DATED THIS 19TH DAY OF DECEMBER, 2016

REPORT ON TITLE
CUM
TITLE CLEARANCE CERTIFICATE

M/s.SHREE HARI ENTERPRISE

File No.3322

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Ref. No. :
Date :

2016/3322

TITLE CLEARANCE CERTIFICATE

Re: Investigation of title to the Non-Agricultural Land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. and corresponding Final Plot No.24/1 admeasuring 10548 sq.mts. of Town Planning Scheme No 33 of Mouje Gota and Taluka Ghatlodia in the Registration of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) together with Residential Flats and Shop under construction situated in various Blocks standing thereon and more particularly described in the Schedule hereunder written belonging to M/s. Shree Hari Enterprise, a Partnership firm, having its principal place of business at 1, Abhishek Society, Meghani Nagar, Ahmedabad.

THIS IS TO CERTIFY THAT we have investigated the title to the said land/property which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati daily newspapers "NAVGUJARAT SAMAY" on 15/11/2016 inviting objections, if any, from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto, we have received an objection from Hasumatiben Jagdishbhai Modi through her Advocate Shri Kumarpal R. Modh, claiming her Banakhat Right on Flat No.503 on the Fifth Floor of Block "H" in a building known as "Shukan Enjoy" and also submitted a copy Agreement to Sell (Banakhat) duly attested by a Notary Public of Ahmedabad. However, on compromise arrived by and between the said parties, the objection raised by the said Hasumatiben Jagdishbhai Modi was withdrawn/closed except the same, we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land and as also after taking necessary searches of the records being maintained by the Mamlatdar, Taluka Ghatlodia and that of the Circle inspector, Talati Mouje Gota and as also from the Inspection Report of the records/file in respect of the aforesaid Firm and also from the search of the record being maintained by the District Registrar of

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Ahmedabad and Sub-Registrar of Ahmedabad – 8 (Sola) for the last more than 30 years for the said purpose as also on perusal and verification of relevant certain deeds, documents, suits, orders, T.P.S. Records, permissions, papers and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by said (1) Shri Hemal K Patel and (2) Shri Piyush B. Patel, both the partners of M/s. Shree Hari Enterprise on 19/12/2016 duly attested by Shri R A Bhagat, a Notary Public of Ahmedabad and pursuant to what is stated in our Report-on-Title of even date annexed hereto, we are of the opinion that the title to the said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts subject to subject to all liabilities all liabilities including pending suits and all other liabilities, which is not within the knowledge of the said Debt Recovery Tribunal or otherwise as mentioned in the Registered "Certificate of Sale of Immovable property bearing No.3997 dated 30/03/2016.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non-Agricultural Land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. and corresponding Final Plot No.24/1 admeasuring 10548 sq.mts. of Town Planning Scheme No.33 of Mouje

Gota and Taluka Ghatlodia in the Registration of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) together with Residential/ Commercial Premises/Units in a Building under construction known as "SHAYONA AAGMAN" standing thereon and the entire land is bounded as follows :

On or towards the North : By Final Plot No.119 and 120

On or towards the South : By Final Plot No.24/2

On or towards the East : By Road

On or towards the West : By Final Plot No.23 & 121

DATED THIS 19TH DAY OF DECEMBER, 2016

For, LAKHANI GANDHI & CO. (AHD).

ADVOCATE

2016/3322

SEARCH REPORT ON TITLE

Re.: Investigation of title to the Non-Agricultural Land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. and corresponding Final Plot No.24/1 admeasuring 10548 sq.mts. of Town Planning Scheme No.33 of Mouje Gota and Taluka Ghatlodia in the Registration of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) together with Residential Flats and Shop under construction situated in various Blocks standing thereon and more particularly described in the Schedule hereunder written belonging to M/s. Shree Hari Enterprise, a Partnership firm, having its principal place of business at 1, Abhishek Society, Meghani Nagar, Ahmedabad.

01. That from the search of the revenue records being maintained by the Mamlatdar, Ghatlodia Taluka at Ahmedabad and that of the Circle Inspector/Talati Mouje Gota and from the search of the records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad - 8 (Sola) for the last more then 30 years as also from certain, deeds, documents, suits, orders T.P.S. Records, permissions, papers and plan etc. relating thereto and produced before us, we have found that prior to 1945 the then New Tenure and for personal cultivation Agricultural land bearing Revenue Survey No.206

admeasuring 20230 sq.mtrs. originally belonged to Joint Family of (1) Shri Dhiraji Jeraji and (2) Shri Shivaji Jeraji. However, the only name of said Shri Dhiraji Jeraji Saka was mutated as owner and possessor of the said land in the revenue records concerned.

02. That thereafter Shri Dhiraji Jeraji died on 24/05/1945 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Bai Jivi widow Dhiraji Jeraji (2) Shri Gandabhai Dhiraji (3) Shri Dahyabhai Dhiraji and (4) Shri Bechar Dhiraji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.609 on 21/10/1945 duly certified by the concerned revenue authority.

