and possessors thereof.

I further find that Dabben Wils. Mafuji Jamsaji died on 1-11-1988 (previous) and names of her legal heirs already exists in the revenue records of said land in question, so her name was deleted from the said Revenue Records, and the entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No.6 under Serial No. 17053 dated 25-11-2011 duly confirmed by the concerned revenue authority on 26-1-2012.

I may incidentally mention here that earlier land revenue have granted Loan from Vatra Group Serva Sahakari Mandali Ltd. on Land in question togetherwith other lands at the relevant time and thereafter the said loan was repaid to LdI with interest thereon and Land in question togetherwith other lands was released from the charge of Vatra Group Serva Sahakari Mandali Ltd. and the entry to that effect was also entered in the revenue records of Mutation Entry Book viz. Village Form No.6 under Serial No. 17878 dated 19-12-2011 duly confirmed by the concerned authority on 20-1-2012.

Further, Name of Minor Ajaybhai Nagari was continued in the Revenue Records of the said Agricultural land bearing Revenue Survey No. 138 togetherwith other lands and Minor Ajaybhai Nagari has attained the age of majority. So his name was entered as Shri Ajaybhai Nagari in the revenue Records of Muzga : Vatra, Taluka : District instead of Minor Ajaybhai Nagari, and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Serial No. 17807 dated 28-3-2012 duly confirmed by the concerned authority on 14-4-2012.

Further, (1) Shri Balbhai Jamsaji (2) Shri Bhandari Mahaji (3) Bhandaben D/o. Mafuji (4) Rajababen Wils. Nagari Mahaji (5) Jyotambaben D/o. Nagari (6) Shri Ajaybhai Nagari (7) Minor Umabai D/o. Nagari represented through her natural guardian Rajababen Wils. Nagari Mahaji (8) Shri Kamabhai Shrivaji (9) Shri Lakshubhai Shrivaji (10) Bhandaben D/o. Shrivaji (11) Taraben D/o. Shrivaji and (12) Tejabhen D/o. Shrivaji all made acting for self and as a Karta and Manager of their respective HUF have sold and conveyed the said Old Thane Agricultural land bearing Revenue Survey No. 138 total admeasuring 8408 sq.mts. to (1) Shri Chaturbhai Balubhai Kotadiya (Undivided 25 % Share out of total land Area) (2) Shri. Dinkar Chaturbhai Kotadiya (Undivided 30 % Share out of total land Area) (3) Shri Jayendra Mohanbhai Karsadiya (Undivided 15 % Share out of total land Area) (4) Shri. Ami Jayendra Karsadiya (Undivided 30 % Share out

of total land Area) (5) Shri Ashay Gopinath Deybhai Thakuram (Patel) (Undivided 11 % Share out of total land Area) (6) Shri Tqal Karshanbhai Gogulbhai Kachhadia (Patel) (Undivided 7 % Share out of total land Area) (7) Shri Haranbhai Dabirbhai Vijbhai Tapadia (Undivided 7 % Share out of total land Area) (8) Smt. Kirtiben Wife of Kashibhai Godiya and D/o. Dhanabhai Kabanjiya (Undivided 15 % Share out of total land Area) and (9) Smt. Dababen wife of Maheshbhai Godiya and D/o. Babubhai Kikani (Undivided 19 % Share out of total land Area) by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmedabad-16 (District), under Serial No. 400 dated 12-3-2012 and the entry in that effect was also entered in the revenue records of Mutation Entry Book viz. Village Form No.6 under Serial No. 17038 dated 22-3-2012 duly confirmed by the concerned authority on 29-4-2012.

