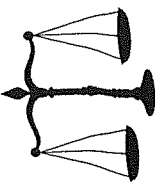


VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/04/2020
DATE: DECEMBER 15, 2020

To,
The General Manager [Legal]
Adani Estate Management Pvt. Ltd.
Earlier known as Shantigram Estate Management Pvt. Ltd.
Shantigram,
Near Khorej Overbridge,
Gandhinagar [Gujarat]

TITLE CERTIFICATE WITH REPORT

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2019 AND 2020 in respect of Non-Agricultural Land bearing Block/ Survey No. 318 paiki 3469.23 sq. Mtrs. Land out of total land admeasuring about 33755 sq. mtrs. Owned by **M/s. Adani Estate Management Pvt. Ltd.** out of total land area from Block/Survey no. 318 admeasuring about 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

Name of Scheme AMOGHA

NAME OF THE OWNER: ADANI ESTATE MANAGEMENT PVT.LTD. EARLIER KNOWN AS SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

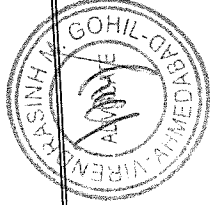
YOU HAVE ALSO PROVIDED US THE FOLLOWING DOCUMENTS:-

Sr. No.	Date	Particulars	Whether Original / Copy
1	28/01/2016	N. A. Permission issued by Collector of Ahmedabad Vide its order no. CB/ADM/T.BEE.KHEE/TATKAL/K-65/S.R.412 / 2015 for land bearing Block/Survey no. 318 admeasuring about 33755 sq. mtrs. for Residential Purpose	Copy

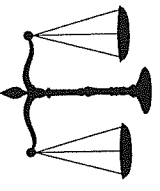
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shitaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



2	29/01/2016	Sale Deed for Block/Survey no.318Paiki admeasuring about 33755 sq. mtrs out of total admeasuring about 43099 sq.mtrs vide Registration no. 1100 Seller: Bhavikbhai Bharatbhai Shah Buyer: Shantigram Estate Management pvt.ltd Confirming party: Panchdhara Agro Farms Pvt.ltd	no.318Paiki mtrs out of total	Copy
3	28/03/2016	Title Report issued by Nanavati & Nanavati Advocates vide its Ref no. 535/2016		Copy
4	27/11/2019	Namuna No. 7 obtained from the site of anyrfor for Block no. 318 admeasuring about 43099 sq. mtrs. in name of Shantigram Estate Management Pvt. Ltd.		Copy
5		Various 6 no. Extracts		Copies
6	07/11/2019	Certificate of Incorporation pursuant to Change of Name from Shantigram Estate Management Private Limited to Adani Estate Management Private Limited issued by Registrar of Companies, Ahmedabad		Copy

SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

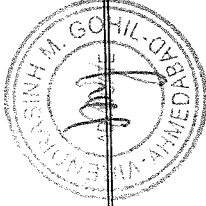
As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedbad-8 (Sola) on 15/12/2020 for the period commencing from 2019 and 2020, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 28/03/2016 issued by **Nanavati & Nanavati Advocates** to Adani Twonship and Real Estate Company Pvt. Ltd. And thereafter, **and my report dated 08/10/2017 bearing ref. no.**

OFFICE ADDRESS:

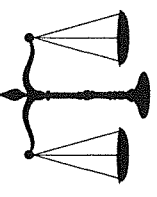
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



VMG/SEMP/01/2017 for period of 2016 to 2017, and further my report dated **02/02/2018** bearing **Ref no. VMG/SEMP/1/2018** for period of 2017 to 2018, and further report dated **17/10/2018** bearing **Ref no. VMG/SEMP/575/2018** for period of 2017 to 2018 and further report dated **26/09/2019** bearing **Ref no- VMG/SEMP/26/2019** for period of 2013 to 2019 and further report dated **28/11/2019** bearing **Ref no-VMG/SEMP/48/2019** for period 2018 to 2019 as per the report of **Nanavati & Nanavati Advocates** the said property belonged to [1] Bhavikbhai Bharatbhai Shah [2] Panchdhara Agro Farms Pvt. Ltd..

There after the said owners namely [1] Bhavikbhai Bharatbhai Shah [2] Panchdhara Agro Farms Pvt. Ltd. through its Authorised Signatory Jatin Thakkar sold and conveyed the said land bearing Block/Survey no. 318 admeasuring about 33755 SQ. mtrs. to Shantigram Estate Management Pvt. Ltd. by way of sale deed which was registered with sub Registrar office at Ahmedabad-8 (Sola) vide Registration no. 1100 dated 29/01/2016. Entry to that effect was made in revenue record vide mutation entry no. 3935 dated 19-02-2016.

Thus, Shantigram Estate Management Pvt. Ltd. became the absolute owner of land bearing Block/Survey no. 318 admeasuring about 33755 SQ. mtrs. **out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village**

OFFICE ADDRESS:

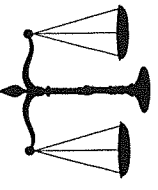
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District

Ahmedabad-8 (Sola).

Thereafter the said owner namely Shantigram Estate Management Pvt. Ltd. avail the credit facility from Yes Bank Ltd. represented through its Trustee namely IDBI Trusteeship Service Ltd., Which was registered with the Office of Sub Registrar's Office at Ahmedabad -8 (Sola) Vide Registration no-3292 dated- 21/02/2018.

Thereafter **M/s. Shantigram Estate Management Pvt. Ltd.** changed its name and as per Certificate of Incorporation, consequent on change of name as per the Rule 29 of the Companies (Incorporation) Rules 2014, and as per the fresh Certificate of Incorporation dated 07/11/2019 issued by Deputy Registrar of Companies, Ahmedabad its **new name is M/s. Adani Estate Management Pvt. Ltd.** Entry to that effect was made in Talati's office vide serial no. 4654 dated 01/02/2020.

Thus, **M/s. Adani Estate Management Pvt. Ltd.** became the absolute owner of land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).



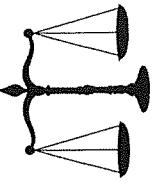
OFFICE ADDRESS:

A-502, Premium House,
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Tele/ Fax : 26578582/83,
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Thaltej,
Ahmedabad- 380 059

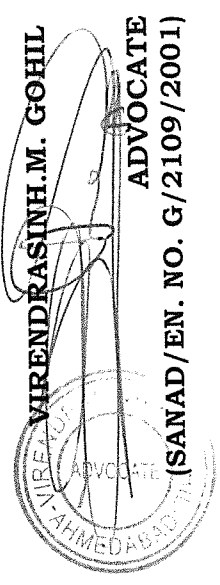
VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



CERTIFICATE

This is to certify that, as per the search carried out at sub Registrar office as stated herein above, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: DECEMBER 15, 2020



ENCL: Original Search Receipt no. 2020308032107 dated 15/12/2020 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

OFFICE ADDRESS:
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Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોક નં-318

Search in : ખોડીયાર /KHODIAR

પહોંચ નંબર ૨૦૨૦૩૦૮૦૩૨૧૦૭ અરજી નંબર ૧૪૮૧૬ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૫ માહે ૨૦૨૦

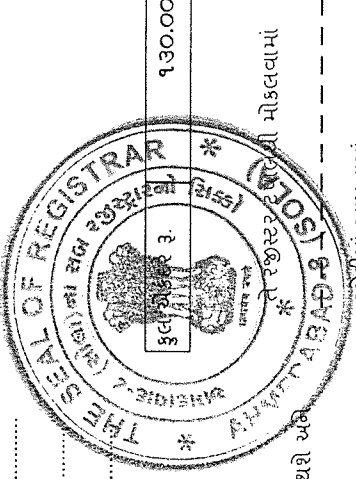
રજુ કરનારનું નામ વિરેન્દ્રસિંહ ગોહિલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2019 2020
ઈંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૧૩૦.૦૦



અંકે રૂપીયા એક સો ત્રીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

DESAI NEERAVKUMAR AMARATLAL
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

અંકે રૂ. : 130.00

20200603176102330,20200603246764956

સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા

2020

મિલકત પરના બોજા અંગેનું પત્રક

Search in વિરેન્દ્રસિંહ ગોહિલ

અરજી નંબર : 14816

ગામ નું નામ : KHODIAR

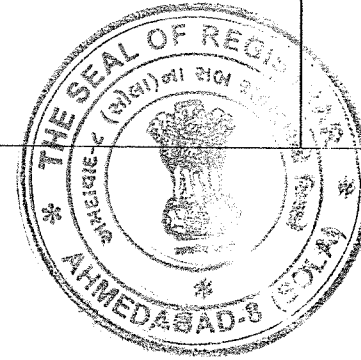
મિલકતનું વર્ણન સર્વે/બ્લોક નં-318

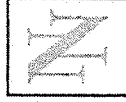
દસ્તાવેજની આ શોધ Sub-Registrar Office(SRO) Ahmedabad - 8 Sola મા -1 વર્ષના ઇન્ડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બોજા અંગેનું પુરતોજ મર્યાદીત આ શોધમા તા_____ સસુંધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે. નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસાઈ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઈપણ માહિતી સંબંધમા નુકશાની માટેના કોઈપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
----- NO DATA AVAILABLE -----								
૩.								

સબ-રજીસ્ટ્રાર

Sub-Registrar Office(SRO) Ahmedabad -
8 Sola





Ref. No. 535 /2016

28th March, 2016

101

MR. JATIN THAKKAR

Deputy General Manager-Legal,
Adani Township & Real Estate Co. Pvt. Ltd.,
CBD, Shantigram,
Nr Vaishnodevi Circle, SG Highway,
Ahmedabad 382 421, Gujarat.

Dear Sir,

REPORT ON TITLE

Sub: Non-Agricultural land bearing Block No. 318 admeasuring 33755 sq. mtrs out of total admeasuring 43099 sq. mtrs., comprised of Old Survey No. 270 situate, lying and being at Village: Khodiyar, Taluka: Daskroi, District: Ahmedabad.

We have to refer to your instructions to investigate and give our report on title to the aforesaid non-agricultural land bearing Block No. 318 admeasuring 33755 sq. mtrs out of total admeasuring 43099 sq. mtrs, comprised of Old Survey No. 270, situate at Village: Khodiyar, Taluka: Daskroi, District: Ahmedabad (hereinafter referred to as the



"said land") which as per the revenue records is owned by Shantigram Estate Management Pvt. Ltd. The boundaries (as perused from the Sale Deed) of the said land are as below:

On or towards East:	Block No. 345 Khodiyar
On or towards West:	Block No. 319 Khodiyar
On or towards North:	Block No. 328 Khodiyar
On or towards South:	Road

SEARCHES:

1. We have caused searches to be taken of available revenue records and the records of Sub-Registrar of Assurances at Ahmedabad relating to the aforesaid land of the period from 1986 till 21.03.2016, and the search receipts pertaining to these lands are enclosed herewith as mentioned below.

<u>Land bearing Block No. 318</u>		
Years	Receipt No.	Dated
1986 to 1994	2016002007950	22.03.2016
1994 to 2011	2016003009962	21.03.2016
2011 to 2016	2016308006980	21.03.2016



We may state that the records pertaining from the year 1986 to 1988 is not available. And the records pertaining from the year 1989 to 1994 have been verified but are torn or not in proper

shape. The records pertaining from the year 1995 to 2016 is available with the Office of The Sub-Registrar and verified.

2. We state that for the purpose of title investigation, we have considered title history of the said land since the year 1960.
3. We find from the papers furnished to us that at present the said Non-agricultural land bearing Block No. 318 (Old Survey No. Survey No. 270) situate at Village Khodiyar, Taluka Daskroi, District Ahmedabad is in the name of Shantigram Estate Management Pvt. Ltd.
4. We may state that our Report on Title is based upon available searches, revenue records and copies of documents furnished to us.

LIST OF DOCUMENTS PERUSED:

1. A copy of Deed of Conveyance dated 03.04.1992 registered at serial no. 17430.
2. A copy of a Deed of Conveyance dated 24.5.1995 registered at serial no. 2694 by Sub-Registrar of Assurances on 24.05.1995.
3. A copy of Deed of Conveyance dated 28.12.2012 registered at serial no. 10403.
4. A copy of order the District Collector, Ahmedabad vide his order dated 29.01.2015 bearing no. ACB/TNC-5/premium/Khodiyar/S.R. 676/2012 upon the payment of premium for Non-Agricultural residential use.



5. A copy of the Dy. Collector (N.A.), Ahmedabad, vide his order dated 20.08.2015 bearing no. CB/ADM/T.B.Khe/Tatkal/Section-65A/Khodiya/ S.R.412/2015.
6. A copy of Deed of Conveyance dated 03.02.2016 registered under serial no. 1100.

**BRIEF FACTS AND HISTORY OF THE SAID LAND BEARING
BLOCK NO. 318 ADMEASURING 33755 SQ. MTRS OUT OF TOTAL
ADMEASURING 43099 SQ. MTRS.**

1. We find that prior to the year 1958 the land in question was owned and possessed by one Hiralal Hargovandas. We find from mutation entry no. 1287 was made on 20.1.1967, the Government issued a notification in pursuance of a Scheme of Consolidation introduced in the area and the said land of survey no. 270 was consolidated and was given block no. 318 admeasuring 43099 square meters in accordance with the Bombay prevention of Fragmentation and Consolidation of Holdings Act, 1947. The name of Hiralal Hargovandas were recorded as owners and occupiers of the said land. The said entry was certified in the revenue records.
2. We find that earlier land bearing Block No. 318 was owned by one Hiralal Hargovandas and names of (1) Vanaji Gendaliji (2) Popatji Gendaliji and (3) Bai Rami widow of Gendaliji appearing as tenants on the said land. We find that Agricultural Land Tribunal by its order made under section 32



of Bombay Tenancy and Agricultural Lands Act on 16.12.1968 in Ganot Case no. 68 reverted the land back to the owner viz. Hiralal Hargovandas as the tenants did not intend to purchase the said land. A mutation entry no. 1310 was made on 20.12.1968 in this respect revenue records. The said entry was certified in the revenue records on 27.01.1969.

3. We find that upon demise of said Hiralal Hargovandas on 23.12.1973 the names of (1) Vimalaben widow of Hiralal Hargovandas (2) Jitendrabhai Hiralal and (3) Mahendrabhai Hiralal were entered as his legal heirs in revenue records, in respect whereof a mutation entry no. 1402 was made on 02.1.1974 in revenue record. The said entry was certified in the revenue records on 07.04.1975.

4. We find that a consolidation scheme was rectified in pursuance of which an order being no. KPJ/SR/266 was made by Mamlatdar on 17.03.1972 whereby the rectification was made in regard to the measurement, in respect whereof a mutation entry no. 1779 was made on 15.05.1989 in revenue records. The said entry was certified in the revenue records on 11.09.1982.

5. We find that on demise of Vimalaben widow of Hiralal Hargovandas co-owner of the said land on 31.3.1992, and her name was deleted from revenue records, in respect whereof a mutation entry no. 1918 was made on 31.3.1992 in revenue records. The said entry was certified in the revenue records on 17.07.1992.