03. That thereafter the name of said Shri Shivaji Jeraji as co owner and possessor of the said land along with the name of said Shri Dhiraji Jeraji was mutated in the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No. 946 on 01/05/1957 duly certified by the concerned revenue authority on 09/01/1958.

04. That the said owners from time to time had raised Loans on security of the said land from the Gota Vividh Kariyakari Seva Sahakari Mandali Limited. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1117 on 28/06/1963 duly certified by the concerned revenue authority on 18/09/1963.

05. That thereafter Shri Shivaji Jeraji died on 10/07/1963 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he

was governed his heirs viz. (1) Bai Mena widow Shivaji Jeraji (2) Shri Bhikhaji Shivaji (3) Shri Pratapji Shivaji (4)Kashi D/o. Shivaji Jeraji (5) Chanchal D/o. Shivaji Jeraji and (6) Chanda D/o. Shivaji Jeraji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1126 on 08/01/1964 duly certified by the concerned revenue authority.

06. That thereafter the said owners had repaid the loan raised on security of the said land from Gota Vividh Karyakari Seva Sahakari Mandali Limited as it is seen from the Order No.577 dated 10/08/1972 issued by the Liquidation Officer, and in turn the said charge was released on the said land. The entry to effect was entered in the revenue records of mutation entry book under serial No.1331 on 06/09/1972 duly certified by the concerned revenue authority on 25/05/1973.

07. That thereafter on payment of 60 times premium of Rs.757.20 Ps., the Prant Officer, Viramgam vide his order bearing No.Jamin/Vashi/2565 dated 20/11/1979 converted the said land from "New Tenure" to "Old Tenure" i.e."**Alienable / Transferable Land**". The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1535 on 30/11/1979 and duly certified by the concerned revenue authority on 31/12/1979.

08. That thereafter the said owners had paid Rs.3983.75 Ps. being 50% of market value of the said old tenure land, vide Order No.T.P./Jaman/Vashi-209 dated 29/01/1982 of the Taluka Development Officer, Dascroi, Taluka. The entry to that effect was also entered in the revenue records of mutation entry book under serial

No.1690 on 01/04/1982 and duly certified by the concerned revenue authority on 03/06/1982.

09 That the said owners had raised a Loan on security of the said land from the Bank of India, Ognaj Branch, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1845 on 28/10/1986 duly certified by the concerned revenue authority.

10. That thereafter Shri Pratapji Shivaji died on 24/02/1985 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Gangaben widow Pratapji Shivaji (2) Shri Rameshji Pratapji (3) Shri Shambhuji Pratapji (4) Shri Harshadji Pratapji (5) Suryaben D/o. Pratapji Shivaji and (6) Keshiben D/o. Pratapji Shivaji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1878 on 02/04/1987 duly certified by the concerned revenue authority on 03/06/1987.

11. That thereafter said (1) Suryaben D/o. Pratapji Shivaji and (2) Keshiben D/o. Pratapji Shivaji released their right, title and interest in the said land in favour of their mother and brothers. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1879 on 02/04/1987 and duly certified by the revenue authority concerned on 03/06/1987.

12. That the said owners had loan repaid to the said Bank of India, Ognaj Branch, Ahmedabad and in turn the said Bank has released the said land from its charge. The entry to that effect was also entered in the

revenue records of mutation entry book under serial No.2084 on 10/02/1992 duly certified by the concerned revenue authority.

13. That thereafter said Shri Becharji Dhiraji died on 02/09/1993 and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Manekben widow Becharji Dhiraji (2) Shri Dashratbhai Becharji (3) Pashiben D/o. Becharji Dhiraji (4) Maniben D/o. Becharji Dhiraji and (5) Amratben D/o. Becharji Dhiraji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2150 on 03/09/1993 duly certified by the concerned revenue authority on 03/11/1993.

14. That thereafter one of the co owners of the said land viz. Gadaji Dhiraji was carrying non-agricultural activities being Brick manufacturing on the said land admeasuring 20234 sq.mts. and as such vide Order No.U.L.C/2080/1183/5-1/Gandhinagar dated 27/08/1993, of the Deputy Secretary, Revenue Department, Government of Gujarat followed by Order No.R.S.V.-2213 dated 17/09/1993 of the Mamlatdar, Dascroi had cancelled the exemption granted to the said land for agricultural purpose since the said land was being used for manufacturing the Bricks. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2155 on 26/09/1993 duly certified by the concerned revenue authority.

15. That thereafter Shri Bhikhaji Shivaji died in the year of 1969 or thereabout and during the lifetime his wife also died and as such his share in the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs viz. (1) Kantaben D/o. Bhikhaji Shivaji and (2)

Manguben D/o. Bhikhaji Shivji and out of them the said Manguben D/o. Bhikhaji Shivaji had released her right, title and interest in favour of her sister Kantaben D/o. Bhikhaji Shivaji and thereafter said Manguben D/o. Bhikhaji Shivaji died on 02/02/1994 and as such the said Kantaben D/o. Bhikhaji Shivaji had become absolute co owner and possessors of the said land along with other co owners of the said land. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2361 on 31/03/1997 duly certified by the concerned revenue authority on 28/05/1997.