Please note that, Permission of Competent Court as per the Provisions of Sec. 8 of The Hindu Minority and Guardianship Act 1955, was required to be obtained to sale the proportionate undivided share in the suit land owned by Minor Urmilaben D/s. Nagarji in the time of execution of Deed of Conveyance, under Serial No. 502 dated 12-3-2012. However, Total Fm Deposit Amount of Rs. 18,12,000/- in the name of Minor Urmilaben D/s. Nagarji dated 7-3-2012 for a period of 7 years maturing on 7-3-2019 was placed in Bank of India, Vatra Branch, Ahmedabad being the sale value of her proportionate undivided share in the suit land vide Two Separate Fm Deposit Amount Nos. in (A) 218345118084272 for Rs. 18,12,000/- and (B) 218345118084272 for Rs. 9,12,000/-. In the mean time Minor Urmilaben D/s. Nagarji has attained the age of majority. Hence Confirmation Deed is required to be executed by Urmilaben D/s. Nagarji in favour of Shri Chaturbhai Balabhai Khatodiya and others and same is required to be duly registered with the Office of Concerned Sub-Registrar, Ahmedabad.

Further, I find that thereafter vide Order of Revenue Department, Government, Ahmedabad bearing No. PFR/1028147335/1 dated 17-4-2012, the Record-of-the-land held by all Survey Numbers of Mojar : Taluka was transferred from the District : Taluka to Ahmedabad City-East Taluka, Ahmedabad, and the entry to that effect was also ordered.

in the revenue records of Mutation Entry book via Village Form No.8 under Serial No. 17312 dated 3-8-2012 duly confirmed by the concerned authority on 1-8-2012.

These were East, Sub-Registrar Records of old transactions before on 1-8-2012 related to (I) The all Agricultural Revenue Survey/Block Numbers of Mouja : Vaiva Taluka : Ahmedabad City-East, District Ahmedabad available at the Office of Sub-Registrar, Ahmedabad-14 (Rural), was transferred to the Office of Sub-Registrar, Ahmedabad-15 (City) and (II) The all Non-Agricultural Revenue Survey/Block Numbers of Mouja : Vaiva Taluka : Ahmedabad City-East, District Ahmedabad available at the Office of Sub-Registrar, Ahmedabad-14 (Rural), was transferred to the Office of Sub-Registrar, Ahmedabad-15 (City) and all new transactions in respect of (I) all Agricultural Revenue Survey/Block Numbers of Mouja : Vaiva Taluka : Ahmedabad City-East, District Ahmedabad, the Office of Sub-Registrar, Ahmedabad-14 (Rural) are now available at the Office of Sub-Registrar, Ahmedabad -15 (City) and (II) all Non-Agricultural Revenue Survey/Block Numbers of Mouja : Vaiva Taluka : Ahmedabad City-East, District Ahmedabad, the Office of Sub-Registrar, Ahmedabad-14 (Rural) are now available at the Office of Sub-Registrar, Ahmedabad -15 (City).

In the meantime the said land bearing Revenue Survey No. 128 total measuring 2088 sq.mts. was covered under the Draft Town Planning Scheme No. 125 of (Vaiva Taluka) and Final Plot No. 82 measuring 5088 sq.mts. was given in lieu thereof, as per Re-Allocation Letter issued by Assistant Town Planning, Ahmedabad Urban Development Authority.

Further, it appears that Non-Agricultural Permission of the said piece of the said land bearing Revenue Survey No. 128 measuring 2088 sq.mts. which was comprised into Draft T.P. Scheme No. 125 of (Vaiva Taluka) and allotted Final Plot No. 82 measuring 5088 sq.mts. for Residential Use was duly sanctioned by the Collector, Ahmedabad vide his Order bearing No. CDUTEN.A.9.FL/8670012 dated 20-7-2012 and the entry to that effect was also entered in the revenue records of Mutation Entry book via Village Form No. 8 under Serial No. 17358 dated 17-8-2012 duly confirmed by the concerned authority on 22-10-2012.

I further find that, as per the Certification Order of City Municipalities (Rural, Ahmedabad) vide its Order bearing No. FTE/Certification/Vaiva/2012/100 dated 11.8.

2014, Changes recorded vide mutation Entry No. 908 etc. In the Second Right Column of Computerised revenue records i.e. Village Form No. 7 and 12 relating to land of Revenue Survey No. 127 and 128 have been cancelled and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No. 6 under Serial No. 16380 dated 1-11-2013 duly confirmed by the concerned authority on 21-1-2014.