6. We find that by a Deed of Conveyance dated 03.04.1992 registered at serial no. 17430 by Sub Registrar of Assurances on 3.4.1992 said Jitendrabhai Hiratal and Mahendrabhai Hiratal as the Karta and Manager of their respective HUFs sold and conveyed the land of block no. 318 admeasuring 43099 sq. mtrs. to Parshottambhai Naranbhai, Jayantbhai Maganbhai, Aatmaram Sanskarbhai, Dineshkumar Aatmaram, Gordhanbhai Ramabhai, Gandabhai Somabhai, Kanubhai Naranbhai and Desaibhai Chaturbhai, in respect whereof a mutation entry no. 1985 was made in revenue records on 03.01.1994. The said entry was certified in the revenue records on 23.02.1994.
7. we find that the said Parshottambhai Naranbhai and 6 others have agreed to sell the said land to Panchdhara Agro Farms Pvt. Ltd. and therefore made an application under Section 63 of Tenancy Act for permission to sell the said land and that Collector, Viramgam by his order no. LND/Vashi/2108+2107+2109/94 made on 19.1.1995 granted permission of sale of land to Panchadhara Agro Farms Pvt. Ltd. under section 63 of Bombay Tenancy Agricultural Lands Act, in respect whereof a mutation entry no. 2114 was made on 13.6.1996 in revenue records. The said entry was certified on 15.07.1996 in the revenue records.
8. We find that by a Deed of Conveyance dated 24.5.1995 registered at serial no. 2694 by Sub-Registrar of Assurances on 24.05.1995, said Parshottam Naranbhai Parshottambhai Naranbhai, Jayantbhai Maganbhai, Aatmaram Sanskarbhai, Dineshkumar Aatmaram, Gordhanbhai Ramabhai, Gandabhai



Somabhai, Kanubhai Naranbhai and Desaiibhai Chaturbhai sold and conveyed the land of Block No. 318 admeasuring 43099 sq. mtrs to Panchdhara Agro Farms Pvt. Ltd., in respect whereof a mutation entry no. 2115 on 13.6.1996 was made in revenue records. The said entry was certified in the revenue records on 15.07.1996.

9. We find from mutation entry no. 2841 dated 23.11.2006 that a writ was filed in Hon'ble High Court of Gujarat by Panchdhara Agro Farms Pvt. Ltd. being Special Civil Application no. 20328/2006, wherein the Hon'ble High Court of Gujarat passed an order dated 22.09.2006 for maintaining the status quo in respect of the said land. The said mutation entry no. 2841 was certified by the Circle Officer on 15.03.2007.

10. We find from mutation entry no. 2943 dated 22.08.2007 that the State of Gujarat had appealed in the Gujarat Revenue Tribunal against the order of the Dy. Collector, Viramgam Prant, Ahmedabad dated 19.01.1995 bearing no. JAMIN/VASHI/2108+2207+2109 wherein a permission under section 63 and Rule 36 of Gujarat Tenancy and Agricultural Lands Act, 1948 was given for sale in favour of Panchdhara Agro Farms Pvt. Ltd. to use the land only for agricultural purposes. The order of the Dy. Collector was rejected and the said appeal was granted by the Revenue Tribunal vide its order bearing no. Re. A. No. TEN/BA - 47/95 dated 05.07.2006. We further find that an appeal was preferred before the Hon'ble High Court of Gujarat by Panchdhara Agro Farms Pvt. Ltd. against the above mentioned order of the



Revenue Tribunal wherein the Hon'ble High Court of Gujarat in S.C.A no. 20328/2006 vide its order dated 02.05.2007 upheld the order passed by the Dy. Collector, Viramgam Prant, Ahmedabad on 19.01.1995 and rejected the order of the Revenue Tribunal dated 05.07.2006. Mutation entry no. 2841 dated 23.11.2006 recorded in the revenue records is, by virtue of this mutation entry, cancelled. The above mentioned mutation entry no. 2943 was certified by Circle Officer on 20.10.2007.

11. We find from mutation entry no. 3111 that the Mamlatdar, Daskroi passed an order dated 26.07.2008 bearing no. RTS/Record Promulgation/41/08 to make correction in the revenue records and the mutation entry no. 2943, which was recorded twice, was to be deleted once from the records and entered in the others rights and that permission under Section- 63 and 36 was recorded . The said mutation entry no. 3111 was certified by the Circle Officer on 05.01.2009.

12. We find that by a Deed of Conveyance dated 28.12.2012 registered at serial no. 10403 with the Sub-Registrar of Assurances, said Panchdhara Agro Farms Pvt. Ltd. sold and conveyed the land bearing 318 admeasuring 43099 sq. mtrs to Bhavikbhai Bharatbhai Shah. A mutation entry no. 3406 dated 13.06.2011 was registered in the revenue records in this regard. The said mutation entry was certified by the Circle Officer on 10.09.2011.

13. We find from the mutation entry no. 3902 dated 10.12.2015 was made in the revenue records erroneously. However, we





OBSERVATION:

We may state that based on your instructions, we have not caused issuance of Public Notice inviting claims from any party or person having any right or title in or over the said land and have not administered the requisition on title. We have also not caused search in Registrar of Companies for the charges (if any) recorded in name of Shantigram Estate Management Private Limited.

We may state that the said Sale in the favour of the Shantigram Estate Management Private Limited is yet to be certified in the revenue records.

CONCLUSION:

1. We may state that based on the available searches caused to be taken by us and documents perused as above, the land bearing Block No. 318 admeasuring 33755 sq. mts. is permitted for Non-Agriculture Residential Purpose out of total admeasuring 43099 square meters.
2. We may further state that there are no encumbrances found from the searches and the title of the said Shantigram Estate



find that the said entry was subsequently cancelled in the revenue records on 01.03.2016.

14. We find from mutation entry no. 3903 dated 10.12.2015 that the District Collector, Ahmedabad vide his order dated 29.01.2015 bearing no. ACB/TNC-5/premium/Khodiya/S.R. 676/2012 upon the payment of premium for Non-Agricultural residential use with respect to the land bearing 318 admeasuring 43099 sq. mtrs. The said mutation entry no. 3903 was certified by the Circle Officer on 03.03.2016.

15. We find from Pencil entry no. 3920 dated 30.01.2016 that upon the application being made by Bhavikbhai Bharatbhai Shah under Section 65-A of the Gujarat Land Revenue Code, the Dy. Collector (N.A.), Ahmedabad, vide his order dated 20.08.2015 bearing no. CB/ADM/T.B.Khe/Tatkal/Section-65A/Khodiya/S.R.412/2015 granted permission to use the land bearing Block No. 318 for the Residential use for the area admeasuring about 33755 sq. mtrs out of total admeasuring 43099 square meters.

16. We find that by a Deed of Conveyance dated 03.02.2016 registered under serial no. 1100 said Bhavikbhai Bharatbhai Shah sold and conveyed the land of Block No. 318 admeasuring about 33755 sq. mts. out of total admeasuring 43099 square meters., and as confirming party Panchdhara Agro Farms Pvt. Ltd. to Shantigram Estate Management Private Limited, (Formerly known as Adani Township and Real Estate Company Private Limited), in respect. A pencil entry 3935 dated 19.02.2016 in the revenue records.



Management Pvt.Ltd. (Formerly known as Adani Township and Real Estate Company Private Limited). to the said non-agricultural land bearing Block No. 318 admeasuring 33755 sq. mtrs out of total admeasuring 43099 sq. mtrs. situate at Village: Khodiyar, Taluka: Daskroi, District: Ahmedabad, appears to be clear, marketable and free from encumbrances, subject to what is stated above.

Thanking You,
Yours Faithfully,
For Nanavati & Nanavati Advocates,



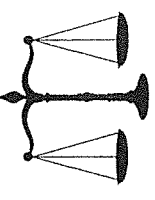
SIDDHARTH SINGH

Partner

Enrolment No. G/849/2006



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/1/2017
DATE: October 08, 2017

To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Near Khorej Overbridge
Gandhinagar [Gujarat]

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2016 AND 2017 in respect of Non-Agricultural Land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

NAME OF THE OWNER: SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

YOU HAVE ALSO PROVIDED US THE FOLLOWING DOCUMENTS:-

Sr. No.	Date	Particulars	Whether Original / Copy
1	28/03/2016	Title Report issued by Nanavati & Nanavati Advocates vide its Ref no. 535/2016	Copy
2	05/10/2017	Namuna No. 7 obtained from the site of anyrор for Block no. 318 admeasuring about 43099 sq. mtrs. in name of Shantigram Estate Management Pvt. Ltd.	Copy



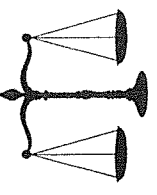
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohiltvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedabad-8 (Sola) on 03/10/2017 for the period commencing from 2016 and 2017, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 28/03/2016 issued by **Nanavati & Nanavati Advocates** to Adani Twonship and Real Estate Company Pvt. Ltd. It has been observed that no charges and Lis Pendency have been registered against the above-referred property during the period of search stated above. However, I have find flowing document is registered with Sub Registrar office at Ahmedabad-8 (Sola) :

[A] Sale Deed dated 29/01/2016 vide registration no. 1100 executed by [1] Bhavikbhai Bharatbhai Shah [2] Panchdhara Agro Farms Pvt. Ltd. through its Authorised Signatory Jatin Thakkar in favour of Shantigram Estate Management Pvt. Ltd. for land bearing Block/Survey no. 318 admeasuring about 33755 SQ. mtrs.

CERTIFICATE

This is to certify That, The Title of the above referred property is clear, marketable and free from all encumbrance and reasonable doubts.

PLACE: AHMEDABAD.

DATE: OCTOBER 8, 2017

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL:Original Search Receipt no. 2017308027806 dated 03/10/2017 issued by Sub Registrar, Ahmedabad-8 (Sola) is enclosed herewith.

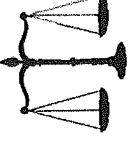
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/1/2018
DATE: February 2, 2018

To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Near Khorej Overbridge
Gandhinagar [Gujarat]

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2017 AND 2018 in respect of Non-Agricultural Land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

[1] NAME OF THE OWNER: SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

[2] SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedbad-8 (Sola) on 02/02/2018 for the period commencing from 2017 and 2018, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 28/03/2016 issued by **Nanavati & Nanavati Advocates** to Adani Twonship and Real Estate Company Pvt. Ltd. and my report dated **09/10/2017 bearing ref. no. VMG/SEMP/01/2017**. It has been observed that no charges and Lis Pendancy have been registered against the above-referred property during the period of search stated above. However, I have find flowing document is registered with Sub Registrar office at Ahmedabad-8 (Sola):

[A] Sale Deed dated 29/01/2016 vide registration no. 1100 executed by [1] Bhavikbhai Bharatbhai Shah [2] Panchdhara Agro Farms Pvt. Ltd. through its Authorised Signatory Jatin Thakkar in favour of Shantigram Estate Management Pvt. Ltd. for land bearing Block/Survey no. 318 admeasuring about 33755 SQ. mtrs.

CERTIFICATE

This is to certify That, The Title of the above referred property is clear, marketable and free from all encumbrance and reasonable doubts.

PLACE: AHMEDABAD.
DATE: FEBRUARY 02, 2018

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL: Original Search Receipt dated 02/02/2018 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej],
Ahmedabad- 380 059

અરજી પહોંચ

મેલકતનું વર્ણન સન/બ્લોક નં-318

Search in: ખોડીયાર/KHODIAR

પહોંચ નંબર: ૨૦૧૮૩૦૮૦૦૪૧૯૬ અરજી નંબર: ૧૮૭૦ અરજી વર્ષ: ૨૦૧૮

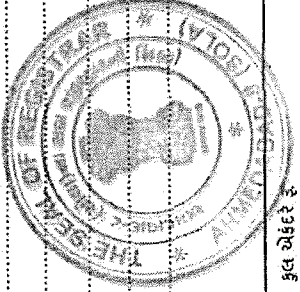
તા: ૨ માહે: ફેબ્રુઆરી સને: ૨૦૧૮

રજુ કરનારનું નામ અશ્વિન પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નફલ કરવા ની ફી સાર્ડ / કોલીયો..... ૦
શેરોની નફલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નફલો અથવા યાદીઓ (ફલમ ૬૪ થી ૬૭)..... ૦
શોધ અગર તપાસફી Year: ૨૦૧૭ ૨૦૧૮ ૧૨૦
દંડ ફલમ-૨૫.....
ફલમ-૩૪ (ફલમ-૫૭).....
નફલ ફી કોલીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી.....



કુલ એકદર રૂ. ૧૨૦

અંકે રૂપિયા એકસો વીસ પૂરા.

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(M B Patel)
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

IGR-NIC 6885878970032155546

૨૪/૨/૨૦૧૮

૩:૨૮:૪૦ pm

2017

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2018

મિલકત પરના બીજા અંગેનું પત્રક

Search in અશ્વિન પટેલ

અરજી નંબર : ૧૯૭૦

ગામ નું નામ : KHODIAR

મિલકતનું વર્ણન સર્વે/બ્લોક નં-318

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Solia મા -1 વર્ષના છેડેક્ષ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

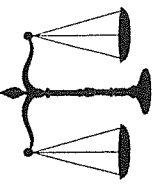
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સંબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
શ.		NO DATA AVAILABLE				

તારીખ :

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 8 Solia

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/575/2018
DATE: October 17, 2018

To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Near Khorej Overbridge
Gandhinagar [Gujarat]

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2017 AND 2018 in respect of **Non-Agricultural Land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).**

[1] NAME OF THE OWNER: SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

[2] SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

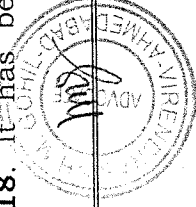
As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedbad-8 (Sola) on 12/10/2018 for the period commencing from 2017 To 2018, (up to 11/10/2018) the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 28/03/2016 issued by **Nanavati & Nanavati, Advocates** to Adani Township and Real Estate Company Pvt. Ltd. and my report dated **09/10/2017 bearing ref. no. VMG/SEMP/01/2017** and further my report dated **02/02/2018 bearing Ref no. VMG/SEMP/1/2018**. It has been observed that no charges and Lis

OFFICE ADDRESS:

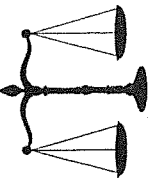
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



Pendency have been registered against the above-referred property during the period of search stated above **save and except**

[1] Charge of **Yes Bank** Ltd. registered in the office of Sub Registrar's office at Ahmedabad-8 (Sola) vide Registration no. 3292 dated 21/02/2018.

CERTIFICATE

This is to certify That, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: OCTOBER 17, 2018

VIRENDRASINH M. GOHIL

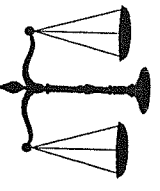
ADVOCATE

ENCL:Original Search Receipt dated 12/10/2018 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

OFFICE ADDRESS:
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/26/2019
DATE: September 26, 2019

To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Nr Vaishnodevi Circle,
SG Highway,
Ahmedabad 382 421,
Gujarat, India

- [1] **NAME OF THE OWNER/Mortgagor** : SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.
[2] **Loan Amount** : **Rs. 4,50,00,00,000/-**
[3] **Issue date of encumbrance certificate** : 20/09/2019
By Sub Registrar office Concern

SEARCH FOR ENCUMBRANCE FOR BROKEN PERIOD

As per your instruction and information provided by you vide your email dated 17/09/2019, I have carried out the search in the office of the Sub Registrar at Ahmedabad-8 (Sola) on 20/09/2019 for the period commencing from 2013 to 2019, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in continuation of Title Report dated 28/03/2016 issued by **Nanavati & Nanavati, Advocates** to Adani Township and Real Estate Company Pvt. Ltd. and my report dated **09/10/2017 bearing ref. no. VMG/SEMP/01/2017** and further my report dated **02/02/2018 bearing Ref no.**

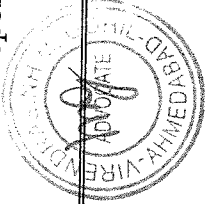
VMG/SEMP/1/2018 and further report dated **17/10/2018 bearing Ref no.**

OFFICE ADDRESS:

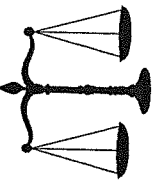
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



VMG/SEMPL/575/2018. It has been observed that no charges and Lis Pendency have been registered against the above-referred property during the period of search stated above **save and except**

[1] Charge of **Yes Bank Ltd.** was registered through IDBI Trusteeship Service Ltd. in the office of Sub Registrar's office at Ahmedabad-8 (Sola) vide Registration no. 3292 dated 21/02/2018.