16. That thereafter said Menaben Wd/o. Shivaji Jeraj died in the year 1990 and the names of her legal heirs were already mutated as co.owers of the said land and as such her name as co.owner of the said land was deleted from the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2760 on 02/07/2001 duly certified by the concerned revenue authority on 04/09/2001.

17. That thereafter Chanchalben D/o. Shivaji Jeraji, without issue, died in the year of 1979 or thereabout and during her lifetime her husband also died and as such her name as co.owners and possessors of the said land was deleted from the revenue records concerned. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2761 on 02/07/2001 duly certified by the concerned revenue authority on 04/09/2001.

18. That thereafter Kashiben D/o. Shivaji Jeraji died in the year of 1981 or thereabout without any legal heirs and during the lifetime her husband also died and as such her name as co.owners and possessors of the said land was deleted from the revenue records concerned. The entry

to that effect was also entered in the revenue records of mutation entry book under serial No.2762 on 02/07/2001 duly certified by the concerned revenue authority on 04/09/2001.

19. That thereafter said Kantaben D/o. Bhikhaji Shivaji released her right, title and interest in the said land in favour of her nephew Shri Ramesh Pratapji. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.2763 on 02/07/2001 and duly certified by the concerned revenue authority.

20. That the said (1) Shri Gandaji Dhiraji (2) Shri Dahyaji Dhiraji (3) Manekben Wd/o. Becharji Dhiraji (4) Pasniben D/o. Dhiraji (5) Maniben D/o. Becharji Dhiraji (6) Shri Dashratbhai Becharji (7) Amratben D/o. Becharji Dhiraji (8) Chandaben D/o. Shivaji Jeraji (9) Gangaben Wd/o. Pratapji Shivaji (10) Shri Rameshji Pratapji (11) Shri Shambhuji Pratapji (12) Shri Harshadji Pratapji, all the male members for self also as Karta/Manager of their respective HUF and for their Legal Necessary and/or for their Benefit of Estate as provided under the Hindu law through their Power of Attorney holders (1) Shri Hargovanbhai Khushalbhai Panchal and (2) Shri Naginji Nidharabhai Bharwad sold and conveyed the said land bearing Revenue Survey No.206 admeasuring 20230 sq.mts. to (1) Shri Nathabhai Khushalbhai Panchal and (2) Shri Bhikhabhai Talajabhai Desai. A Deed of Conveyance in respect whereof was executed on 09/10/2003 and duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) on the same day under Serial No.4866. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3031 on 24/10/2003 duly certified by the concerned revenue authority on 16/12/2003.

21. That the said (1) Shri Nathabhai Khushalbhai Panchal and (2) Shri Bhikhabhai Taljabhai Desai sold and conveyed the said land bearing

Revenue Survey No.206 admeasuring 20230 sq.mts. to (1) Shri Shankarbhai Ambalal Patel (2) Shri Sakalchand Punjabhai Patel (3) Shri Bhagwanbhai Vitthalbhai Patel and (4) Shri Jethalal Prabhudas Patel. A Deed of Conveyance in respect whereof was executed on 02/04/2004 and duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) on the same day under Serial No.1997. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3211 on 09/11/2004 duly certified by the concerned revenue authority on 23/12/2004.

22. That thereafter the said (1) Shri Shankarbhai Ambalal Patel (2) Shri Sakalchand Punjabhai Patel (3) Shri Bhagwanbhai Vitthalbhai Patel and (4) Shri Jethalal Prabhudas Patel had agreed to sell the said land to (1) Shri Kanchanbhai Baldevbhai Patel and (2) Shri Hashkhmukbhai U. Gadhecha. An Agreement to sell (Without Possession) in respect whereof was executed on 27/02/2006 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial No.1923 and subsequently, both the parties mutually had agreed to cancel the said Agreement to Sell and in turn a Cancellation of Agreement to Sell in respect whereof was executed on 07/12/2006 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial No.13518.

23. That thereafter vide Order No.R.T.S./Gota/Vashi-3973/06 dated 29/01/2007 of the Mamlatdar, the mistake in showing the area of the land bearing Revenue Survey No.206 was rectified as admeasuring 20234 sq.mts. in the revenue records viz. Village Form No. 7 and 12, 8-A of Account No.341. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3574 on

31/01/2007 duly certified by the concerned revenue authority on 01/03/2007.

24. That the said (1) Shri Shankarbhai Ambalal Patel (2) Shri Sakalchand Punjabhai Patel (3) Shri Bhagwanbhai Vitthalbhai Patel and (4) Shri Jethalal Prabhudas Patel sold and conveyed the said land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. to Shri Rajeshbhai Jivarajbhai Desai A Deed of Conveyance in respect whereof was executed on 11/07/2006 and duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) on 12/07/2006 under Serial No.7610 followed by a Deed of Rectification executed on 27/02/2007 and duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) on the same day under serial No.2364. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3712 on 05/03/2007 duly certified by the concerned revenue authority on 07/04/2007.