Further, (1) Shri Chaturbhai Dinkhabai Kumbhkar (Undivided 15 % Share out of total land Area) (2) Bhai. Chakras Chaturbhai Kumbhkar (Undivided 15 % Share out of total land Area) (3) Shri Jagendra Mahabhoi Kumbhkar (Undivided 15 % Share out of total land Area) (4) Bhai. Anand Jagendra Kumbhkar (Undivided 15 % Share out of total land Area) (5) Shri Akhoy Govindbhai Dinkhabai Thakumar (Pate) (Undivided 11 % Share out of total land Area) (6) Shri. Vijay Ramkrishna Gogambhai Kumbhkar (Pate) (Undivided 7 % Share out of total land Area) (7) Shri. Hanumanthbhai Dinkhabai Virjabhai Vagadikar (Undivided 7 % Share out of total land Area) (8) Bhai. Brothers Wife of Hanumanthbhai Gogkar and Dr. Channabhaibai Kumbhkar (Undivided 15 % Share out of total land Area) and (9) Bhai. Chakras wife of Mahabhoi Gogkar and Dr. Babubhai Kulkarni (Undivided 15 % Share out of total land Area) have sold and conveyed the said Non-Agricultural land bearing Revenue Survey No. 126 administering 8000 sq.mts. which was comprised into Draft T.R. Scheme No. 126 of (Tatra-Adali) and allotted Final Plot No. 52 administering 8000 sq.mts. to M/s. Pooga Project, a Partnership Firm through its Administrative Partner Shri Anandkumar Shinde) Varbhoni by a Deed of Conveyance which was duly registered with the Office of Sub-Registrar, Ahmednagar-11 (Dist), under Serial No. 1808 dated 8-2-2018 and the entry to that effect was also entered in the revenue records of Mutation Entry book viz. Village Form No.6 under Serial No. 20886 dated 15-2-2018 (Kachl Entry) which is yet to be certified and confirmed by the concerned authority and since then M/s. Pooga Project, a Partnership Firm through its Administrative Partner Shri Anandkumar Shinde) Varbhoni is holding the same as an absolute owner and possessor thereof.

Further, (I) General Power of Attorney (As per 46-B Type) and (II) Indemnity Bond from Government was duly executed by (I) Shri Chaturbhaj Bahadur Khatiwala (Who held 18 % Share out of total land Area) (II) Shri. Gharas Chaturbhaj Khatiwala

(Undivided 12 % Share out of total land Area) (3) Shri Jagendra Mohanlal Karnalys (Undivided 15 % Share out of total land Area) (4) Smt. Anil Jagendra Karnalys (Undivided 10 % Share out of total land Area) (5) Shri Abhay Gopalbhai Deshpande Thannur (Part) (Undivided 11 % Share out of total land Area) (6) Shri Vipul Ramkashibhai Gopalbhai Kachhadlys (Part) (Undivided 7 % Share out of total land Area) (7) Shri Hanumanbhai Dhanubhai Yagubhai Yagublys (Undivided 7 % Share out of total land Area) (8) Smt. Kiriben Wife of Ramkashai Galya and Dr. Dhannubhai Kachha (Undivided 15 % Share out of total land Area) and (9) Smt. Giribai wife of Mahanubhai Galya and Dr. Babubhai Khand (Undivided 18 % Share out of total land Area) in favour of M/s. Pooja Project, a Partnership Firm through its Administrative Partner Shri Anandhar Shivaji Vaidya in respect of the said Non-Agricultural land bearing Revenue Survey No. 128 measuring 8485 sq.mts. which was compiled into Draft T.P. Scheme No. 226 of (Vata-Jahad) and allotted Plot No. 62 measuring 5020 sq.mts. which were duly registered with the Office of Sub-Registrar, Ahmednagar-11 (Aahad), under Serial Nos. 1901 and 1902 both dated 9-2-2018.