[4] Land parcel (revenue details of land)

Non-Agricultural Land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

[5] Project Name : **OLIVIA**

[6] Name of Premotor : **SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.**

CERTIFICATE

This is to certify that, as per the search carried out at sub Registrar office as stated herein above, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: SEPTEMBER 25, 2019

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL: Original Search Receipt dated 20/09/2019 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith

OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મિલકત નું વર્ણન : બલોક નં- ૩૧૮

Search in : ખોડીયાર /KHODIAR

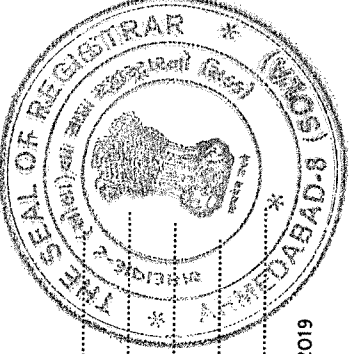
પહોંચ નંબર ૨૦૧૮૩૦૮૦૩૪૮૫૯ અરજી નંબર
તારીખ ૨૦ માહે

૧૭૦૮૪ અરજી વર્ષ ૨૦૧૯
સપ્ટેમ્બર સને ૨૦૧૯

રજુ કરનારનું નામ અફ વીન પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા



રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
ફોરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2018 2019
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૧૩૦.૦૦

કુલ એકદરે રૂ. ૧૩૦.૦૦

અંકે રૂપીયા એક સો ત્રીસ પુરા

દસ્તાવેજ

નાં દિવસે તૈયાર થશે અને

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.
કચેરીમાં આપવામાં

J C મેનડા
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

OLIVIA

Praymata Shantigam.

(1812 121212 - 121212 121212) 12121212 121212 12121212 121212 12121212 121212 12121212

ՏԵԽ ԻՆՇԻՆ ԶԵՂԻ ՈՍԷՆ ԲՅՈՒՅՆ

କ୍ଷୁଦ୍ର : ୧୫୫୫ : ୫୫୫୫

২৭০৬ : এম্‌. ডি. এ.

ԽՀԽ ԽԽԽԽԽ Խ!

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8 Solas - 12.11.2022 13.11.2022

4- 11c

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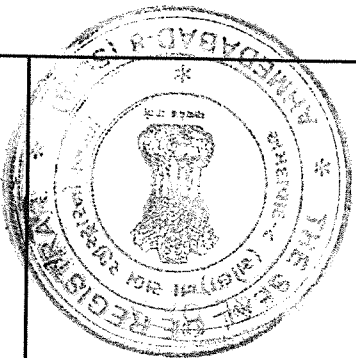
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ዓ. 20/06/2019 : ዓ. 8 - 8 Sola

212562-1012

Page 9 of 2



						
දින	දින	මාස	වසර	මාස	දින	වසර
දින	දින	මාස	වසර	මාස	දින	වසර

[illegible]

ገጽ ፩ -፬ ጽሁፍ ዙግግግ ትህፃናት

ԽճՈՒ ԽՍԻՆԻՔ ԱՊՐԵՐ

২০০৬ : এন. জে. জে. জে.

કામ જોઈએ : KHODIAR

ՏԵԽ ՆՈՐԻՆ ԶԵՆ ՈՒՇԻ ԻՅՈՒՄ

(1842 122810 - 101010 101010) 10101010 22222222 1010 10101010 1010 10101010

- [Home](#)
- [Back](#)

નોંધ :-

- ૧) અહીં દર્શાવેલ જમીનની વિગતો ફક્ત આપની જાણ માટે જ છે જેને સત્તાવાર નકલ તરીકે ગણવામાં આવશે નહીં.
૨) આ વિગતો અંગે કોઈ પણ વધારાની માહિતી મેળવવી હોય તો જે તે મામલતદાર કચેરી અથવા કલેક્ટર કચેરીનો સંપર્ક કરવો.

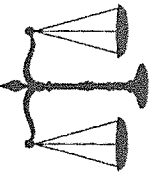
ગામ નમૂના નંબર - ૭ ની વિગતો

* તા.29/06/2016 02:05:29 ની સ્થિતિએ

District (જિલ્લો)	Taluka (તાલુકો)	Village (ગામ)	Survey Number (સરવે નંબર)
અમદાવાદ	દશકોઈ	ખોડીયાર	૩૧૮
Land Details (જમીનની વિગતો)			
Total Area (H.Are.SqMt.) (કુલ ક્ષેત્રફળ હે.આરે.ચોમી.) :		૪-૩૦-૯૯	
Total Assessment Rs. (કુલ આકાર રૂ.) :		૨૩.૩૧	
Tenure (સત્તા પ્રકાર) :		બીન ખેતી	
Land Use (જમીનનો ઉપયોગ) :		બીન ખેતી	
Name of farm (ખેતરનું નામ) :			
Other Details (રીમાર્ક્સ) :		૨૭૦, ૩૩૭૫૫ ચો. મી. રહેણાંક હેતુ બિનખેતી, વિ.ધારો રૂ. ૮૪૩૯/-	
Ownership Details			
(કબજેદારની વિગતો)		Boja and Other Rights Details	
(બીજા હકો અને બોજા ની વિગતો)			
ખાતા		૨૧૧૪,૨૮૪૧,૨૯૪૩,૩૧૧૧,	
નંબર	નોંધ નંબરો તથા ખાતેદાર	-----	
ક્ષેત્રફળ		ગણોત ધારાનીન કબજા ૬૩ નીયમ ૩૬ મુજબ મંજૂરી લીધેલ છે.	
આકાર		<૩૧૧૧>	
-----	૧૨૮૭,૧૩૧૦,૧૪૦૨,૧૭૭૯,૧૯૧૮,૨૧૧૫,૨૮૪૧,૨૯૪૩,	૪૩૦૯૯ ચો.મી. ખેતી હેતુ જુનીશરત પૈકી ૩૩૭૫૫ ચો.મી. જમીન	
-----	૩૧૧૧,૩૪૦૬,૩૯૦૨#,૩૯૦૩,૩૯૨૦,૩૯૩૫,૩૯૬૫,	નુ બીનખેતી હેતુ પ્રિમિયમ ની રકમ ભરપાઇ થયેલ છે.<૩૯૦૩>	
-----	-----	૩૩૭૫૫ ચો. મી. રહેણાંક હેતુ બિનખેતી, વિ.ધારો રૂ. ૮૪૩૯/-	
-----	-----	<૩૯૨૦>	

પપર	શાન્તીગ્રામ એસ્ટેટ મેનેજમેન્ટ પ્રાઇવેટ		
૪-૩૦-૯૯	લીમીટેડ(૩૯૩૫)		
૨૩.૩૧			

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



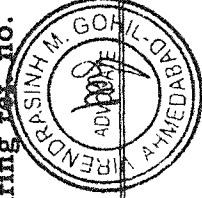
REF. NO: VMG/SEMP/48/2019
DATE: November 28, 2019

To,
The General Manager [Legal]
Adani Estate Management Pvt. Ltd.
Shantigram
Nr Vaishnodevi Circle,
SG Highway,
Ahmedabad 382 421,
Gujarat, India

1.	NAME OF THE OWNER/Mortgagor	Adani Estate Management Pvt. Ltd. Earlier known as SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.
2.	Loan Amount	Rs. 4,50,00,00,000/- FROM YES BANK LTD.
3.	Issue date of encumbrance certificate	28/11/2019 By Sub Registrar office Concern

[4] SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedabad-8 (Sola) on 28/11/2019 for the period commencing from 2018 to 2019, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period from **1986 to 2016 in continuation of Title Report dated 28/03/2016** issued by **Nanavati & Nanavati, Advocates** to Adani Township and Real Estate Company Pvt. Ltd. and my report dated **08/10/2017** bearing **ref. no. VMG/SEMP/01/2017** for period of 2016 to



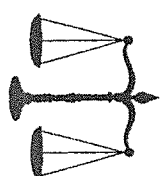
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE



GUJARAT HIGH COURT

2017, and further my report dated **02/02/2018** bearing Ref no. VMG/SEMP/1/2018 for period of 2017 to 2018, and further report dated **17/10/2018** bearing Ref no. VMG/SEMP/575/2018 for period of 2017 to 2018 and further report dated **26/09/2019** bearing Ref no- VMG/SEMP/26/2019 for period of 2013 to 2019 It has been observed that no charges and Lis Pendancy have been registered against the above-referred property during the period of search stated above **save and except**

[A] Charge of **Yes Bank** Ltd. was registered through IDBI Trusteeship Service Ltd. in the office of Sub Registrar's office at Ahmedabad-8 (Sola) vide Registration no. 3292 dated 21/02/2018.

[5] Land parcel (revenue details of land)

Non-Agricultural Land bearing Block/Survey No. 318 admeasuring about 33755 sq. mtrs. out of total land area 43099 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

[6] Project Name : **ASTER PHASE -1**

[7] Name of Premotor : Adani Estate Management Pvt. Ltd. Earlier known as **SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.**



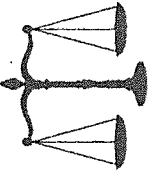
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-1,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



CERTIFICATE

This is to certify that, as per the search carried out at sub Registrar office as stated herein above, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: NOVEMBER 28, 2019

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL: Original Search Receipt dated 28/11/2019 issued by Sub Registrar;
Ahmedabad-8 (Sola) is enclosed herewith



OFFICE ADDRESS:
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પત્રો

પ્રિંટ નં વર્ણન : સર્વે નં- 318

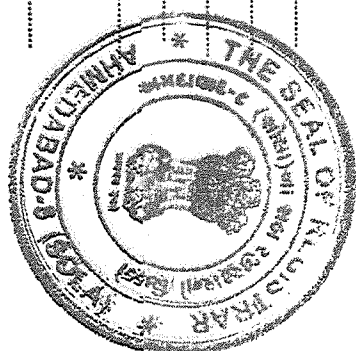
Search in : ખોડીયાર /KHODIAR

પત્રો નંબર 2016306083086 અરજી નંબર
તારીખ 26 માટે

રજુ કરનારનું નામ અર વીન પટેલ
નીચે પ્રમાણે શ્રી પત્રો

20609 અરજી વર્ષ 2016
તારીખ 26 સને 2016

૩. પૈસા



રજીસ્ટ્રેશન શ્રી.....
નકલ કરવા ની શ્રી સાઈડ / કોલીઓ.....
સેરોની નકલ કરવા માટે શ્રી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ 5૪ થી 5૭).....
શોધ અગર તપાસણી.....Year: 2016 2019

કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ શ્રી સુધીથી.....
ઈન્ડેક્સ-૨ શ્રી.....

કુલ ચોક્કસ રૂ. ૧૫૦.૦૦

અંતિ રૂપીયા ચોક્કસ પાયાસ પ્રમાણે

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

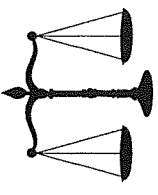
કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

જિલ્લા પંચાયત
સહ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલો

Udhami

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/05/2020
DATE: DECEMBER 15, 2020

To,
The General Manager [Legal]
Adani Estate Management Pvt. Ltd.
Earlier known as Shantigram Estate Management Pvt. Ltd.
Shantigram,
Near Khorej Overbridge,
Gandhinagar [Gujarat]

TITLE CERTIFICATE WITH REPORT

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2018 TO 2020 in respect of Non-Agricultural Land bearing Block/Survey No. 319 paiki admeasuring about 1133.91 Sq. Mtr. out of total land admeasuring about 39619 sq. mtrs. Owned by M/s. Adani Estate Management Pvt. Ltd. out of total land area of Block/Survey no. 319 admeasuring about 50586 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka: Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

Name of Scheme AMOGHA

NAME OF THE OWNER: ADANI ESTATE MANAGEMENT PVT.LTD. EARLIER KNOWN AS SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

YOU HAVE ALSO PROVIDED US THE FOLLOWING DOCUMENTS:-

Sr. No.	Date	Particulars	Whether Original / Copy
1	06/08/2013	N. A. Permission issued by Collector of Ahmedabad Vide its order no. EST/N.A/T.BEE.KHEE/TATKAL/K-65/S.R.182 / 2013 for land bearing Block/Survey no. 319 admeasuring about 39619 sq. mtrs. for Residential Purpose	Copy

OFFICE ADDRESS:

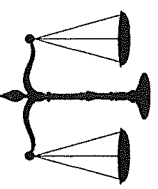
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com



RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

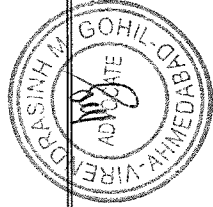
VIRENDRASINH M. GOHIL
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GUJARAT HIGH COURT



2	04/09/2013	Sale Deed for Block/Survey No.319 Paiki admeasuring about 39619 sq. mtrs out of total admeasuring about 50586 sq.mtrs vide Registration no. 7344 Seller: Shiraliben Mahasukhbhai Adani Buyer: Shantigram Estate Management pvt.ltd Confirming party: Mesh Tradelink Pvt. Ltd	Copy
3	10/12/2013	Title Report issued by Keshwani Associates	Copy
4	22/06/2018	Leave and License Agreement for Ground Floor admeasuring about 3944.47 Sq. Fts. In Multipurpose Hall, in Shatigram Twonship, constructed on land bearing Survey no. 319 and 320 of Village Khodiyar. Vide Registration no-11630 Licensor no-1. Shantigram Estate Management Pvt. Ltd Licensor no.2. Adani Township & Real Estate Company Pvt. Ltd Licensee- Shubhashish Schools Pvt. Ltd	Copy
5	07/11/2019	Certificate of Incorporation pursuant to Change of Name from Shantigram Estate Management Private Limited to Adani Estate Management Private Limited issued by Registrar of Companies, Ahmedabad	Copy
6	10/12/2020	Namuna No. 7 obtained from the site of anyror for Block no. 319 admeasuring about 50586 sq. mtrs. in name of Adani Estate Management Private Limited.	Copy
7		Various 6 no. Extracts	Copies

SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedbad-8 (Sola) on 15/12/2020 for the period commencing from 2018 and 2020, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is



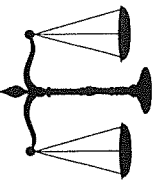
OFFICE ADDRESS:

A-502, Premium House,
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Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

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therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 10/12/2013 issued by **Keshwani Associates, Advocates** to Adani Twonship and Real Estate Company Pvt. Ltd. and thereafter, **my report dated** 09/10/2017 bearing ref. no. VMG/SEMPL/02/2017 and my report dated 02/02/2018 Bearing ref.no. VMG/SEMPL/02/2018. As per the report of **Keshwani Associates, Advocates**, the said property belonged to Shiraliben Mahasukhbhai Adani.

There after the said owners namely Shiraliben Mahasukhbhai Adani through his power of attorney holder vashantbhai shantilal adani. And Confirming party Mesh Tradelink Pvt. Ltd through its representative Yogesh shah sold and conveyed the said land bearing Block/Survey no. 319 admeasuring about 39619 SQ. mtrs. to Shantigram Estate Management Pvt. Ltd. by way of sale deed which was registered with sub Registrar office at Ahmedabad-8 (Sola) vide Registration no. 7344 dated 04/09/2013. Entry to that effect was made in revenue record vide mutation entry no. 3661 dated 20-11-2013.

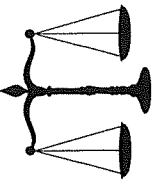
Thus, Shantigram Estate Management Pvt. Ltd. became the absolute owner of land bearing Block/Survey no. 319 admeasuring about 39619 sq. mtrs. **out of total land area 50586 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).**



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Thereafter the said owner namely Shantigram Estate Management Pvt. Ltd. avail the credit facility from Yes Bank Ltd. represented through its Trustee namely IDBI Trusteeship Service Ltd., Which was registered with the Office of Sub Registrar's Office at Ahmedabad -8 (Sola) Vide Registration no-3292 dated- 21/02/2018.

Thereafter Leave and License Agreement for the terms of **5 years commencing from 01.07.2018 and expiring by efflux of time on 30.06.2023** was executed by Shantigram Estate Management Pvt. Ltd. as **Licensor no-1** and Adani Township & Real Estate Company Pvt. Ltd. as **Licensor no-2** in favour of Shubhashish Schools Pvt. Ltd on 22/06/2018 in respect to premises situated at Ground Floor admeasuring about 3944.47 Sq. Fts. In Multipurpose Hall, in Shatigram Twonship, constructed on land bearing Survey no. 319 and 320 of Village Khodiyar. The said Leave and License Agreement was registered with Sub Registrar Office at Ahmedabad-8 (Sola) vide serial no. 11630 dated 22/06/2018.