25. That thereafter the area of said land bearing Revenue Survey No.206 was rectified as admeasuring 20234 sq.mts. vide Taluka Order dated 29/01/2007 of the Mamlatdar. The said effect of rectification of area of the said land was given in the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3713 on 05/03/2007 duly certified by the concerned revenue authority on 07/04/2007.

26. That thereafter the said New Tenure Agricultural land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. covered under the DRAFT Town Planning Scheme No.33 (Preliminary) and the said land was given a Proposed Final Plot No.24/1 in lieu of said Revenue Survey number and the area thereof was fixed to the extent of 10548 sq.mts

27. That thereafter the said Shri Gandaji Dhiraji and others, as Plaintiffs had filed a Special Civil Suit No.385/07 dated 27/09/2007 in the Court of Hon'ble Additional Senior Civil Judge (Senior Division), Ahmedabad (Rural) against the said Shri Hargovindbhai Khushalbhai Panchal and others, as Defendants for cancellation of Regd. Deed of Conveyance Serial No. 4865, dated 09/10/2003 and Regd. Deed of Conveyance Serial No. 1997, dated 02/04/2004 referred in Para-20 and 21 hereinabove and on hearing their application for seeking the Interim order, the Hon'ble Judge vide his Order dated 16/09/2009 had granted a "Status Quo" of the said land till finalization of the said Suit. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4385 on 30/11/2009 and duly certified by the revenue authority concerned on 23/01/2010.

28. That thereafter the said Shri Gandaji Dhiraji and others, as Plaintiffs had filed a Special Civil Suit No.365/07 dated 27/09/2007 in the Court of Hon'ble Additional Senior Civil Judge (Senior Division), Ahmedabad (Rural) against the said Shri Hargovindbhai Khushalbhai Panchal and others, as Defendants, praying to cancel the Registered Sale Deed bearing No.4865, dated 09/10/2003 which was executed through their Power of Attorney holder followed by Registered Sale Deed No.1997 dated 02/04/2004 and Registered Sale Deed No.7810 dated 12/07/2008, the said suit was cancelled/disposed on the ground that the said Plaintiffs were not present on the date of hearing on 29/11/2010. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4821 on 17/01/2011 and duly certified by the concerned revenue authority on 03/03/2011.

29. That the said Shri Rajeshbhai Jivarajbhai Desai sold and conveyed the said land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. to Shri Arvindbhai Kantilal Patel. A Deed of Conveyance in respect whereof was executed on 15/12/2010 and duly registered with the Sub-Registrar, Ahmedabad-2 (Wadaj) on 16/12/2010 day under Serial No.23190. The entry to that effect was entered in the revenue records of mutation entry book under serial No.4822 on 17/01/2011 duly certified by the concerned revenue authority on 22/03/2011.

30. That thereafter vide Resolution No.PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department, Government of Gujarat, the City Taluka and Dascroi Taluka were amalgamated and the same was sub-divided into two parts viz. (1) Ahmedabad-City (East) and (2) Ahmedabad-City (West) and accordingly the said land/Sub-Plot in question falls within the limit of Taluka, Ahmedabad- City (West). The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5271 on 03/05/2012 and duly certified by the concerned revenue authority on 05/05/2012.

31. That thereafter vide order No. Jamin/T.N.C/Gota/Juno S.R 36/12 dated 05/06/2012 of the Deputy Collector (West), Ahmedabad, on payment premium on the said land, the said land bearing Final Plot No.24/1 admeasuring 10548 sq.mts. was converted the said land from "New Tenure" to Old Tenure for Non-Agricultural Residential Use. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5305 on 21/06/2012 and duly certified by the concerned revenue authority on 03/09/2012.

32. That thereafter the said land bearing Final Plot No.24/1 admeasuring 10548 sq.mts. was converted into Non-Agricultural Residential Use

Purpose as per Order No. CB/LAND-2/N.A./S.R/595/2012 dated 21/09/2012 of the District Collector, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5398 on 24/09/2012 duly certified by the revenue authority concerned on 28/12/2012.

33. That thereafter said N.A. Permission was revised and part of the said land bearing Final Plot No.24/1 (Paiki) admeasuring 720 was granted for Non-Agricultural Commercial Use purpose by the Deputy Collector, N.A. Ahmedabad vide his Order No. N.A./U-2/Case No.11/Section-65-A/Gota/2012-13 dated 18/01/2013. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5478 on 18/01/2013 duly by the concerned revenue authority on 29/02/2013.