Further, M/s. Devdas Builders, a Partnership Firm through its Partners i.e. (1) Shri Chaturbhai Balabhai Kachhadlys (15 % Partner) (2) Smt. Giribai Chaturbhai Kachhadlys (10 % Partner) (3) Shri Jagendra Mohanlal Karnalys (15 % Share Partner) (4) Smt. Anil Jagendra Karnalys (10 % Partner) (5) Shri Abhay Gopalbhai Deshpande Thannur (Part) (11 % Partner) (6) Shri Vipul Ramkashibhai Gopalbhai Kachhadlys (Part) (7 % Partner) (7) Shri Hanumanbhai Dhanubhai Yagubhai Yagublys (7 % Partner) (8) Smt. Kiriben Wife of Ramkashai Galya and Dr. Dhannubhai Kachha (15 % Partner) and (9) Smt. Giribai wife of Mahanubhai Galya and Dr. Babubhai Khand (18 % Partner) have confirmed the aforesaid sale transactions i.e. Deed of Conveyance, under Serial No. 1899 dated 9-2-2018 of the said land in question in favour of M/s. Pooja Project, a Partnership Firm through its Administrative Partner Shri Anandhar Shivaji Vaidya by a Confirmation Deed Without Consideration, which was duly registered with the Office of Sub-Registrar, Ahmednagar-11 (Aahad), under Serial No. 1903 dated 9-2-2018.

Further, it appears that the Partnership Deed of M/s. Pooja Project, was duly executed on 1-8-2017 by and between (1) Shri Rajibhai Jethabhai Bapat (One Part) (2) Shri Rajeshbhai Balabhai Bapat (Second Part) (3) Shri Rohit Sanyalbhai Vekariya (Third Part) (4) Shri Dhanubhai Panchabhai Mangarajya (Fourth Part) (5) Shri Ramkashibhai

Shri Mahesh Kumar (Fifth Part) (6) Shri Anand Kumar Shrivastava (Sixth Part) (7) Shri Shashibhushan Varshney (Seventh Part) (8) Shri Dinesh Chandra (Eighth Part) (9) Shri Yash Hridaya (Ninth Part) (10) Shri Narain Chandra (Tenth Part) and (11) Shri Anand Chandra (Eleventh Part) which was duly signed before Ganta V. Patel, Notary Public, Ahmedabad, under Serial No. 1730 dated 22-9-2012.

Further, it appears that the said New-Agricultural land bearing Revenue Survey No. 128 measuring 5408 sq.mts. which was comprised into Deal T.P. Scheme No. 128 of Thane-Ahmedabad and allotted Final Plot No. 62 measuring 5408 sq.mts. was sub-plotted into Various Residential Sub-Plots alongwith provision of new internal road, common plots and reconstruction/preservation of Residential Tenements + Office on the said land as per layout Sub-Plotting Plan along with Construction Plan and Permission for Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" duly approved and granted by Ahmedabad Municipal Corporation, Ahmedabad vide the (i) Rajchandra No. 00445/11217/4024/700/01 dated 28-12-2017 for Block No. "A" (Tenements Nos. 1 to 20) (ii) Rajchandra No. 00445/11217/4024/700/01 dated 28-12-2017 for Block No. "B" (Tenements Nos. 21 to 30) (iii) Rajchandra No. 00445/11217/4024/700/01 dated 28-12-2017 for Block No. "C" (Tenements Nos. 31 to 40) (iv) Rajchandra No. 00445/11217/4024/700/01 dated 28-12-2017 for Block No. "D" (Tenements Nos. 41 to 51) and (v) Rajchandra No. 00445/11217/4024/700/01 dated 28-12-2017 for Block No. "E" (One Office) issued by Deputy Municipal Commissioner (North), Ahmedabad Municipal Corporation, Ahmedabad.

Further, M/s. Praja Project, a Partnership Firm has started a scheme of Residential Tenements known as "GADANAS-01" on the said piece of land as per Plan and Construction Permission approved and granted by the Ahmedabad Municipal Corporation, Ahmedabad and is entitled to recruit the residents and to collect agreed amount from them for the said purpose and to sell and convey such Residential Tenements to them etc.



Further, After completion of construction work Final Building Use (BU) Permission for "GADANAN-51" is required to be obtained from Ahmedabad Municipal Corporation, Ahmedabad.