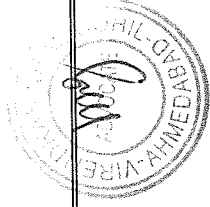
Thereafter **M/s. Shantigram Estate Management Pvt. Ltd.** changed its name and as per Certificate of Incorporation, consequent on change of name as per the Rule 29 of the Companies (Incorporation) Rules 2014, and as per the fresh Certificate of Incorporation dated 07/11/2019 issued by Deputy Registrar of Companies, Ahmedabad its **new name is M/s. Adani Estate Management Pvt.**

OFFICE ADDRESS:

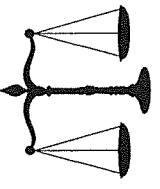
A-502, Premium House,
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Tele/ Fax : 26578582/83,
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Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



Ltd. Entry to that effect was made in Talati's office vide serial no. 4654 dated

01/02/2020.

Thus, **M/s. Adani Estate Management Pvt. Ltd.** became the absolute owner of land bearing Block/Survey No. 319 paiki admeasuring about **1133.91 Sq. Mtrs.** out of total land admeasuring about 39619 sq. mtrs. Owned by M/s. **Adani Estate Management Pvt. Ltd.** out of total land area of Block/Survey no. 319 admeasuring about 50586 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration **Sub District Ahmedabad-8 (Sola).**



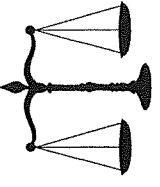
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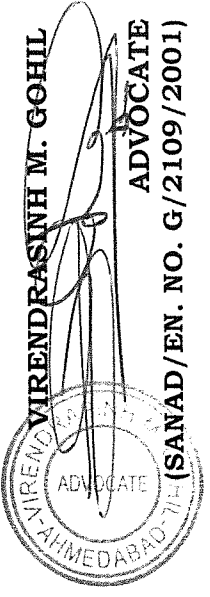
VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



CERTIFICATE

This is to certify that, as per the search carried out at sub Registrar office as stated herein above, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: DECEMBER 15, 2020



ENCL: Original Search Receipt no. 2020308032110 dated 15/12/2020 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

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Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મિલકત નું વર્ણન : સર્વે/બ્લોક નં-319

Search in : ખોડીયાર /KHODIAR

પહોંચ નંબર ૨૦૨૦૩૦૮૦૩૨૧૧૦ અરજી નંબર
તારીખ ૧૫ માહે

૧૪/૧૮ અરજી વર્ષ
ડિસેમ્બર સને ૨૦૨૦

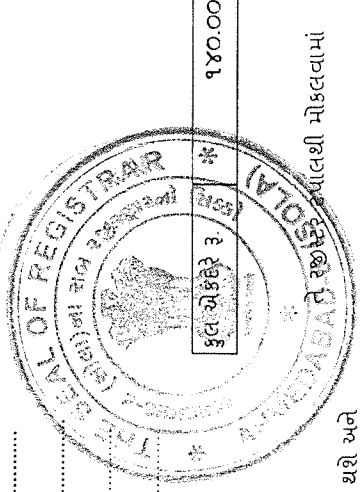
રજુ કરનારનું નામ વિરેન્દ્રસિંહ ગોહિલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2018 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી

૧૪૦.૦૦



અંકે રૂપીયા એક સો ચાલીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

DESAI NEERAVKUMAR AMARATTAI.
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

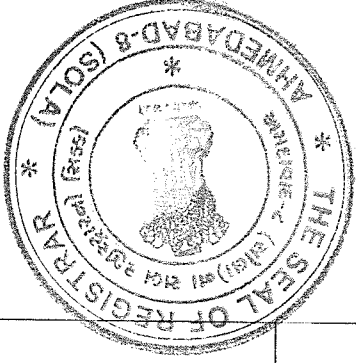
અંકે રૂ. : 140.00

20200603859699528,20201214577846034

સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા

[illegible]

‘હાલમાં કોઈપણ પ્રાદેશિક ભાષામાં _____ નો ઉપયોગ નથી થઈ શકતો’

[illegible]

Sub-Registrar Office(SRO) Ahmedabad - 8 Solis

212: 002-1012

TITLE CLEARANCE CERTIFICATE

(with SEARCH REPORT ON TITLE)

Advocates:

KESWANI ASSOCIATES

Advocates : Documentation & Tax Consultants

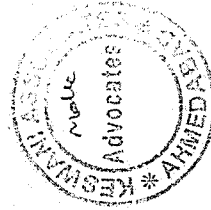
8-9, Vandana Cloth Market, Panchkuva, Ahmedabad.

Contact No.: (O) 079-2214 9491, (M) 098989 25399, 093740 73500, 097244 08059

E-mail: keswaniassociates@yahoo.com

Annexure – B: Report of Investigation of Title in respect of Immoveable Property

1.	a) Name of the Branch / Business Unit / office seeking opinion.	Asstt. General Manager, State Bank of India, RBO II, Ahmedabad
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the Borrower	Master Tie-up, therefore not applicable
2.	a) Name of the unit / concern / company / person offering the property / (ies) as security.	Master Tie-up
	b) Constitution of the unit / concern / person / body / authority offering the property for creation of charge.	Not Applicable
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Not Applicable
3.	Complete or full description of the immovable property / (ies) offered as security including the following details.	Immoveable Property not offered as security, it is Master Tie-up
	a) Survey No.	Block No. 319 part
	b) Door / House no. (in case of house property)	Not Applicable
	c) Extent / area including plinth / built up area in case of house property	39619 Sq. Mtrs.
	d) Locations like name of the place, village, city, registration, sub-district etc., Boundaries	Mouje Khodiyar, Taluka Daskroi, Registration District and Sub District Ahmedabad 8 (Sola) Boundaries East: Block No. 318 West: Block No. 320



	North: Block No. 327 South: Naliya Road				
4.	a) Particulars of the documents scrutinized – serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering / land / revenue / other authorities be examined.				
	Sl. No.	Date	Name of the Document	Original / Certified Copy / Extract / Photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
Refer Note 1					
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR).				No, as it is Master Tie-up
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system? b) If such online / computer records are available, whether any verification or cross checking are made and the comments / findings in this regard.				No
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online				Not Applicable
	The genuineness of stamp can be verified online at website				



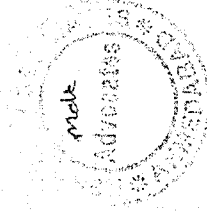
	portal and if so whether such verification was made?	www.shcilestamp.com, only if the stamp is issued by Stock Holding Corporation of India Limited (SHCIL). However in the present case the stamp used is not issued by the said SHCIL, hence verification not possible
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office? b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar / district registrar / registrar - general. If so, please name all such offices? c) Whether search has been made at all the offices named at (b) above? d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Ahmedabad 8 (Sola) No Yes No
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title / interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title /	Refer Note 2



	encumbrances for a period of not less than 30 years is mandatory (separate sheets may be used)	Master Tie-up, therefore not applicable
9.	Nature of title of the intended mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights or Inam Holder or Govt. Grantee / Allottee etc.)	
10.	If leasehold, whether:	
	a) lease deed is duly stamped and registered	Not Applicable
	b) lessee is permitted to mortgage the leasehold right	Not Applicable
	c) duration of the lease / unexpired period of lease	Not Applicable
	d) if a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub Lessee also	Not Applicable
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
11.	f) Right to get renewal of the leasehold rights and the nature thereof.	Not Applicable
	If Govt. grant / allotment / Lease-cum / Sale Agreement, whether:	
	Grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions	Not Applicable
	The mortgagor is competent to create charge on such property	Not Applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
	If occupancy right, whether:	
12.	a) Such right is heritable and transferable	Not Applicable



	b) Mortgage can be created	Not Applicable
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities / procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Minor's interest is not involved
14.	If the property has been transferred by way of Gift / Settlement Deed, whether:	
	a) The Gift / Settlement Deed is duly stamped and registered;	Not Applicable
	b) The Gift / Settlement Deed has been attested by two witnesses;	Not Applicable
	c) The Gift / Settlement Deed transfers the property to Donee;	Not Applicable
	d) Whether the Donee has accepted the gift by signing the Gift / Settlement Deed or by a separate writing or by implication or by actions;	Not Applicable
	e) Whether there is any restriction on the Donor in executing the Gift / Settlement Deed in question;	Not Applicable
	f) Whether the Donee is in possession of the gifted property;	Not Applicable
	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not Applicable
	h) Any other aspect affecting the validity of the title passed through the Gift / Settlement Deed	Not Applicable
15.	a) In case of partition / family settlement deeds, whether the original deed is available for	Not Applicable



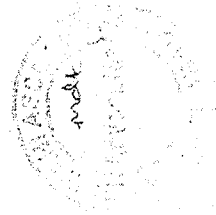
	deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions / formalities are completed / complied with.	Not Applicable
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
16.	Whether the title documents include any testamentary documents / wills	
	a) In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c) Whether the property is mutated on the basis of will?	Not Applicable
	d) Whether the original will is available?	Not Applicable
	e) Whether the original death certificate of the testator is available?	Not Applicable
	f) What are the circumstances and / or documents	Not Applicable



	to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother / Original title deeds are to be explained.)	
17.	a) Whether the property is subject to any wakf rights? b) Whether the property belongs to church / temple or any religious institutions having any restriction in creation of charges on such properties? c) Precautions / permissions, if any in respect of above cases for creation of mortgage?	No No Not Applicable
18.	a) Where the property is a HUF / joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members etc. b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No Not Applicable
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust? b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	No Not Applicable



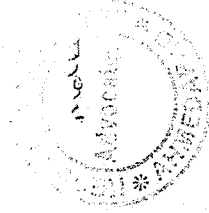
	c) If so additional precautions / permissions to be obtained for creation of valid mortgage?	Not Applicable
	d) Requirements, if any for creation of mortgage as per the central / state laws applicable to the trust in the matter.	Not Applicable
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation / enforcement of mortgage.	Property in question is not agricultural land
	b) In case of agricultural property other relevant records / documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	Yes
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, weaker sections, minorities, land laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	No
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search / enquiry is made with the Land Acquisition Office and the outcome of such search / enquiry.	Not Applicable
23.	a) Whether the property is involved in or subject matter of any litigation which is pending or	No



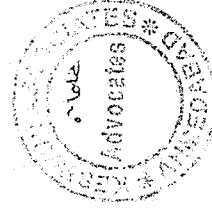
	concluded?	
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement? c) Whether the title documents have any court seal / marking which points out any litigation / attachment / security to court in respect of the property in question? In such case please comment on such seal / marking.	Not Applicable Not Applicable
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered. b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws? c) Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	Property does not belong to a Partnership Firm Not Applicable Master Tie-up, therefore not applicable
25.	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association / provision for common seal etc.	Land belongs to Shantigram Estate Management Private Limited
26.	In case of Societies, Association, the required authority / power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Property does not belong to Society or Association



27.	a) Whether any POA is involved in the chain of title?	No
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	Not Applicable
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies / Firms / Individual or Proprietary Concerns in favour of their Partners / Employees / Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats / units (Builders POA) or (ii) other type of POA (Common POA)	Not Applicable
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified / compared with the original POA.	Not Applicable
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one?	Not Applicable



	iv. Whether the POA contains a specific authority for execution of title document in question?	
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g) Please comment on the genuineness of POA?	Not Applicable
	h) The unequivocal opinion on the enforceability and validity of the POA?	Not Applicable
28.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	Not Applicable
29.	If the property is a flat / apartment or residential / commercial complex, check and comment on the following:	Brief history of devolution of title as per Note 2
	a) Promoter's / Land owner's title of the land / building;	Not Applicable
	b) Development Agreement / Power of Attorney;	Not Applicable
	c) Extent of authority of the Developer / builder;	Not Applicable
	d) Independent title verification of the land and / or building in question;	Verified
	e) Agreement for Sale (duly registered);	Not Applicable
	f) Payment of proper stamp duty;	Not Applicable
	g) Requirement of registration of sale agreement, development agreement, POA, etc;	Not Applicable



	h) Approval of building plan, permission of appropriate / local authority, etc.;	It is approved. However it being a technical matter, opinion of valuer is required
	i) Conveyance in favour of Society / Condominium concerned;	Not Applicable
	j) Occupancy Certificate / allotment letter / letter of possession;	Not Applicable
	k) Membership details in the Society etc.;	Not Applicable
	l) Share Certificates;	Not Applicable
	m) No Objection Letter from the Society;	Not Applicable
	n) All legal requirements under the local / Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied with
	o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable (there is no society)
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Lay out plans are approved. The construction is in progress. However it being a technical matter, opinion of valuer is required
	q) Whether the numbering pattern of the units / flats tally in all documents such as approved plans, agreement plan, etc.	Not Applicable
30.	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Nil
31.	The period covered under the Encumbrances Certificate and the name of the person in whose	30 Years



	favour the encumbrance is created and if so, satisfaction of charge, if any.	
32.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Nil
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required / obtained.	Not Applicable Not Applicable
34.	Details of RTC extracts / mutation extracts / Katha extracts pertaining to the property in question.	As per report submitted
35.	Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	Master Tie-up, therefore not applicable
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation / partition of the property is legally valid? c) Whether the property has clear access as per documents?	Not Applicable Not Applicable Not Applicable
37.	Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Master Tie-up, therefore not applicable
38.	In respect of the boundaries of the property, whether there is a difference / discrepancy in any of the title documents or any other documents	Boundaries are mentioned in registered Deed of Conveyance. Utility bills like electricity bills, water



	(such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate / comment on the same.	bill do not provide directions. The valuation report is not available in the file. Actual current boundaries being a technical issue, the Valuer may be advised to comment on the actual current boundaries.
39.	If the valuation report and / or approved / sanctioned plans are made available, please comment on the same including the comments on the description and the boundaries of the property on the said document and that in the title deeds. (If the valuation report and / or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report is not available in the file. Description and boundaries of the property are the same as mentioned in Clause No. 3 above
40.	Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes if valid mortgage is created in favour of the Bank
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
43.	Whether the governing law / constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and	Valid mortgage can be created. There is no legal bar



	additional precautions, if any to be taken in such cases.	
44.	Additional aspects relevant for investigation of title as per local laws.	Nil
45.	Additional suggestions, if any to safeguard the interest of Bank / ensuring the perfection of security.	Nil
46.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Individual Intending Borrower(s).

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 10-12-2013

Place: Ahmedabad

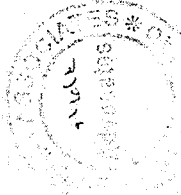
Mohammed Saad

Signature of the Advocate



Note 1: [Particulars and Nature of Documents Scrutinized – as per Clause 4(a) and (b) of Annexure B]

- a) Original registered Deed of Conveyance No. 2312 dated 25-02-2008 executed by Shivaji son of Attaji Kanaji and others in favour of Shiraliben Mahasukhbhai Adani.
- b) Original registered Deed of Conveyance No. 12965 dated 25-06-2008 executed by Suraji alias Kalaji son of Bhalaji Mathurji and Shanti alias Sakriben widow of Bhalaji Mathurji in favour of Shiraliben Mahasukhbhai Adani.
- c) Original registered Deed of Conveyance No. 5327 dated 19-04-2010 executed by Lakhaji alias Laxmanji son of Bhalaji Mathurji in favour of Shiraliben Mahasukhbhai Adani.
- d) Original Development Permission No. PRM/484/12/2020/6/529 dated 12-10-2011 issued by the Ahmedabad Urban Development Authority and approved plans.
- e) Original Non Agricultural Use Permission No. EST/NA/T.B.Kh./Tatkal/K-65/SR – 182/2013 dated 06-08-2013 issued by Collector, Ahmedabad.
- f) Original registered Deed of Conveyance No. 7344 dated 28-10-2013 executed by Shiraliben Mahasukhbhai Adani in favour of Shantigram Estate Management Private Limited.
- g) Copy of ROC Search Report dated 07-12-2013 of VPMC & Associates, Chartered Accountants.
- h) Memorandum of Association and Articles of Association of Shantigram Estate Management Private Limited.
- i) Village Form No. 6, 7, 8A and 12 in respect of the above property.