34. The thereafter said Shri Arvindbhai Kantilal Patel obtain building permission for construction of residential building on the said land viz. (1) Case No.BLNTS/NOWZ/180912/P/B4687/RO/M1 and Raja Chitthi No.29827/180912/B4687/ R0/M1 dated 22/12/2012 for construction of Block "A" (2) Case No.BLNTS/NWZ/180912/P/B4688/RO/M1 and Raja Chitthi No.29828/180912/B4687/R0/M1 dated 22/12/2012 for construction of Block "B+C" (3) Case No.BLNTS/NWZ/ 180912/P/B4689/RO/M1 and Raja Chitthi No.29829/180912/ B4687/ R0/M1 dated 22/12/2012 for construction of Block "D" (4) Case No.BLNTS/NWZ/180912/P/B4690/RO/M1 and Raja Chitthi No.29830/180912/B4687/ R0/M1 dated 22/12/2012 for construction of Block "E" (5) Case No.BLNTS/NWZ/180912/P/B4691/RO/M1 and Raja Chitthi No.29831/180912/B4687/ R0/M1 dated 22/12/2012 for construction of Block "F+G" and (6) Case No.BLNTS/ NWZ/ 180912/P/ B4692/RO/M1 and Raja Chitthi No.29832/180912/B4687/ R0/M1 dated 22/12/2012 for construction of Block "H" was granted and plans in

relation thereto were duly approved by the Ahmedabad Municipal Corporation.

35. That the said Shri Arvindbhai Kantilal Patel sold and conveyed the said land bearing Final Plot No.24/1 admeasuring 10648 sq.mts. to M/s. Shukan Corporation Private Limited. A Deed of Conveyance in respect whereof was executed on 18/04/2013 and duly registered with the Sub-Registrar, Ahmedabad-8 (Sola) on the same day under Serial No.3280. The entry to that effect was entered in the revenue records of mutation entry book under serial No.5572 on 20/04/2013 duly certified by the concerned revenue authority on 30/05/2013.

36. That keeping in view the above, the M/s. Shukan Corporation Private Limited had issued various cheques to the said Shri Arvindbhai Kantilal Patel towards sale consideration referred to in Para 35 hereinabove, however details of certain cheques were not mentioned in the Registered Deed of Conveyance bearing No. 3280 dated 18/04/2013 hereinabove and as such a Deed of Rectification (Without Consideration) rectifying the said mistake occurred in the said registered Deed of Conveyance was executed on 07/04/2014 by the said Shri Arvindbhai Kantilal Patel in favour of said M/s. Shukan Corporation Private Limited and duly registered with the Sub-Registrar, Ahmedabad-8 (Sola) on the same day under serial No.3073.

37. That thereafter the said M/s.Shukan Corporation Private Limited through its Director Shri Maheshkumar Revabhai Patel had raised Loan on security of the land from Kotak Mahindra Bank Limited, Ahmedabad. A Memorandum of Entry by deposit of title on 07/09/2013 was executed and registered with the registered with the Sub-Registrar, Ahmedabad-8 (Sola) on the same under serial No.7474.

38. The thereafter said M/s. Shukan Corporation Private Limited obtained revised building permission for construction of residential building on the said land viz: (1) Case No.BLNTI/180912/P/B4692/R1/M1 and Raja Chitthi No.31842/180912/B4692/ R1/M1 dated 14/03/2013 for construction of Block "A+B+C" (2) Case No.BLNTI/ 180912/P/B4687/R1/M1 and Raja Chitthi No.31848/180912/B4687/ R1/M1 dated 14/03/2013 for construction of Block "D" (3) Case No.BLNTS/180912/P/B4688/R1/M1 and Raja Chitthi No.31849/ 180912/B4688/R1/M1 dated 14/03/2013 for construction of Block "E+F" (4)Case No:BLNTS/NWZ/ 080213/P/B5529/RO/ M1 and Raja Chitthi No.31850/080213/B5529/ R0/M1 dated 14/03/2013 for construction of Block "G+H" (5) Case No.BLNTS/180912/P/B4689/R2/M1 and Raja Chitthi No.34774/180912/B4689/ R2/M1 dated 10/03/2014 for construction of Block "I" (6) Case No.BLNTS/080213/P/B5530/R1/M1 and Raja Chitthi No.34776/080213/B5530/ R1/M1 dated 10/03/2014 for construction of Block "J" (7) Case No.BLNTS/180912/P/B4690/R2/M1 and Raja Chitthi No.34777/180912/B4690/ R2/M1 dated 10/03/2014 for construction of Block "K" (8) Case No.BLNTS/080213/P/B5531/R1/M1 and Raja Chitthi No.34775/080213/B5531/ R1/M1 dated 10/03/2014 for construction of Block "L+M" AND (9) Case No.BLNTS/ 180912/P/B4691/R2/M1 and Raja Chitthi No.34778/180912/B4691/ R2/M1 dated 10/03/2014 for construction of Block "N+O" was granted and plans in relation thereto were duly approved by the Ahmedabad Municipal Corporation, Ahmedabad.