Thus, M/s. Pojja Project, a Partnership Firm is the absolute owner and possessor of the said Non-Agricultural land situate, lying and being at Murga : Vatra, Taluka : Vatra, District : Ahmedabad bearing Revenue Survey No. 128 measuring 8488 sq.mts. which was comprised into Draft T.P. Scheme No. 128 of (Vatra-Taluka) and allotted Final Plot No. 52 measuring 5898 sq.mts. togetherwith to be constructed (Under Construction) Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GADANAN-51" in the Registration District, Ahmedabad and Sub-District, Ahmedabad II District.

Further, Latest Certificate/Letter for number of Tenements allotted out of the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GADANAN-51" is required to be obtained from the M/s. Pojja Project, a Partnership Firm.

Further, Certificate/Letter is required to be obtained from the M/s. Pojja Project, a Partnership Firm verifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GADANAN-51".

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Gujarat Samachar, Okwadi Edition of 20th February, 2016 inviting claims, if any, in upon or to the said Property in question from any person whatsoever. I have not received any objection/claim in response thereto till today.

Further the Property in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 since the same has been repealed with effect from 01/04/2009 and hence no provision thereunder or in any other Act or rule is required to be obtained.

ASSOCIATES

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Arvind H. Bapat
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In view of what is stated hereinafore, I hereby opine that the title to the Property in question is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to what is stated here in above in report further state here under:-

1. Mutation Entry No. 20088 dated 15-3-2015 (Kachhi Entry) duly maintained by the Talati, Bhoga : Varya, Taluka : Varya, District : Ahmedabad is being duly certified and confirmed by concerned revenue authority in due course.
2. Terms and conditions of Partnership Deed of M/s. Poja Project, a Partnership Firm.
3. Abstract/Binding Agreement to Sale of the Total 51 Residential Tenements - 1 Office in Block Nos. 'A', 'B', 'C', 'D' and 'E' in a scheme known as "GALAXY-51" to be constructed thereon.
4. Certificate/Letter is required to be obtained from the M/s. Poja Project, a Partnership Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 51 Residential Tenements - 1 Office in Block Nos. 'A', 'B', 'C', 'D' and 'E' in a scheme known as "GALAXY-51".
5. Terms and conditions of M. A. Order for Residential Use.
6. Terms and conditions of Plans and Construction Permissions approved and granted by Ahmedabad Municipal Corporation, Ahmedabad is to be complied.
7. Final Building Use (F.U.) Permission for "GALAXY-51" is being duly obtained from Ahmedabad Municipal Corporation, Ahmedabad after completion of construction work in due course.
8. Provisions of the Town Planning and Urban Development Act.
9. Provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).
10. Usual Declarations on title is being made on oath by All Partners of M/s. Poja Project, a Partnership Firm.

Note: Please note that Search of Registration Records of the year 1957 to 1960 at the Office of the Sub-Registrar, Ahmedabad-1 (City) is carried out and records of the year 1967 to 1969 are destroyed/erased out or in dilapidated condition, hence it

could not be inspected and searches thereof is not available. I have found that some part of available Index-II records are termed and the entries are also not up-to-date maintained and also Computerized Records for (I) the year 1894 to 2011 at Office of Sub-Registrar, Ahmedabad-5 (Oldham) (II) the year 2012 to 2015 at Office of Sub-Registrar, Ahmedabad-13 (City) (III) the year 2011 to 2012 at Office of Sub-Registrar, Ahmedabad-14 (District) and (IV) the year 2011 to 2018 at Office of Sub-Registrar, Ahmedabad-11 (Jalali) are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Non-Agricultural Land situate, lying and being at Village : Varna, Taluka : Varna, District : Ahmedabad bearing Revenue Survey No. 138 measuring 5400 sq.mts. which was comprised into Draft T.P. Scheme No. 128 of District A&D and allotted Final Plot No. 62 measuring 5400 sq.mts. togetherwith to be constructed Under Construction Total 14 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "CHALMANAM" in the Registration District Ahmedabad and Sub-District, Ahmedabad-11 (Jalali) and the same is bounded as follows :

Boundary of Revenue Survey No. 138

On or towards the East	: Road.
On or towards the West	: Land of Revenue Survey Nos. 137 patta and 140 patta.
On or towards the North	: Land of Revenue Survey No. 139 patta.
On or towards the South	: Land of Revenue Survey Nos. 148 patta and 139 patta.