Note 2: [Chain of title tracing from the oldest title deed to the latest title deed – as per Clause 8 of Annexure B]

We have gone through the flow of title documents and papers produced before us. Further, we managed to take Search for last 30 years of the records available in the office of Sub Registrar Ahmedabad 1 (City), Sub Registrar Ahmedabad 2 (Vadaj), Sub Registrar Ahmedabad 8 (Sola) and Talati cum Mantri at Mouje Khodiyar. At the outset please note that records for some years were either destroyed or torn out. Further, the computerized Search Report is provided by the Department on the condition that the Department does not give any assurance or binding regarding the correctness of the same and that they will not be responsible for any loss due to information / search provided through computerized search. In these circumstances our investigation of title is based upon whatever record is available in respect of the property in question, which please note.

Prior to the year 1982 the then agricultural land bearing Block No. 319 admeasuring about 50586 Sq. Mtrs. in Mouje Khodiyar of Taluka Daskroi in Registration District and Sub District Ahmedabad 8 (Sola) belonged to Fulaji Kanaji, Hiraji Kanaji, Attaji Kanaji, Lakhaji Bhalaji, Suraji Bhalaji and Shanti widow of Bhalaji as deemed owners under the Bombay Tenancy and Agricultural Lands Act (Reference: Mutation entry no. 1272 and 1525).

Thereafter as per mutation entry no. 1755 dated 20-02-1989, which is certified on 05-04-1989; it appears that the proceedings which were initiated under section 32-G of Bombay Tenancy and Agricultural Lands Act were closed.

Thereafter as per mutation entry no. 1779 dated 15-05-1989, which is certified; it appears that consequent upon order no. K.J.P./S.R./266 dated 17-03-1972 land admeasuring 0 acres and 3 gunthas was acquired by the authorities out of land of Block No. 319 for drainage / storage pipeline purposes and after taking into consideration the above acquisition, the area of Block No. 319 was reduced to 12 acres and 20 gunthas.

Thereafter the said Attaji Kanaji died on 19-01-1996 leaving behind him his heirs namely Lashiben widow of Attaji Kanaji, Shivaji Attaji, Somaji Attaji, Chaturji Attaji, Becharji Attaji and Arjanji Attaji.



The name of deceased Attaji Kanaji was deleted and the names of his above heirs entered in the revenue records of above land vide mutation entry no. 2063 dated 25-01-1996 which is certified.

Thereafter the said Fulaji Kanaji died about 8 years ago leaving behind him his heirs namely Prahladji Fulaji, Savitaben Fulaji, Kamuben Fulaji, Lilaben Fulaji. The name of deceased Fulaji Kanaji was deleted and the names of his above heirs entered in the revenue records of above land vide mutation entry no. 2143 dated 12-08-1996 which is certified.

Thereafter the said Hiraji Kanaji died on 04-03-1998 leaving behind him his heirs namely Maniben Hiraji, Gabaji Hiraji, Ishwari Hiraji, Shardaben Hiraji. The name of deceased Hiraji Kanaji was deleted and the names of his above heirs entered in the revenue records of above land vide mutation entry no. 2272 dated 31-10-1998 which is certified.

Thereafter mutation entry no. 2584 dated 13-01-2004, which is certified on 17-02-2004; it appears that charge of Central Bank of India, Khoraj Branch was created upon land of Block No. 319 of Mouje Khodiyar.

Thereafter Deputy Collector Viramgam vide his order no. Jamin/Juni Sarat-2736/SR-7/07 dated 16-04-2007 removed restrictions placed upon the land bearing Block No. 319 admeasuring about 50586 Sq. Mtrs. subject to payment of premium. Mutation entry to this effect is made in the revenue records of above land vide entry no. 2903 dated 25-05-2007, which is certified on 28-06-2007.

Thereafter Lashiben widow of Attaji Kanaji died in or around the year 2001. Therefore her name was deleted from the revenue records of above land vide mutation entry no. 2980 dated 12-02-2008, which is certified on 19-04-2008.

Thereafter mutation entry no. 3020 dated 05-05-2008, which is certified on 19-06-2008; it appears that charge of Central Bank of India, Khoraj Branch was deleted from the revenue records of land of Block No. 319 of Mouje Khodiyar.



Thereafter the said Suraji alias Kalaji son of Bhalaji Mathurji and Shanti alias Sakriben widow of Bhalaji Mathurji sold and conveyed their undivided share in the above land admeasuring 11241 Sq. Mtrs. (out of total of 50586 Sq. Mtrs.) to Shiraliben Mahasukhbhai Adani by Deed of Conveyance, which was registered in the office of Sub Registrar Ahmedabad 2 (Vadaj) on 25-06-2008 at Serial No. 12965. The said Deed of Conveyance was signed by Sitaben Suraji, Dashrathji Suraji, Bhikhiben Suraji, Cheherben Suraji, Sendhaji Bhulaji, Jasiben Sendhaji, Shivaji Attaji, Somaji Attaji, Chaturji Attaji, Becharji Attaji, Arjanji Attaji, Prahladji Fulaji, Savitaben Fulaji, Kamuben Fulaji, Lilaben Fulaji, Maniben Hiraji, Gabaji Hiraji, Ishwarbhai Hiraji, Shardaben Hiraji and Jadiben Hiraji as confirming parties. Mutation entry to this effect is made in the revenue records of above land vide entry no. 3260 dated 25-06-2010, which is certified on 05-10-2010.

Thereafter the said Suraji died on 04-08-2008 leaving behind him his heirs namely Sitaben widow of Suraji alias Kalaji Bhalaji, Dashrathji Suraji alias Kalaji, Bhikhiben Suraji alias Kalaji, Cheherben Suraji alias Kalaji, Chehersingh Suraji alias Kalaji. The name of the deceased Suraji was deleted and the names of his above heirs entered in the revenue records of above land vide mutation entry no. 3063 dated 12-08-2008 which is certified on 29-09-2008. It is pertinent to note that said Suraji and his family members had already sold the above land vide registered Deed of Conveyance No. 12965 dated 25-06-2008 to Shiraliben Mahasukhbhai Adani, therefore this mutation entry is redundant.

Thereafter mutation entry no. 3111 dated 29-09-2008 which is certified on 05-01-2009 pertains to correction of mistakes in the revenue records of above land.

Thereafter the said Shivaji Attaji, Somaji Attaji, Chaturji Attaji, Becharji Attaji, Arjanji Attaji, Prahladji Fulaji, Savitaben Fulaji, Kamuben Fulaji, Lilaben Fulaji, Maniben Hiraji, Gabaji Hiraji, Ishwarbhai Hiraji, Shardaben Hiraji and Jadiben Hiraji sold and conveyed their undivided share in the above land admeasuring 33724 Sq. Mtrs. (out of total of 50586 Sq. Mtrs.) to Shiraliben Mahasukhbhai Adani by Deed of Conveyance, which was registered in the office of Sub Registrar Ahmedabad 2 (Vadaj) on 25-02-2008 at Serial No. 2312. Mutation entry to this effect is made in the revenue records of above land vide entry no. 3261 dated 25-06-2010, which is certified on 05-10-2010.



Thereafter the said Lakhaji alias Laxmanji son of Bhalaji Mathurji sold and conveyed his undivided share in the above land admeasuring 5621 Sq. Mtrs. (out of total of 50586 Sq. Mtrs.) to Shiraliben Mahasukhbhai Adani by Deed of Conveyance, which was registered in the office of Sub Registrar Ahmedabad 2 (Vadaj) on 19-04-2010 at Serial No. 5327. The said Deed of Conveyance was signed by Sitaben Laxmanji, Ranchhodji Laxmanji, Liliben Ranchhodji, Jayantiji alias Babuji son of Laxmanji, Meenaben Jayantiji, Punamben Laxmanji, Somiben Laxmanji, Sendhaji Bhulaji and Jasiben Sendhaji as confirming parties. Mutation entry to this effect is made in the revenue records of above land vide entry no. 3262 dated 25-06-2010, which is certified on 05-10-2010.

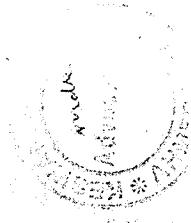
Thus the said Shiraliben Mahasukhbhai Adani became owner and occupier of land admeasuring 50586 Sq. Mtrs. of Mouje Khodiyar.

Thereafter the Ahmedabad Urban Development Authority approved plans for construction and development and granted Development Permission vide its Order No. PRM/484/12/2020/6/529 dated 12-10-2011.

Thereafter as per mutation entry no. 3595 dated 07-05-2013, which is certified on 10-06-2013; it appears that on payment of premium amount the Collector vide his order no. ACB/TNC/Premium/SR.260/2012 dated 03-05-2013 removed restrictions of new tenure placed upon the part of the above land admeasuring 39619 Sq. Mtrs. of Block No. 319 part.

Thereafter the Collector, Ahmedabad granted non agricultural use permission for residential purposes in respect of land of Block No. 319 part admeasuring 39619 Sq. Mtrs. vide its Order No. EST/NA/T.B.Kh./Tatkal/K-65/SR – 182/2013 dated 06-08-2013. Mutation entry to this effect is made in the revenue records of above land vide entry no. 3637 dated 21-08-2013, which is certified on 11-11-2013.

Thereafter the said Shiraliben Mahasukhbhai Adani sold and conveyed the above non agricultural land admeasuring 39619 Sq. Mtrs. (out of total admeasuring 50586 Sq. Mtrs.) to Shantigram Estate Management Private Limited by Deed of Conveyance, which was registered in the office of Sub Registrar Ahmedabad 8 (Sola) on 28-10-2013 at Serial No. 7344. Mutation entry to this effect is



made in the revenue records of above land vide entry no. 3661 dated 20-11-2013, which is yet to be certified.

The said Shantigram Estate Management Private Limited is a company which was originally registered under the name of Adani Realty (Ahmedabad) Private Limited under the provisions of Companies Act, 1956 bearing CIN 445200GJ2005PTC47086 dated 17-11-2005 which was later on changed to Adani Townships and Real Estate Company Private Limited with effect from 25-01-2006 and its name was further changed to Shantigram Estate Management Private Limited with effect from 17-04-2007.

Thereafter VPMC & Associates, Chartered Accountants issued Search Report dated 07-12-2013 and have certified that there is no charge created against the properties of Shantigram Estate Management Private Limited.

As a part of investigation of title we have verified original documents as mentioned in note 1 above on 01-11-2013, which please note.

In view of what is stated above and from the information given to us and believing the same to be true, correct and trustworthy, we are of the opinion that the title to non agricultural land bearing Block No. 319 part admeasuring 39619 Sq. Mtrs. in Mouje Khodiyar, Taluka Daskroi, Registration District and Sub District Ahmedabad 8 (Sola) and belonging to "Shantigram Estate Management Private Limited" is clear and marketable and free from reasonable doubts and without encumbrances.

Place: Ahmedabad

Date: 10-12-2013



[Signature]
Signature of the Advocate

Annexure - C: Certificate of Title

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) to be offered as security by way of *Registered / Equitable / English Mortgage and that the certified copies of documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Registered / Equitable Mortgage is created, it will satisfy the requirements of creation of Registered / Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land / Revenue records. I also confirm having verified and checked the records of the relevant Government Offices / Sub Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records / Revenue Records and relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness on the basis of the Title Deeds. Suspicious / Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage / Charges / Encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 1982 to 2013 pertaining to the Immovable Property/(ies) covered by above Title Deeds. The property is free from all Encumbrances.
6. In case of second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. There is no interest of Minor / (s) in the said property.



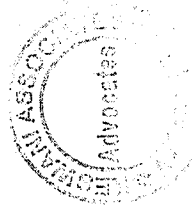
8. The mortgage if created, will be available to the Bank for the liability of the Individual Intending Borrower(s).
9. I certify that Shantigram Estate Management Private Limited has an absolute, clear and marketable title over the schedule property/(ies). I further certify that the above Title Deeds appear are genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of original title deeds / documents the certified copies of which have been examined would create a valid and enforceable mortgage:
- a. Original Agreement to Sell i.e. Banakhat in favour of individual intending borrower(s).
 - b. Original registered Deed of Conveyance in favour of individual intending borrower(s).
 - c. Original registered Mortgage Deed by Deposit of Title Deeds executed by individual intending borrower(s) in favour of State Bank of India.
 - d. Original Possession Letter.
 - e. Certified copy of Building Use Permission, when received.
11. There are no legal impediments for creation of the Mortgage on production of original of title deeds the certified copies of which I have examined under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTY

All that piece or parcel of non agricultural land bearing Block No. 319 part admeasuring 39619 Sq. Mtrs. in Mouje Khodiyar of Taluka Daskroi in Registration District and Sub District Ahmedabad 8 (Sola) and belonging to Shantigram Estate Management Private Limited.

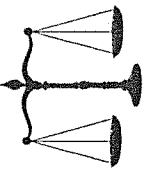
Place: Ahmedabad

Date: 10-12-2013



Prakash Chandra
Signature of the Advocate

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/2/2017
DATE: October 09, 2017

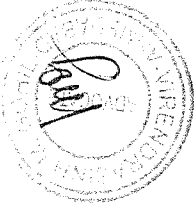
To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Near Khorej Overbridge
Gandhinagar [Gujarat]

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2013 TO 2017 in respect of Non-Agricultural Land bearing Block/Survey No. 319 admeasuring about 39619 sq. mtrs. out of total land area 50586 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

NAME OF THE OWNER: SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

YOU HAVE ALSO PROVIDED US THE FOLLOWING DOCUMENTS:-

Sr. No.	Date	Particulars	Whether Original / Copy
1	10/12/2013	Title Report issued by Keshwani Associates, Advocates.	Copy
2	05/10/2017	Namuna No. 7 obtained from the site of anyrор for Block no. 319 admeasuring about 50586 sq. mtrs. in name of Shantigram Estate Management Pvt. Ltd.	Copy



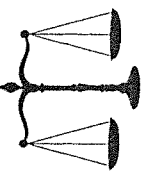
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohiltvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedabad-8 (Sola) on 03/10/2017 for the period commencing from 2013 to 2017, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 10/12/2013 issued by **Keshwani Associates, Advocates**. It has been observed that no charges and Lis Pendency have been registered against the above-referred property during the period of search stated above. However, I have find flowing document is registered with Sub Registrar office at Ahmedabad-8 (Sola)

[A] Sale Deed dated 04/09/2013 vide registration no. 7344 executed by [1] Shiraliben Mahasukhbhai Adani through its Power of Attorney Holder Vasantbhai Shantilal Adani [2] Mesh Tradelink Pvt. Ltd. through its Authorised Representative Yogesh Shah in favour of Shantigram Estate Management Pvt. Ltd. for land bearing Block/Survey no. 319 paiki admeasuring about 39619 SQ. mtrs..

CERTIFICATE

This is to certify That, The Title of the above referred property is clear, marketable and free from all encumbrance and reasonable doubts.

PLACE: AHMEDABAD.
DATE: OCTOBER 9, 2017

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL:Original Search Receipt no. 2017308027810 dated 03/10/2017 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

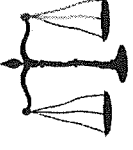
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-l,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/2/2018
DATE: February 2, 2018

To,
The General Manager [Legal]
Shantigram Estate Management Pvt. Ltd.
Shantigram
Near Khorej Overbridge
Gandhinagar [Gujarat]

LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR 2017 TO 2018 **in respect of Non-Agricultural Land bearing Block/Survey No. 319 admeasuring about 39619 sq. mtrs. out of total land area 50586 Sq. Mtrs., situated lying and being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).**

[1] NAME OF THE OWNER:

SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

[2] SEARCH FOR ENCUMBERANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedabad-8 (Sola) on 02/02/2018 for the period commencing from 2017 to 2018, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 10/12/2013 issued by **Keshwani Associates, Advocates and my report dated 09/10/2017 bearing ref. no. VMG/SEMP/02/2017**. It has been observed that no charges and Lis Pendency have been registered against the above-referred property during the period of search stated above. However, I have find flowing document is registered with Sub Registrar office at Ahmedabad-8 (Sola) :

[A] Sale Deed dated 04/09/2013 vide registration no. 7344 executed by [1] Shiraliben Mahasukhbhai Adani through its Power of Attorney Holder Vasantbhai Shantilal Adani [2] Mesh Tradelink Pvt. Ltd. through its Authorised Representative Yogesh Shah in favour of Shantigram Estate Management Pvt. Ltd. for land bearing Block/Survey no. 319 palki admeasuring about 39619 SQ. mtrs..