39. That thereafter the said legal heirs of deceased Shri Gandaji Dhiraji viz. (1)(a) Shantaben D/o. Gandaji Dhiraji (b) Kanuben D/o. Gandaji Dhiraji (c) Dahiben D/o. Gandaji Dhiraji and (2) Shri Dahyabhai Dhiraji

and ten others as Plaintiffs had filed a Special Civil Suit No.47/2013 dated 31/08/2013 in the Court of Hon'ble Principal Civil Judge (Senior Division), Ahmedabad (Rural) against the said Shri Hargovindbhai Khushalbhai Panchal and eighteen others, as Defendants, and on hearing their application for seeking the interim order, the Hon. Judge had granted a "Status Quo" of the said land till finalization of the said Suit. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5589 on 27/09/2013 and duly certified by the revenue authority concerned on 26/11/2013.

40. That keeping in view the Interim Order a Status Quo" of the said land till finalization of the said suit was granted, however, on the application of the Defendant No.10 viz. M/s. Shukan Corporation Pvt.Ltd, the time limit for said "Status Quo" order was fixed for 30 days. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5707 on 11/10/2013 and duly certified by the revenue authority concerned on 08/01/2014.

41. That thereafter the Order passed in Special Civil Suit No.47 of 2013 by the said [6th] Additional Senior Civil Judge, Ahmedabad (Rural) whereby the Application vide Exhibit 5 of the Plaintiffs being unreasonable was quashed and asset side on 21/10/2013. The Learned Trial Judge directed to decide the application vide Exhibit 5 afresh on its merits after hearing all the parties to the said Suit and shall pass reasonable order. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5729 on 18/11/2013 and duly certified by the revenue authority concerned on 08/01/2014.

42. That an application of Defendant No.10 being M/s. Shukan Corporation Private Limited had filed in the court of Hon'ble Principal

Civil Judge, Ahmedabad (Rural) praying that the "Status Quo" referred to in Para 39 be vacated and accordingly, the Hon'ble Court vide its Order dated 02/09/2013, directed the applicant to file an Appeal within 30 days and continued the said Stay upto said period. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5800 on 13/01/2014 which was CANCELLED by the Circle Officer, Sola on 03/05/2014.

43. That contents of mutation entry No.5729 dated 18/11/2013 referred to in Para 42 hereinabove was repeated in mutation entry No.5800 dated 10/1/10214 duly certified by the concerned revenue authority on 03/05/2014.

44. That thereafter the Hon'ble 4th Additional Senior Civil Judge, Ahmedabad (Rural), Mirzapur, dismissed on 29/01/2014, the application vide Exhibit 5 filed by the Plaintiffs, however the said suit No.47/2013 is pending for final hearing.

45. That in the meantime time, the said M/s. Shukan Corporation Private Limited through its Director Shri Maheshkumar Revabhai Patel, sold and conveyed (1) Flat No.K-203 admeasuring 112.78 sq mts. (Super Built-up Area)and undivided/unmarcated share to the extent of 34.14 sq.mts. and Flat No.K-102 admeasuring 112.87 sq mts. (Super Built-up Area)and undivided/unmarcated share to the extent of 34.14 sq.mts. in a Building Known as "Shukan Enjoy" standing on the land bearing Survey No.297 and corresponding Final Plot No.24/1 of T.P.S.No.33 to Shri Atulbhai Bipinbhai Shah. Two separate Deeds of Conveyence in respect whereof was executed on 11/03/2014 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial Nos 2075 and 2076. The entry to that effect was also entered in the revenue

records of mutation entry book under serial No.5918 on 25/06/2014 and duly certified by the revenue authority concerned on 14/08/2014. However, the said Shri Atul Bipinbhai Shah reconveyed the said Flat No.K-102 and K-203 in favour of M/s. Shree Hari Enterprise on 18/09/2016, which was duly registered with the Sub-Registrar, Ahmedabad-8 (Sola) on the same day under serial No.11794 and 11796.

46. That thereafter one Shri Vijaybhai Bhanubhai Patel had filed a Civil Suit No.1413/2014 in the City Civil Court, Ahmedabad against M/s. Shukan Corporation Private Limited, whereby the said Court had issued a urgent show cause notice issued to the Defendants under section 39 Rule 3 of the Civil Procedure Code and Defendants were directed to maintain status quo in terms of Para 13(A) of the Notice of Motion till returnable date. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6010 on 24/09/2014 and duly certified by the revenue authority concerned on 18/12/2014.

47. That thereafter one Amitaben Mayurbhai Chandani had filed a Civil Suit No.1192/2014 in the Civil Court, Ahmedabad against M/s. Shukan Corporation Private Limited, whereby the said Court had issued a urgent show cause notice issued to the Defendants under section 39 Rule 3 of the Civil Procedure Code and Defendants were directed to maintain status quo in terms of Para 13(A) of the Notice of Motion application till returnable date. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6011 on 24/09/2014 and duly certified by the revenue authority concerned on 18/12/2014.