Boundary of Final Plot No. 62

On or towards the East	: 18 mt. T.P. Road.
On or towards the West	: Land of S&D.
On or towards the North	: Land of Final Plot No. 61.
On or towards the South	: Land of Final Plot No. 64.

Dated : 5-8-2018

Place : Ahmedabad.



For, A. G. RAPAT & CO.

ANANDIL RAPAT
Advocate

SCHEDULE

100, First Stage, Shreeji Nagar, 500 Feet Road,
 Hyderabad District, District, Ahmedabad - 380001.

Ahmed G. Baghel
 (MUNICIPALITY)

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TITLE CLEARANCE CERTIFICATE

Ref No. 224070115

Re : Investigation of title to the Non-Agricultural Land
 situated, being and being at Mejo : Vatra, Taluka :
 Vatra, District : Ahmedabad bearing Revenue Survey
 No. 135 measuring 8089 sq.mts. which was comprised
 into Draft T.P. Scheme No. 228 of (Vatra-Avalah) and
 allotted First Plot No. 62 measuring 8089 sq.mts.
 together with to be constructed (Under Construction)
 Total 51 Residential Tenements + 1 Office in Block Nos.
 "A", "B", "C", "D" and "E" in a scheme known as
 "GALANMAN-G" in the Registration District Ahmedabad
 and Sub-District, Ahmedabad-II (Avalah) belonging to
 M/s. Pooja Project, a Partnership Firm.

With reference to the above, I have investigated the title to the Property in question,
 more particularly described in the Schedule herunder written and submit my report on
 this title clearance certificate drawn as under :

That from the search of records being maintained by the Municipal Vatra Taluka
 at Ahmedabad and that of Circle Inspector Taluka, Mejo Vatra as also from the search of
 the available records being maintained by the District Registrar Ahmedabad and Sub-
 Registrar, (I) Ahmedabad-I (City), (II) Ahmedabad-II (Rural) (III) Ahmedabad-III (Avalah)
 (IV) Ahmedabad-IV (City) and (V) Ahmedabad-V (District) through my Search Clerk for
 the last 20 years as also from the Village Form No I and II, and Village Form No. 3, for
 mutation entries of the last 20 years duly verified by the Taluka Mejo Vatra, produced
 before me and believing same to be true, correct and trust worthy and also believing the
 documentary papers copies etc. shown to me to be true and genuine and also based upon
 the information given by owners that no transaction/agreement was made in respect of the
 said property during the period for which the record is not available which would make
 the title defective, I submit my report of this title clearance certificate drawn as
 under :

M/s. Pooja Project, a Partnership Firm has floated a scheme of Residential
 Tenements known as "GALANMAN-G" on the said piece of land as per Plan and
 Construction Permission approved and granted by the Ahmedabad Municipal

Corporation, Ahmedabad and is entitled to enroll the members and to collect agreed amount from them for the said purpose and to sell and convey such Residential Tenements to them etc.

Further, after completion of construction work Final Building Use (BU) Permission for "GAJANAN-50" is required to be obtained from Ahmedabad Municipal Corporation, Ahmedabad.

Thus, M/s. Pooja Project, a Partnership Firm is the absolute owner and possessor of the said Non-Agricultural land situate, lying and being at Khodja : Vatra, Taluka : Vatra, District : Ahmedabad bearing Revenue Survey No. 128 measuring 8458 square, which was comprised into Draft T.P. Scheme No. 128 of (Vatra-Jafra) and allotted Final Plot No. 62 measuring 5899 square, togetherwith to be constructed (Under Construction) Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GAJANAN-51" in the Registration District, Ahmedabad and Sub-District, Ahmedabad-H. Daboli.

Further, Latest Certificate/Letter for number of Tenements sold/booked out of the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GAJANAN-51" is required to be obtained from the M/s. Pooja Project, a Partnership Firm.

Further, Certificate/Letter is required to be obtained from the M/s. Pooja Project, a Partnership Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GAJANAN-51".

As a part of the investigation of the title, I gave public notice appeared in the daily newspaper Gujarat Samachar, Gujarat Edition of 21st February, 2018 inviting claims, if any, in regard to the said Property in question from any person whatsoever. I have not received any objection/claim in response thereto till today.