CERTIFICATE

This is to certify That, The Title of the above referred property is clear, marketable and free from all encumbrance and reasonable doubts.

PLACE: AHMEDABAD.

DATE: FEBRUARY 02, 2018

VIRENDRASINH M. GOHIL

ADVOCATE

ENCL: Original , Search Receipt dated 02/02/2018 issued by Sub Registrar, Ahmedabad-8 (Sola) is enclosed herewith.

OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મેલકાતનું વર્ણન સન/બ્લોક નં-૩૧૯
Search in : ખોડીયા/KHODIAR

પહોંચ નંબર: ૨૦૧૮૭૦૮૦૦૪૧૯૭ અરજી નંબર: ૧૯૭૧ અરજી વર્ષ: ૨૦૧૮

તા: ૨ માહ: ફેબ્રુઆરી સને: ૨૦૧૮

રજુ કરનારનું નામ અશ્વિન પટેલ

નીચે પ્રમાણે કી પહોંચી

૩. પેસા

રજીસ્ટ્રેશન કી.....

નકલ કરવા ની કી સાઈડ / કોલોયો..... ૦

શેરોની નકલ કરવા માટે કી.....

ટપાલ ખર્ચ..... ૦

નકલો અથવા થાટીઓ (કલમ ૬૪ થી ૬૭)..... ૧૨૦

શોધ અગર તપાસણી Year: ૨૦૧૭

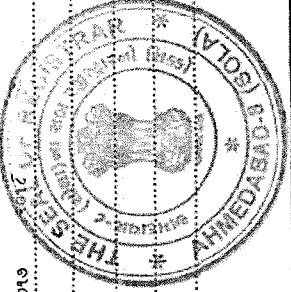
દંડ કલમ-૨૫..... ૦

કલમ-૩૪ (કલમ-૫૭)..... ૦

નકલ કી કોલોયો.....

ઈ-ડેક્ક-૨ કી.....

આ સિવાયની બાબતોની કી



કુલ ચેકદર રૂ ૧૨૦

અંકે રૂપીયા ચેકસો વીસ પુરા.

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(M B Patel)
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સેલા

IGR-NIC 6819466947557297795

૨૧/૨/૨૦૧૮

૩:૨૯:૧૨ pm

2017

સુપ્રિટેન્ડેન્ટ ઓફ સ્ટેમ્પસ અને ઇસપેક્ટર જનરલ ઓફ રજીસ્ટ્રેશન (મહેસુલ વિભાગ - ગુજરાત રાજ્ય)

2018

મિલકત પરના બીજા અંગેનું પત્રક

Search in અશ્વિન પટેલ

અરજી નંબર : ૧૯૭૧

ગામ નું નામ : KHODIAR

મિલકતનું વર્ણન સન/બ્લોક નં-319

દસ્તાવેજની આ શોધ એસ.આર.ઓ - 8 Sola મા -1 વર્ષના ઇંડેક્સ -2 ની ઉપલબ્ધ માહિતી અને રેકૉર્ડ ઉપર થી તૈયાર કરવામા આવી છે. આ શોધનો ઉપયોગ મિલકત પરના બીજા અંગેનું પત્રક પુરતોજ

પુરતોજ મર્યાદીત રહેશે આ શોધમા તા_____ સુધીના નોંધણી થયેલ દસ્તાવેજોનો સમાવેશ થયેલ છે

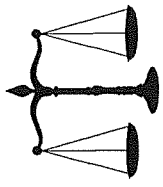
નોંધ :- સરકાર અથવા આ પ્રમાણપત્ર આપનાર સબરજીસ્ટ્રાર કચેરી આ પ્રમાણપત્રની વિગતોની ચોક્કસ અથવા ખરાપણા વિશે બાંધધરી આપતા નથી અને એમાની કોઇપણ માહિતી સબંધમા નુક્સાની માટેના કોઇપણ હકદાવા માટે તે જવાબદાર રહેશે નહિ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ ક્ષેત્રફળ આકાર અથવા જુડી નંબર અને ઘર નંબર આપવામાં આવે ત્યારે (જો કંઈ પણ હોય તો) તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	દસ્તાવેજ નંબર	શેરો
શે.		NO DATA AVAILABLE				

તારીખ :

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 8 Sola

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: VMG/SEMP/06/2020
DATE: DECEMBER 15, 2020

To,
The General Manager [Legal]
Adani Estate Management Pvt. Ltd.
Earlier known as Shantigram Estate Management Pvt. Ltd.
Shantigram,
Near Khorej Overbridge,
Gandhinagar [Gujarat]

TITLE CERTIFICATE WITH REPORT

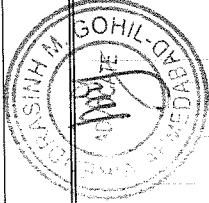
LEGAL SEARCH & ENCUMBERANCE REPORT FOR THE PERIOD FROM THE YEAR
2019 TO 2020 in respect of Non-Agricultural Land bearing Block/Survey No. 327
admeasuring about 22157 sq. mtrs., Paiki 8181.54 sq. mtrs. situated lying and
being at mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and
Registration Sub District Ahmedabad-8 (Sola).

Name of Scheme AMOGHA

NAME OF THE OWNER: ADANI ESTATE MANAGEMENT PVT.LTD. EARLIER
KNOWN AS SHANTIGRAM ESTATE MANAGEMENT PVT. LTD.

YOU HAVE ALSO PROVIDED US THE FOLLOWING DOCUMENTS:-

Sr. No.	Date	Particulars	Whether Original / Copy
1	11/09/2009	Sale Deed for Block/Survey no. 327 admeasuring about 22157 sq. mtrs. vide Registration no. 16446	Copy



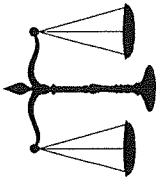
OFFICE ADDRESS:
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

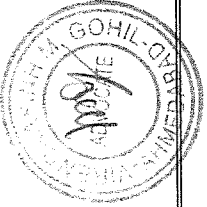
VIRENDRASINH M. GOHIL

ADVOCATE

GUJARAT HIGH COURT



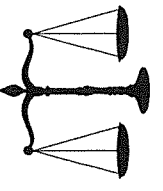
		Seller: [1] Darshiniben Mahasukhbahi Adani & [2] Manaliben Mahasukhbahi Adani Through its POA Holder Vasantbahi Shantilal Adani Buyer: Shantigram Estate Management Pvt. Ltd	
2	03/06/2015	Rectification Deed for Block/Survey no-327 admeasuring about 22157sq.mtrs. Vide Registration no- 1115 Seller: [1] Darshiniben Mahasukhbahi Adani & [2] Manaliben Mahasukhbahi Adani Through its POA Holder Vasantbahi Shantilal Adani Buyer: Shantigram Estate Management Pvt. Ltd	Copy
3	03/06/2015	Index-2 Vide Registration no- 1115	Copy
4	28/01/2016	N. A. Permission issued by Collector of Ahmedabad Vide its order no. ACB/DNC-3/TATKAL N.A/KHODIYAR-BLOCK NO-327.328. 343PAIKI/S.R.01/17 for land bearing Block/Survey no. 327 admeasuring about 22157 and 328 admeasuring about 17908 and 343 Paiki admeasuring about 737 sq.mtrs. Totally admeasuring about 40802 sq. mtrs. for Residential Purpose	Copy
5	06/11/2017	Title Report issued by Nanavati & Nanavati Advocates vide its Ref no. 1427/2017	Copy
6	27/11/2019	Gam Namuna No. 7 obtained from the website of anyrora for Block no. 327 admeasuring about 22157 sq. mtrs. In name of Shantigram Estate Management Pvt. Ltd.	Copy
7		Various 6 no. Extracts	Copies
8	07/11/2019	Certificate of Incorporation pursuant to Change of Name from Shantigram Estate Management Private Limited to Adani Estate Management Private Limited issued by Registrar of Companies, Ahmedabad	Copy



OFFICE ADDRESS:
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

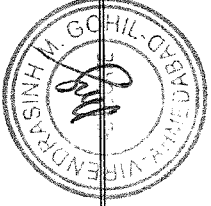
VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



SEARCH FOR ENCUMBRANCE FOR BROKEN PERIOD

As per your instruction, I have carried out the search in the office of the Sub Registrar at Ahmedbad-8 (Sola) on 26/10/2020 for the period commencing from 2019 To 2020, the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure. This report is therefore, based on the information furnished by the said office for this period in reference to Legal Opinion dated 06/11/2017 issued by **Nanavati & Nanavati Advocates**, to Shantigram Estate Management Pvt. Ltd. and as per the said report the said property belong to 1. Darshnaben Mahasukhbhai Adani 2. Manaliben Mahasukhbhai Adani.

Thereafter the said owner namely 1. Darshnaben Mahasukhbhai Adani 2. Manaliben Mahasukhbhai Adani through its power of attorney holder Mr. Vasantbhai Shantibhai Adani sold and conveyed the said land bearing Block/Survey No. 327 admeasuring about 22157 Sq. Mtrs. to Shantigram Estate Management Pvt. Ltd. by way of Sale Deed which was registered with Sub Registrar office at Ahmedabad -8 (Sola) vide Registration No. 16446 Date 11-09-2009. Entry to that effect was made in revenue record vide mutation entry no. 3195 Date 29/09/2009, however said mutation entry was cancelled by Circle Officer, Daskroi dated 22/01/2010. That being aggrieved by the Cancellation of Mutation Entry, Said Shantigram Estate Management Private Limited filed RTS/Appeal/Case no. 143/2010 for certification of mutation entry no. 3195 dated 22-01-2010. Said appeal was allowed by Deputy Collector Shri Virangam Prant vide its order dated 25-08-2010 and upheld the earlier order of Circle Officer, Daskroi dated 22-01-2010. Entry to that effect was made in Talati office vide Entry no. 3379 dated 11.04.2011.



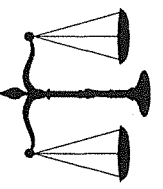
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



Thereafter Deed of Rectification executed for rectify the mistake in Original Deed of Conveyance dated 11.09.2009 vide Registration no. 16446 in respect of Agricultural Land written in Original Sale Deed instead of Non Agricultural Land. Which was registered with Sub Registrar's office at Ahmedabad-14 (Daskroi) vide serial no. 1115 Dated 03/06/2015.

Thus, Shantigram Estate Management Pvt. Ltd. became the absolute owner of land bearing Block/Survey no. 327 admeasuring about 22157 SQ. mtrs. At mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

Thereafter the said owner namely Shantigram Estate Management Pvt. Ltd. avail the credit facility from Yes Bank Ltd. represented through its Trustee namely IDBI Trusteeship Service Ltd., Which was registered with the Office of Sub Registrar's Office at Ahmedabad -8 (Sola) Vide Registration no-3292 dated-21/02/2018.

Thereafter **M/s. Shantigram Estate Management Pvt. Ltd.** changed its name and as per Certificate of Incorporation, consequent on change of name as per the Rule 29 of the Companies (Incorporation) Rules 2014, and as per the fresh Certificate of Incorporation dated 07/11/2019 issued by Deputy Registrar of Companies, Ahmedabad its **new name is M/s. Adani Estate Management Pvt. Ltd.** Entry to that effect was made in Talati's office vide serial no. 4654 dated 01/02/2020.



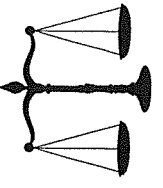
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@ yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT

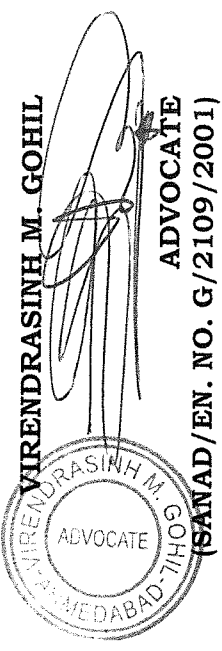


Thus, **M/s. Adani Estate Management Pvt. Ltd.** became the absolute owner of land bearing Block/Survey no. 327 admeasuring about 22157 sq. mtrs. Paiki 8181.54 sq. mtrs. At Mouje Village Khodiyar, Taluka : Daskroi, Dist: Ahmedabad and Registration Sub District Ahmedabad-8 (Sola).

CERTIFICATE

This is to certify that, as per the search carried out at sub Registrar office as stated herein above, The Title of the above referred property would be clear, marketable and free from all encumbrance and reasonable doubts upon release of charge by YES Bank Ltd.

PLACE: AHMEDABAD.
DATE: DECEMBER 15, 2020



ENCL: Original Search Receipt no. 2020308032108 dated 15/12/2020 issued by Sub Registrar; Ahmedabad-8 (Sola) is enclosed herewith.

OFFICE ADDRESS:
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohiltvirendra@yahoo.com

RESIDENCE ADDRESS:
7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મિલ્કત નું વર્ણન : સર્વે/બ્લોક નં-327

Search in : ખોડીયાર /KHODIAR

પહોંચ નંબર ૨૦૨૦૩૦૮૦૩૨૧૦૮ અરજી નંબર ૧૪૮૧૭ અરજી વર્ષ ૨૦૨૦
તારીખ ૧૫ માહે ૨૦૨૦

રજુ કરનારનું નામ વિરેન્દ્રસિંહ ગોહિલ

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફેલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....Year: 2019 2020
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફેલીયો.....
ઈન્ડેક્સ-૨ ફી

૧૩૦.૦૦

અંકે રૂપીયા એક સો ત્રીસ પૂરા
દસ્તાવેજ
ના દિવસે તૈયાર થશે અને
કચેરીમાં આપવામાં આવશે.

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

DESAI NEERAVKUMAR AMARATLAL
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

અંકે રૂ. : 130.00

20200604130451682,20201214407639184

સબ રજીસ્ટ્રાર. અમદાવાદ-૮ સોલા

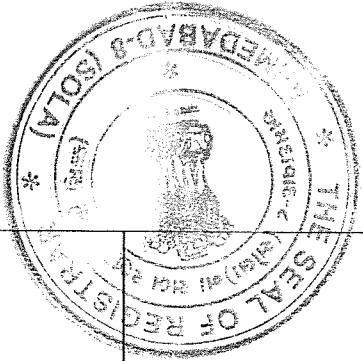
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Sub-Registrar Office(SRO) Ahmedabad - 8 Sola

212202-1012



Ref. No. 4427/2017

06th November, 2017

To,

MR. JATIN THAKKAR

Deputy General Manager-Legal,

Adani Township & Real Estate Co. Pvt. Ltd.,

CBD, Shantigram,

Nr Vaishnodevi Circle, SG Highway,

Ahmedabad 382 421, Gujarat.

Dear Sir,

REPORT ON TITLE

Sub: Non-Agricultural land bearing Block No. 327 admeasuring 22157 sq. mtrs, comprised of Old Survey No. 268 situate, lying and being at Village: Khodiyar, Taluka: Daskroi, Registration District: Ahmedabad and Sub-District of Ahmedabad-8 (Sola).