48. That thereafter the said Kotak Mahindra Bank Limited had filed an Application No.179/2014 before the Debt Recovery Tribunal-1, Ahmedabad and accordingly Shri Mangesh Silimkar S/o. Balkrishan Raghu Silimkar was appointed as "the Court Receiver". The said Court Receiver had published a Public Notice in the Gujarati Daily News paper "Divya Bhaskar on 08/12/2015 inviting Tender for the Auction sale of the property being land and constructed property belonging to said Shukan Corporation Private Limited viz. 13 Blocks consisting of various Flats situated in a Building Known as "Shukan Enjoy" standing on the land bearing Final Plot No.24/1 admeasuring 10548 sq.mts. of Town Planning Scheme No.33 on "As is Where is Basis" with all other liabilities including (a) Civil Suit for Rs. 11,50,00,000/- of Shri Arvind Patel (2) payment made by 204 Flats holders, who has made payment aggregating to Rs. 19,08,00,000/- (3) a sum of Rs.22,00,00,000/- to complete the entire building as assessed by the agency appointed by Kotak Mahindra Bank Limited and (4) 12 Flats holders has also filed Civil Suit against the said M/s. Shukan Corporation Private Limited for acquisition of said Flats and to discharge other liabilities which are not in the knowledge of the Court Receiver.

49. That in response to the said Public Notice, M/s. Shree Hari Enterprise had filed online Tender for purchase of the said property. Thereafter a Public Auction of the said property was held on 22/12/2015, wherein said M/s. Shree Hari Enterprise was the Highest Bidder and his Offer was accepted at or total price of Rs.9,75,00,000/- (Rupees Nine Crore Seventy Five Lakhs Only)including all the said liabilities and court suits pending against the said M/s. Shukan Corporation Private Limited in respect of the said entire property.

50. That thereafter a Certificate of Sale of Immovable property was executed by said Mr. Mangesh Shirkar, the Court Receiver in favour of M/s.Shree Hari Enterise, a partnership firm having its Principal Place of business at 1, Abhishek Society, Meghani Nagar, Ahmedabad. The said Certificate of Sale of Immovable property as described therein was executed on 30/03/2016 and duly registered with the Sub-Registar, Ahmedabad-8 (Sola) on the same day under serial No.3997. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.8338 on 07/04/2016 and duly certified by the revenue authority concerned on 07/11/2016.

51. That the said Kotak Mahendra Bank Limited had executed Deed of Release dated 21/04/2016 for release of its charge on the said property which was duly registered with the Sub-Registrar, Ahmedabad-8 (Sola) on the same day under serial No.5064.

52. The thereafter said M/s. Shree Hari Enterpise got approved revised building plan for construction Commercial building on the said land viz. (1) Case No. BLNTI/180912/P/B4692/R1/M1 and Raja Chitthi No.31842/180912/B4692/ R1/M1 dated 16/11/2016 for construction of Block "A+B+C" (2) Case No.BLNTI/180912/P/B4687/R1/M1 and Raja Chitthi No.31848/180912/B4687/ R1/M1 dated 16/11/2016 for construction of Block "D" (3) Case No.BLNTS/180912/P/B4688/R1/M1 and Raja Chitthi No.31849/180912/B4688/ R1/M1 dated 16/11/2016 for construction of Block "E+F" (4)Case No.BLNTS//NWZ/080213/P /B5529/RO/ M1 and Raja Chitthi No.31850/080213/B5529/ R1/M1 dated 16/11/2016 for construction of Block "G+H" (5) Case No.BLNTS/ 180912/P/ B4689/R1/M1 and Raja Chitthi No.31844/180912/ B4689/ R1/M1 dated 16/11/2016 for construction of Block "I" (6) Case

No.BLNTS/NWZ/ 080213/P/B5530/RO/M1 and Raja Chitthi No.31847/ 180912/ B5530/ RO/M1 dated 16/11/2016 for construction of Block "J" (7) Case No.BLNTS/180912/P/B4690/R1/M1 and Raja Chitthi No.31846/ 180912/B4690/R1/M1 dated 16/11/2016 for construction of Block "K" (8) Case No.BLNTS/NWZ/080213/P/B5531/RO/M1 and Raja Chitthi No.31845/ 080213/B5531/ RO/M1 dated 16/11/2016 for construction of Block "L+M" AND (9) Case No.BLNTS/180912/P/ B4691/R1/M1 and Raja Chitthi No.31851/180912/B4691/ R1/M1 dated 16//11/2016 for construction of Block "N+O" was granted and plans in relation thereto were duly approved by the Ahmedabad Municipal Corporation, Ahmedabad. The construction is under progress.

53. That thereafter the stay order given by the Hon'ble in Court Civil Suit No.47/2013 dated 29/01/2014 filed by said legal heirs of deceased Shri Gandaji Dhiraji viz. Dahyaji Dhiraji and others against Shri Hargovindbhai Khushalbhai Panchal and others in Hon'ble Court of Principle Senior Civil Judge, Ahmedabad (Rural) was disallowed/dismissed. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.6951 on 18/04/2016 and duly certified by the revenue authority concerned on08/06/2016.