Further the Property in question is not affected by the provisions of the Urban Land (Ceiling & Regulation) Act, 1978 since the same has been repealed with effect from 01/04/1999 and hence no provision thereunder or in any other Act or rule is required to be obtained.

In view of what is stated hereinabove, I hereby opine that the title to the Property in question is clear, marketable, free from any charge or encumbrance and free from

reasonable doubts subject to what is stated here in above in regard further state here under:

1. Mutation Entry No. 28085 dated 15-2-2015 (Kacha Entry) duly maintained by the Taluka, Mosaji: Vatra, Taluka: Vatra, District: Ahmedabad is being duly certified and confirmed by concerned revenue authority in due course.
2. Terms and conditions of Partnership Deed of M/s. Poja Project, a Partnership Firm.
3. Affidavit/Agreement to Sale of the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GAJANAN-SI" to be constructed thereon.
4. Certificate/Letter is required to be obtained from the M/s. Poja Project, a Partnership Firm certifying that they have not availed any loan / advance credit facility from any Bank / Financial Institute on the Total 51 Residential Tenements + 1 Office in Block Nos. "A", "B", "C", "D" and "E" in a scheme known as "GAJANAN-SI".
5. Terms and conditions of N. A. Order for Residential Use.
6. Terms and conditions of Plan and Construction Permissions approved and granted by Ahmedabad Municipal Corporation, Ahmedabad is to be complied.
7. Final Building Use (BU) Permission for "GAJANAN-SI" is being duly obtained from Ahmedabad Municipal Corporation, Ahmedabad after completion of construction work in due Course.
8. Provisions of the Town Planning and Urban Development Act.
9. Provisions of the Real Estate (Regulation and Development) Act, 2016 (RERA).
10. Usual Declaration on title is being made on oath by All Partners of M/s. Poja Project, a Partnership Firm.

Note : Please note that Search of Registration Records of the year 1987 to 1990 at the Office of the Sub-Registrar, Ahmedabad-1 (City) is invited out and records of the year 1987 to 1990 are destroyed/damaged out as in dilapidated condition, hence it could not be inspected and search thereof is not available, I have found that, some part of available Index-II records are torned and the entries are also not up-to-date maintained and also Computerized Records for (I) the year 1994 to 2011 at Office of Sub-Registrar, Ahmedabad-2 (Dhans) (II) the year 2012 to 2013 at Office of Sub-Registrar, Ahmedabad-13 (City) (III) the year 2011 to 2012 at Office of Sub-Registrar, Ahmedabad-14 (Dhans) and (IV) the year 2011 to 2013 at Office of Sub-

Registers, Ahmedabad-11 (A-11) are not well prepared and maintained by State Government Agency.

THE SCHEDULE ABOVE REFERRED TO

All the piece and parcel of Non-Agricultural Land aboves, lying and being at Village : Vavra, Taluka : Vavra, District : Ahmedabad bearing Revenue Survey No. 128 administering 846 sq.mts. which was comprised into Draft T.P. Scheme No. 128 of (Vavra-Ahmed) and allotted Final Plot No. 62 administering 5808 sq.mts. together with to be constructed (Under Construction) Total 11 Residential Tenements + 1 Office in Block Nos. 'A', 'B', 'C', 'D' and 'E' in a scheme known as "VIJAYANAGAR" in the Registration District Ahmedabad and Sub-District, Ahmedabad-11 (A-11) and the same is bounded as follows :

Boundary of Revenue Survey No. 128

On or towards the East	Road.
On or towards the West	Land of Revenue Survey Nos. 157 parts and 140 parts.
On or towards the North	Land of Revenue Survey No. 157 parts.
On or towards the South	Land of Revenue Survey Nos. 148 parts and 139 parts.

Boundary of Final Plot No. 62

On or towards the East	18 mt. T.P. Road.
On or towards the West	Land of SRO.
On or towards the North	Land of Final Plot No. 61.
On or towards the South	Land of Final Plot No. 64.

Date : 24-5-2015

Place : Ahmedabad.

For, A. G. BAPAT & CO.

ANAND H. BAPAT
Advocate