We have to further refer to your instructions to issue further report on title to the aforesaid non-agricultural land bearing Block No. 327 admeasuring 22157 sq. mtrs, comprised of Old Survey No. 268 situate, lying and being at Village: Khodiyar, Taluka: Daskroi, Registration District: Ahmedabad and Sub-District of Ahmedabad-8 (Sola) (hereinafter referred to as the "said land") which as per the revenue records is owned by Shantigram Estate Management Pvt. Ltd. The boundaries (as perused from the Sale Deed) of the said land are as below:

On or towards East: Survey no. 326

On or towards West: Survey no. 312

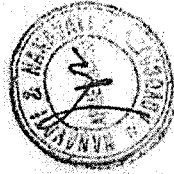


LIST OF DOCUMENTS PERUSED:

1. A copy of a Deed of Conveyance dated 13-12-1999 registered before the Sub-Registrar of Ahmedabad-2 (Vadaj) at serial no. 5224 dated 13-12-1999.
2. A copy of a Deed of Conveyance dated 13-12-1999 registered before the Sub-Registrar of Ahmedabad-2 (Vadaj) at serial no. 5234 dated 13-12-1999.
3. A copy of a Deed of Conveyance dated 11-09-2009 registered before the Sub-Registrar of Ahmedabad-2 (Vadaj) at serial no. 16446 dated 11-09-2009.
4. A copy of a Deed of Conveyance dated 13-12-1999 registered before the Sub-Registrar of Ahmedabad-2 (Vadaj) at serial no. 5228 dated 13-12-1999.
5. A copy of order bearing no. ACB/TNC-3/Tatkal N.A./Khodiyar- Block no. 327.328.343 paiki/S.R.01/17 dated 09-06-2017.
6. A copy of order bearing no. CB/Jamin/TNC/SR-36/2008 dated 27-02-2008.

BRIEF FACTS OF FURTHER REPORT ON TITLE FOR THE LAND BEARING BLOCK NO. 327 (OLD SURVEY NO. 268) ADMEASURING 22157 SQ. MTRS.

1. We find that, the land in question i.e. the land bearing Survey no. 268 admeasuring 22157 sq. mtrs was belonging to Kamlaben d/o Shambhuprasad Bhagwandas since prior to the year 1967.
2. We find that, amalgamation scheme became applicable on the land of village Khodiyar and a Consolidation Sheet was prepared by the Consolidation officer for amalgamating the lands. Pursuant to it, the land bearing Survey no. 268 admeasuring 22157 sq.mtrs was amalgamated and given Block no. 327. We also find that at the time of implementation of consolidation scheme name of Kamlaben Shambhuprasad Bhagwandas appeared as owner thereof, whereas names of Bhalaji Mathurji appeared as an ordinary tenant of the said land of block no. 327. Mutation Entry no. 1287 dated 20-02-1967 was made in the revenue records of the said land.



3. We find that, upon demise of said Kamlaben d/o Shambhuprasad Bhagwandas, names of (1) Chandrakant Purshottambhai Patel, (2) Kiritbhai Purshottambhai Patel and (3) Hansaben Purshottambhai Patel were entered as her heirs in the revenue records of the land bearing Block no. 327, in respect whereof mutation entry no. 1313 dated 27-01-1969 was made in the revenue records of the said land.

4. We find that, (1) Chandrakant Purshottambhai Patel, (2) Kiritbhai Purshottambhai Patel and (3) Hansaben Purshottambhai Patel sold and conveyed the land bearing Block no. 327 to (1) Shankerlal Chotalal, partner of Mahendra Land Corporation, a Partnership Firm and (2) Trilokbhai (Jain Nagar Sharda Mandir Road) by a sale deed dated 15-12-1969. Mutation Entry no. 1335 dated 25-03-1970 was made in the revenue records of the said land.

5. We find that, said Shankerlal Chotalal, partner of Mahendra Land Corporation, a Partnership Firm, had bequeathed the land bearing Block no. 327 to Bharatkumar Shankerlal Shah vide a Will dated 25-09-1971. Mutation Entry no. 1404 dated 15-07-1974 was made in the revenue records of the said land. But the said entry was cancelled. Thereafter, the effect of the same was again made vide mutation entry no. 1537 dated 22-02-1981.

6. We find that, in proceedings held before Agricultural Land Tribunal in tenancy case no. 1739/85, the land in question which was free from encumbrance was vested in the Government, as the transfer made in the favour of Bharatkumar Shankerlal was in violation with the provisions of Bombay Tenancy and Agricultural Lands Act (BTAL). Mutation Entry no. 1775 dated 24-04-1989 was made in the revenue records of the said land.

7. We find that, Mamlatdar and Agricultural Land Tribunal, Dascroi, vide his order bearing no. 560/90 dated 05-06-1990 stated that, application dated 17-02-1992 made by Bharatkumar Shankerlal Shah regarding his ownership on the said land bearing Block no. 327 was free from restrictions of Section 84



(C) of the Tenancy Act. Mutation Entry no. 1910 dated 17-02-1992 was made in the revenue records of the said land.

8. We find that, said Bharatkumar Shankerlal Shah sold and conveyed the land bearing Block no. 327 to Sunilbhai Bhogilal by a sale deed dated 12-05-1995, in respect whereof mutation entry no. 2030 dated 10-07-1995 was made in the revenue records of the said land.

9. We find that, said Sunilbhai Bhogilal Patel sold and conveyed the land bearing Block no. 327 admeasuring 22157 sq. mtrs to (1) Darshiniben Mahasukhbhai and (2) Manaliben Mahasukhbhai vide below stated sale deeds registered before the Sub Registrar of Ahmedabad-2 (Vadaj):

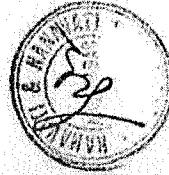
Sr no.	Sale Deed no./Date	Registration Date	Area (in sq. mtrs)
1	5228/13-12-1999	13-12-1999	7385.66
2	5224/13-12-1999	13-12-1999	7385.66
3	5324/13-12-1999	13-12-1999	7385.66

Mutation Entry no. 2336 dated 15-12-1999 was made in the revenue records of the said land.

10. We find that, said (1) Darshiniben Mahasukhbhai Adani and (2) Manaliben Mahasukhbhai Adani had made an application under section 63 of the Tenancy Act to transfer the said land bearing Survey no. 327 along with 3 other lands totally admeasuring 69405 sq. mtrs in favour of Adani Township and Real Estate Company Ltd. Pursuant to it, Collector, Ahmedabad vide his order bearing no. CB/Jamin/TNC/SR-36/2008 dated 27-02-2008 granted permission for sale subject to the provisions stated in section 63 of the Tenancy Act. The effect of the same was made in the revenue records by Shera no. Jamin/Vashi-1164/08 dated 08-03-2008 of Manlatdar, Dascroi. Mutation Entry no. 2994 dated 14-03-2008 was made in the revenue records of the said land.



11. We find that, vide orders bearing nos. (1) CB/Jamin/TNC/Jamin/SR-37 dated 27-02-2008, (2) CB/Jamin/TNC/SR-38/2008, (3) CB/Jamin/TNC/Jamin/SR-36 dated 27-02-2008 passed by the Mamladar, Dascroi, permission for sale subject to the provisions stated in section 63 of the Tenancy Act in favour of Adani Township and Real Estate Company Ltd was granted for the land bearing 327 and several other lands. Thereafter, said Adani Township and Real Estate Company Ltd made an application for change of name to Shantigram Estate Management Pvt Ltd. Pursuant to it, Collector, Ahmedabad, vide his order bearing no. CB/Jamin-2/TNC/SR-36/08 dated 31-07-2008 granted permission to make corrections and change the name in the revenue records. Mutation Entry no. 3073 dated 28-08-2008 was made in the revenue records.
12. We find that, in mutation entry no. 3079 dated 09-09-2008, Block no. 327 appears in the column of survey/ block nos. but the said entry is not relevant to the land in question, hence not dealt with herein.
13. We find that, (1) Darshiniben Mahasukhbhai Adani and (2) Manaliben Mahasukhbhai Adani sold and conveyed the land bearing Block no. 327 admeasuring 22157 sq. mtrs and other land to Shantigram Estate Management Pvt Ltd by a sale deed dated 11-09-2009 registered before the Sub-Registrar of Ahmedabad-2 (Vadaj) at serial no. 16446 dated 11-09-2009. Mutation Entry no. 3195 dated 29-09-2009 was made in the revenue records. But the said entry was cancelled as a rectification deed was not executed as per rule 1 of order bearing no. CB/Jamin/TNC1/SR-36/2008 dated 27-02-2008 passed by Deputy Collector, Ahmedabad.
14. We find that, being aggrieved by the cancellation of mutation entry nos. 3195 and 3194, said Shantigram Estate Management Pvt Ltd had filed an appeal bearing no. RTS/Appeal Case no. 143/2010 dated 25-08-2010 against (1) Circle Officer, Kathwada, (2) Darshiniben Mahasukhbhai Adani and (3) Manaliben Mahasukhbhai Adani before the Deputy Collector, Virangam Prant, Ahmedabad Court. Subsequently, Deputy Collector, Virangam Prant, vide his order passed in the above stated RTS appeal stated that the above

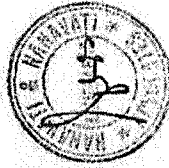


stated mutation entries should be certified as there was no breach of law. It was further stated that the applicant shall have to make an application for extension of time within 7 days. Mutation Entry no. 3291 dated 18-09-2010. But the said entry was cancelled as the effect of the same was made in mutation entry no. 3293. Thereafter the said entry was again mutated vide entry no. 3379 dated 11-04-2011.

15. We find that, in sale deed registered at serial no. 16446 dated 11-09-2010, purpose of purchase of said land bearing Survey no. 327 and other land was mistakenly left to be incorporated in the sale deed. Thus, a rectification deed dated 03-06-2015 registered before the Sub-Registrar of Ahmedabad-14 (Dascroi) at serial no. 1115 dated 05-06-2015 was executed with Vasantbhai Shantilal Adani as a Constituted Attorney of (1) Darshiniben Adani and (2) Manaliben Adani and Shantigram Estate Management Pvt Ltd. Mutation Entry no. 3830 dated 11-06-2015 was made in the revenue records of the said land.

16. We find that, vide order bearing no. ECB/G.Dh.K.63/Khodiya/Order Extension of Time/Vashi.142/2016 dated 04-07-2016 passed by Deputy Collector, Ahmedabad, stated that vide application dated 20-04-2013 made by Shantigram Estate Management Pvt Ltd, they had sought for permission for extension of time for 6 months for the land bearing Survey no. 327 and other lands. Thus, the permission for extension of time limit for 6 months as per the provisions of Section 63 rule 36 of the Bombay Tenancy and Agricultural Lands Act subject to the fulfilment of conditions stated therein. Mutation Entry no. 4000 dated 12-07-2006 was made in the revenue records of the said land.

17. We find that, vide order bearing no. ACB/TNC-3/Tatkal N.A./Khodiya-Block no. 327, 328, 343 paiki/S.R.01/17 dated 09-06-2017 passed by Deputy Collector, Ahmedabad, the land bearing Survey no. 327 admeasuring 22157 sq. mtrs alongwith other survey nos. was granted non-agricultural use permission for residential purpose. Mutation Entry no. 4164 dated 12-06-2017 was made in the revenue records of the said land.



OBSERVATION:

1. We may state that based on your instructions, we have not caused issuance of Public Notice inviting claims from any party or person having any right or title in or over the said land.
2. We have not administered the requisition on title.
3. We have not caused search in Registrar of Companies for the charges (if any) recorded in name of Shantigram Estate Management Private Limited.
4. We have not inspected the original title deeds.
5. We have not taken declaration on title.

CONCLUSION:

We find from the documents furnished to us as well as revenue records made available to us and searches of Sub- registrar of Assurances that said Non-Agricultural land bearing Block No. 327 admeasuring 22157 sq. mts. belongs to Shantigram Estate Management Pvt Ltd and its title to the said property appears to be clear, marketable and free from encumbrances subject to what is stated herein above.

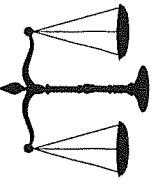
Thanking You,
Yours Faithfully,
For Nanavati & Nanavati Advocates,



Siddharth Singh
SIDDHARTH SINGH

Partner
Enrolment No. G/849/2006

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: NKK/TC/2020

DATE: DECEMBER 15, 2020

TITLE CERTIFICATE WITH REPORT

RE: TITLE CERTIFICATE in respect of Non-Agricultural Land bearing New Block/Survey no. 328 Old Block/ Survey no- 269 admeasuring about 1-79-08 hectre-are-sq. mtrs. i.e.17908 sq. mtrs. Paiki 1080.17 sq. mtrs. having Khata/Account no. 411 situated lying and being at **Mouje Village Khodiyar, Taluka Daskroi** and Registration District Ahmedabad Sub District at Vadaj-2 now Sola-8 owned by
M/s. Adani Estate Managemant Pvt. Ltd.
Name of Scheme AMOGHA

This is to Certify That, we have caused necessary searches to be taken with the available revenue records and Sub-Registry Records for a period of last thirty years and perusal and verification of copies of documents/title deeds produced to us by the aforesaid party, we have investigated the title to the property more detailed described in the Report on Title annexed herewith and Note thereunder, otherwise the title of the said property is clear, marketable and free from all encumbrance and reasonable doubts belonging to aforesaid party subject to:-

- [1] Usual Indemnity cum Declaration for the land area.
- [2] Any other law, acts and rules in force from time to time.
- [3] Compliance of Terms and Condition mentioned in N. A. Use Permission.



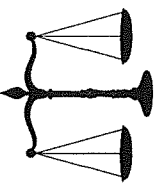
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Non-Agricultural Land bearing New Block/Survey no. 328 Old Block/ Survey no- 269 admeasuring about 1-79-08 hectre-are-sq. mtrs. i.e.17908 sq.mtrs. Paiki 1080.17 sq. mtrs. having Khata/Account no. 411 situated lying and being at **Mouje Village Khodiyar, Taluka Daskroi** and Registration District Ahmedabad Sub District at Vadaj-2 now Sola-8

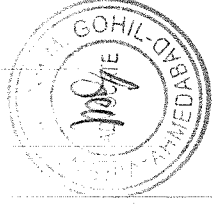
PLACE: AHMEDABAD.