54. That thereafter the said M/s. Shukan Corporation Private Limited sold and conveyed the Ground Floor Shop No.GF-16 admeasuring 34.85 sq.mts. (Carpet area) and undivided in the land admeasuring 19.56 sq.mts. standing on the Building Known as "Shukan Enjoy" forming part of Final Plot No.24/1 of Town Planning Scheme No.33 to one Shri Kalpesh Vasantlal Shah. A Deed of Conveyance in respect whereof was executed on 25/03/2014 and duly registered with the Sub-

Registrar, Ahmedabad on the same day under serial No.2566. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.8688 on 27/07/2016 which was CANCELLED by the concerned revenue authority on 06/12/2016 with a remark that the Notice 135-D issued but the said Notice was un-served and returned back.

55. That thereafter M/s. Dipesh Accountancy, a partnership firm through its authorized person and power of Attorney Shri Nitin Chhabildas Chhatbar, as Plaintiff had filed Special Civil Suit No.337/2014 dated 27/08/2016 in the Court of Principal Senior Civil Judge, Ahmedabad (Rural) against said M/s. Shukan Corporation Private Limited and Kotak Mahindra Bank Limited. That under Court Order as also an Order dated 08/09/2016 of the Mamlatdar, the entry to that effect was also entered in the revenue records of mutation entry book under serial No.8752 on 09/09/2016 which is yet to be certified by the duly certified by the concerned revenue authority.

56. That thereafter the said M/s. Shukan Corporation Private Limited sold and conveyed the Flat No.F-301 admeasuring 112.78 sq.mts. (built-up Area) on Third Floor and undivided in the land admeasuring 34.16 sq.mts. standing on the Building Known as "Shukan Enjoy" forming part of Final Plot No.24/1 of Town Planning Scheme No.33 to (1) Shri Amit Ghanshyambhai Patel (2) Shri Vishal Mahindrabhai Patel and (3) Shri Amit Ambalal Patel. A Deed of Conveyance in respect whereof was executed on 13/01/2014 and duly registered with the Sub-Registrar, Ahmedabad on the same day under serial No.278. The entry to that effect was also entered in the revenue records of mutation entry book

under serial No.6782 on 29/09/2016, which is yet to be certified by the concerned revenue authority.

57. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspaper "Navgujarat Samay" dated 15/11/2016 inviting objections if any from the Public in General for issuing our Title Clearance Certificate only in relation thereto and in response to said public notice, we have received an objection from Hasumatiben Jagdishbhai Modi through her Advocate Shri Kumarpal R. Modh, claiming her Banakhat Right on Flat No.503 on the Fifth Floor of Block "H" in a building known as "Shukan Enjoy" and also submitted a copy Agreement to Sell (Banakhat) duly attested by a Notary Public of Ahmedabad. However, on compromise arrived by and between the said parties, the objection raised by the said Hasumatiben Jagdishbhai Modi was withdrawn/closed and except the same, we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.

58. That by Declaration-Cum-Indemnity made on oath by (1) Shri Hemal K. Patel and (2) Shri Piyush B. Patel, both the partners of M/s. Shree Hari Enterprise on 19/12/2016 duly attested by Shri R. A. Bhagat, a Notary Public of Ahmedabad have inter-alia declared therein that the aforesaid firm had derived the said land/property in the manner as aforesaid and as such besides the said partners of the said firm, no other person, body or authority has any right, title and interest in respect of the same and the same has not been mortgaged, charged, assigned, leased or dealt with the same in any other manner of whatsoever nature and the same is free from all encumbrances.

litigation etc. subject to all liabilities including pending suits and all other liabilities, which is not within the knowledge of the said Debt Recovery Tribunal or otherwise as mentioned in the Registered "Certificate of Sale of Immovable property bearing No.3997 dated 30/03/2016.

59. At present the said land stand in the name of said M/s. Shree Hari Enterprise and from the search of the records concerned it appears that there were various charges and liabilities attached the said property as per Registered "Certificate of Sale of Immovable property bearing No.3997 dated 30/03/2016.

Thus the title to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to all liabilities, all liabilities including pending suits and all other liabilities, which is not within the knowledge of the said Debt Recovery Tribunal or otherwise as mentioned in the Registered "Certificate of Sale of Immovable property bearing No.3997 dated 30/03/2016.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of Non-Agricultural Land bearing Revenue Survey No.206 admeasuring 20234 sq.mts. and corresponding Final Plot No.24/1 admeasuring 10548 sq.mts. of Town Planning Scheme No.33 of Mouje Gota and Taluka Ghatlodia in the Registration of Ahmedabad and Sub-District of Ahmedabad-8 (Sola) together with Residential/ Commercial Premises/Units in a Building under construction known as "SHAYONA AAGMAN" standing thereon and the entire land is bounded as follows :-

On or towards the North : By Final Plot No.119 and 120

On or towards the South : By Final Plot No.24/2

On or towards the East : By Road

On or towards the West : By Final Plot No.23 & 121

DATED THIS 19TH DAY OF DECEMBER, 2016

For, LAKHANI GANDHI & CO. (Adv.)

ADVOCATE (R. R. LAKHANI)