DATE: DECEMBER 15, 2020

VIRENDRASINH.M.GOHIL

ADVOCATES

(SANAD/EN. NO. G/2109/2001)



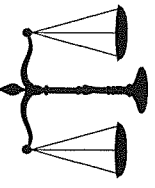
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Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



REF. NO: NKK/LSR/07/2020
DATE: DECEMBER 15, 2020

LEGAL SCRUTINY REPORT IN RESPECT OF IMMOVABLE PROPERTY Non-Agricultural Land bearing New Block/Survey no. 328 Old Block/ Survey no- 269 admeasuring about 1-79-08 hectre-are-sq. mtrs. i.e. 17908 sq. mtrs. Paiki 1080.17 sq. mtrs. having Khata/Account no. 411 situated lying and being at **Mouje Village Khodiyar, Taluka Daskroi** and Registration District Ahmedabad Sub District at Vadaj-2 now Sola-8 M/s. Adani Estate Management Private Limited earlier known as M/s. Shantigram Estate Management Private Limited

[1] **NAME OF THE OWNER:** -
M/s. Adani Estate Management Private Limited

[2] **DETAILS/DESCRIPTION OF DOCUMENTS SCRUTINISED:** -

Sr. No.	Date	Particulars	Whether Original / Copy
		DOCUMENT FOR BLOCK/ SURVEY NO-328 ADMEASURING ABOUT 17908 SQ.MTRS, KHATA NO-411	
1		Various 6 no. extracts	Copies
2	13/12/1999	Sale Deed for Survey no. 269. Block no-328 admeasuring about 17908 sq. mtrs. paiki admeasuring about 8954 sq. mtrs. vide Registration no. 5225 Seller: Sunil Bhogilala Patel Buyers: [1] Darshiniben Mahasukhbhai, [2] Manaliben Mahasukhbhai	Copy



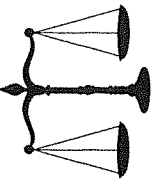
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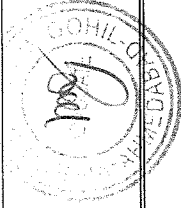
RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
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Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



3	13/12/1999	Sale Deed for Survey no. 269. Block no-328 admeasuring about 17908 sq. mtrs. paiki admeasuring about 8954 sq. mtrs. vide Registration no. 5236 Seller: Sunil Bhogilala Patel Buyers: [1] Darshiniben Mahasukhbhai [2] Manaliben Mahasukhbhai	Copy
4	27/02/2008	The Hon'ble Collector, Ahmedabad granted the said permission under section 63 of Tenancy Act to sell the said land to M/s. Adani Township and Real Estate Company Pvt. Ltd. bearing Block no-328 vide order no. CB/JAMIN/ TNC/SR-36/2008	Copy
5	11/09/2009	Sale Deed for Block NO- 328 admeasuring about 17908 sq. Mtrs. vide Registration no. 16446 Seller: [1] Darshiniben Mahasukhbhai [2] Manaliben Mahasukhbhai Buyer: Shantigram Estate Management Pvt. Ltd.	Copy
6	09/06/2017	N. A. Permission issued by District Collactor Ahmedabad for land bearing Block no. 327 & 328 & 343 Paiki Total Land admeasuring about 40802 sq. mtrs. vide its order no. ACB/TNC-3/TATKAL N.A/KHODIYAR-BLOCK NO-327.328.343 PAIKI/S.R.01/17 for Residential purpose	Copy
7	03/06/2015	Rectification Deed Vide Registration no-1115	Copy
8	03/06/2015	Registration Receipt Vide Registration no-1115	Copy
9	03/06/2015	Index-2 vide Registration no-1115	Copy
10	13/05/2019	Gam Namuno no. 7 and 12 issued by Mamlatdar Office, E-dhara Kendra, Gandhinagar for Survey/Block no. 328	Copy
11	03/07/1995	Sale Deed for Block no. 328 paiki admeasuring about 17208 Sq. Yrds. (Registration No. Seller : Charndas Haridas Sheth Buyer : Sunilbhai Bhogilal Patel Confirming Party : Panchdeep Plantation Ind Farms Pvt. Ltd.	Certified Copy obtain on 04/02/2020



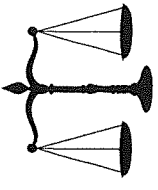
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Tele/ Fax : 26578582/83,
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RESIDENCE ADDRESS:

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Thaltej,
Ahmedabad- 380 059

VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



[3.]

FLOW OF TITLE

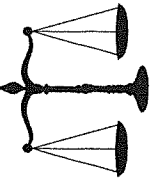
As per your instruction, we have taken necessary search for the **available record** in Sub-Registrar's Office at Vadaj-2 & Sola-8 and from information given to us and believing the same to be true, correct and trustworthy and also believing the documents/paper/copies etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owner that no transfer/ agreement was made in respect of the property during the period for which the record is not available which would make the title defective, we hereby give our opinion and report as under: -

- a. As per the details made available in the documents stated above as also search caused in the office of the Sub Registrar at Ahmedabad and Talati Office, the land bearing Survey no. 269 belonged to [1] Jaykrusna Ambalal, [2] Surendraprasad Ambalal and [3] Charandas Haridas.
- b. We find that thereafter, a notification was issued by the Government in pursuance of a Scheme of Consolidation introduced in the area and the said land of survey no.269 was given block no.328 admeasuring 4 Acres and 17 Gunthas, in respect whereof Mutation Entry no.1287 dated 27/01/1967 has been recorded in the revenue records.
- c. As per the Mutation Entry no. 1453 dated 16/05/1977, it seems that Civil Suit no. 977 of 1972 was filed for distribution of land among the owners of the said land. Accordingly Final order was passed by the Hon'ble Court. As per the said order land bearing Survey no. 269 paiki 13000 sq. yard. Land to be given to Charandas Haridas. Thus, the said land of 13000 Sq. yard. Came to the name of Charandas Haridas.
- d. Thereafter said above owner namely Jay Krushna Ambalal died leaving behind him his legal heirs namely [1] Kantaben Wd/o.Jay Kruhna Ambalal, [2] Vinaychandra Jay Krushna, [3]

OFFICE ADDRESS:
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VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



Mukeshchandra Jay Krushna, whose names were entered in revenue record. Entry to that effect was made in Talati's office vide serial no. 1937 dated 12.10.1992.

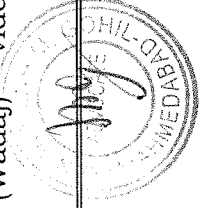
- e. Thereafter the said Charnadas Haridas intended to sale the said land bearing Survey no. 328 paiki admeasuring about 17208.50 sq. yard. to Panchdeep Plantation Ind Farms Pvt. Ltd. by way of Agreement for sale, which was registered with sub Registrar office at Ahmedabad -2 (Wadaj) vide registration no. 4880 dated 10/10/1994.
- f. Thereafter said above owner namely Charandas Haridas sold and conveyed the said land bearing Block/Survey no. 328 paiki admeasuring about 17208.50 sq. Yard to **Sunilbhai Bhogilal** by way of sale deed, which was registered with Sub Registrar Office at Ahmedabad-2 (Wadaj) vide registration no. 1945 dated 10/04/1995. The said sale deed signed and confirm by Panchdeep Plantation Ind Farms Pvt. Ltd. as confirming Party. Entry to that effect was made in Talati's office vide serial no. 2031 dated 02/08/1995, **however said entry was cancelled by Competent Authority. Thereafter further Mutation** Entry to that effect was made in Talati's office vide serial no. 2083 dated 10/04/1996, which was certified by Competent Authority on 27/05/1996.
- g. Thereafter said above owner namely Surendra Ambalal intended to sale the said land bearing Survey no. 328 paiki admeasuring about 4208.50 sq. yard. to Panchdeep Plantation Ind Farms Pvt. Ltd. by way of Agreement for sale, which was registered with sub Registrar office at Ahmedabad -2 (Wadaj) vide registration no. 4879 dated 10/10/1994.
- h. Thereafter said above owner namely Surendra Ambalal sold and conveyed the said land bearing Block/Survey no. 328 Paiki admeasuring about 4208.50 sq. yard to **Sunilbhai Bhogilal** by way of sale deed, which was registered with Sub Registrar Office Ahmedabad-2 (Wadaj) vide registration no. 2527 dated

OFFICE ADDRESS:

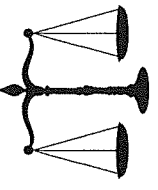
A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

RESIDENCE ADDRESS:

7, Vrundavan Bungalows-I,
Thaltej-Shilaj Road,
Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



12/05/1995. The said sale deed signed and confirm by Panchdeep Plantation Ind Farms Pvt. Ltd. as confirming Party. Entry to that effect was made in Talati's office vide serial no. 2053 dated 18/11/1995, **however said entry was cancelled by Competent Authority. Thereafter further Mutation** Entry to that effect was made in Talati's office vide serial no. 2084 dated 10/04/1996, which was certified by Competent Authority on 27/05/1996.

- i.** Thereafter said above co-owner namely [1] Kantaben Wd/o.Jay Krushna Ambalal. [2] Vinaychandra Jay Krushna, [3] Mukeshchandra Jay Krushna, relinquished their Right, title and interest in favour of Surendra Ambalal. Entry to that effect was made in Talati's office vide serial no. 2081 dated 10.04.1996.
- j.** Thus, Sunilbhai Bhogilal became the owner of land bearing Block/Survey no. 328 having land area admeasuring about 21417 sq. yard.
- k.** Thereafter the said owners namely Sunilbahi Bhogilal sold and conveyed the said land to [1] Darshiniben Mahasukhbhai and [2] Manaliben Mahasukhbhai by way of Two sale deed, which was registered with sub Registrar office at Ahmedabad-2 (Wadaj) vide registration no. 5225 & 5236 dated 13/12/1999 & 16/12/1999. Entry to that effect was made in revenue records vide mutation entry no. 2335 dated 15/12/1999.
- l.** Thereafter, The District Collector, Ahmedabad issued Permission under section 63 read with Rule 36 of Tenancy Act for sale of land bearing Block no.328 for residential Purpose vide its order no- CB/JMIN/TNC/SR-36/2008 Dated 27/02/2008 to Adani Township and Real Estate Company Ltd. Entry to that effect was made in Talati's office vide serial no. 2994 dated 14/03/2008.
- m.** Thereafter, Adani Township and Real Estate Company Ltd. applied to Hon'ble Collector of Ahmedabad for rectification in above stated order, thereby stated that the said land is going to be purchase in

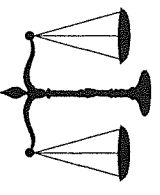
OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
MOBILE: 9925000550
Email: gohilvirendra@yahoo.com

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Nr. Shyam Vihar Bungalows,
Thaltej,
Ahmedabad- 380 059

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ADVOCATE
GUJARAT HIGH COURT



the name of Shantigram Estate Management Ltd. instead of Adani Township and Real Estate Company Ltd. The said application was allowed by the Hon'ble Collector of Ahmedabad and accordingly passed the Rectification order no. CB /JAMIN.2/TNC/SR-36/08 Dated 31/07/2008. Entry to that effect was made in Talati's office vide serial no. 3073 dated 28/08/2008.

n. Thereafter said above owner namely [1] Darshiniben M Adani,[2] Manaliben M Adani Through its POA holder Vasantbhai shantilal Adani sold and conveyed the said land bearing Block/Survey no. 328 admeasuring about 17908 sq. mtrs. to Shantigram Estate Management Pvt. Ltd. by way of sale deed, which was registered with Sub Registrar Office at Ahmedabad-2 (Wadaj) vide registration no. 16446 dated 11/09/2009. Entry to that effect was made in **Talati's office vide serial no. 3195 dated 29/09/2009, however said entry was cancelled by Competent Authority.** Thereafter Deed of rectification was executed by and between the parties thereby rectifies the mistake that in the said sale deed dated 11/09/2009 the said land is mentioned as agricultural land instead of Non Agricultural land. The said Deed of Rectification was registered with sub Registrar office at Ahmedabad-14 (Daskroi) vide Registration no. 1115 dated 03/06/2015. Thus, Mutation Entry to that effect was made in **Talati's office vide serial no.3830 dated 11/06/2015, which was certified by Competent Authority on 10/09/2015.**

o. The District Collector Ahmedabad, vide its order dated 04/07/2016 extended the six month time to the land owner in reference to his order dated 22/02/2008 passed by him in respect of permission issued under Section 63. Entry to that effect was made in Talati's office vide serial no. 4000 dated 12/07/2016.

p. The District Collector, Ahmedabad issued N. A. Permission on 09/06/2017 for land bearing Survey/Block no. 328 vide its order no. ACB/TNC.3/TATKAL NA. /KHODIYAR/ for Residential purpose. Entry to that effect was made in Talati's office vide serial no. 4164 dated 12/06/2017.

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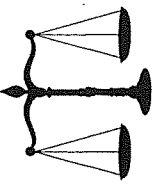
A-502, Premium House,
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VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



q.

Thereafter **M/s. Shantigram Estate Management Pvt. Ltd.** changed its name and as per Certificate of Incorporation, consequent on change of name as per the Rule 29 of the Companies (Incorporation) Rules 2014, and as per the fresh Certificate of Incorporation dated 07/11/2019 issued by Deputy Registrar of Companies, Ahmedabad its **new name is M/s. Adani Estate Management Pvt. Ltd.** Entry to that effect was made in Talati's office vide serial no. 4654 dated 01/02/2020.

Thus, **M/s. Adani Estate Management Pvt. Ltd.** became the owner of Non-Agricultural Land bearing Block no. 328 admeasuring about 1-79-08 hectare-are-sq. mtrs. i.e. 17908 sq.mtrs. having Khata/Account no. 411 situated lying and being at **Mouje Village Khodiyar, Taluka Daskroi** and Registration District Ahmedabad Sub District at wadaj-2 now Sola-8 and Ahmedabad-14 (Daskroi).

Note :

As stated herein above, as per the Mutation Entry no. 1453 dated 16/05/1977, it seems that Civil Suit no. 977 of 1972 was filed for distribution of land among the owners of the said land. The Final order was passed by the Hon'ble Court and as per the order, land bearing Survey no. 269 paiki 13000 sq. yard. given to Charandas Haridas. Thus, the said land of 13000 Sq. yard. Came to the name of Charandas Haridas.

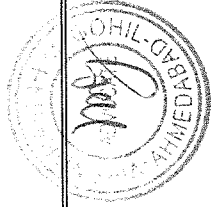
However, Charandas Haridas sold and conveyed the said land bearing Block/Survey no. 328 paiki admeasuring about 17208.50 sq. Yard to Sunilbhai Bhogilal by way of sale deed, which was registered with Sub Registrar Office at Ahmedabad-2 (Wadaj) vide registration no. 1945 dated 10/04/1995. The said sale deed signed and confirm by Panchdeep Plantation Ind Farms Pvt. Ltd. as confirming Party. Entry to that effect was made in Talati's office vide serial no. 2031 dated 02/08/1995, however said entry was cancelled by Competent Authority. Thereafter further

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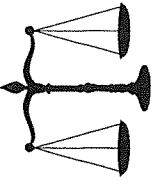
A-502, Premium House,
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Tele/ Fax : 26578582/83,
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Ahmedabad- 380 059



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ADVOCATE
GUJARAT HIGH COURT



Mutation Entry to that effect was made in Talati's office vide serial no. 2083 dated 10/04/1996, which was certified by Competent Authority on 27/05/1996.

Further, [1] Kantaben Wd/o.Jay Krushna Ambalal. [2] Vinaychandra Jay Krushna, [3] Mukeshchandra Jay Krushna, relinquished their Right, title and interest in the said land Bearing Block no. 328 paiki in favour of Surendra Ambalal. Entry to that effect was made in Talati's office vide serial no. 2081 dated 10.04.1996.

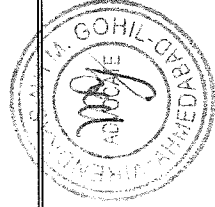
Further Surendra Ambalal sold and conveyed the said land bearing Block/Survey no. 328 Paiki admeasuring about 4208.50 sq. yard only to **Sunilbhai Bhogilal** by way of sale deed, which was registered with Sub Registrar Office Ahmedabad-2 (Wadaj) vide registration no. 2527 dated 12/05/1995. The said sale deed signed and confirm by Panchdeep Plantation Ind Farms Pvt. Ltd. as confirming Party. Entry to that effect was made in Talati's office vide serial no. 2053 dated 18/11/1995, **however said entry was cancelled by Competent Authority. Thereafter further Mutation** Entry to that effect was made in Talati's office vide serial no. 2084 dated 10/04/1996, which was certified by Competent Authority on 27/05/1996.

Hence measurement of the area out of Block no. 328 has not come clear because Mr. Charandas Haridas sold an additional area out of Block/Survey no. 328 paiki admeasuring about 4208.50 sq. Yard to Sunilbhai Bhogilal. If he was declared an owner of only 13000 Sq. Yrds land as per the court order as stated herein above, we have not found any mutation entry that Mr. Charandas Haridas had acquired additional land of 4208.5 Sq. yds.

In view of the forgoing we therefore recommend that an Indemnity Bond Cum Declaration be obtained from the present owner/company, thereby Indemnify and declare that in case, any person claims that the said additional

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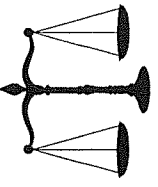
A-502, Premium House,
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Tele/ Fax : 26578582/83,
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VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



	land area admeasuring about 4208.50 Sq. Yrds., then company would be fully responsible to make the appropriate arrangement in respect thereof. Further Company has to declare that before purchase of the said land they have dealt with this aspect and upon satisfaction, they have decided to purchase the said land further, Right, Title, Interest of said property is clear and Marketable and free from all encumbrance.
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[4.]

COMMENTS ON SEARCH

- ❖ SEARCH was carried out in the office of Sub-Registrar of Assurances, Ahmedabad-1 (City), Ahmedabad-2 (Vadaj) & Ahmedabad-8 (Sola) Ahmedabad-14 (Daskroi), for a period of 30 years from 1989 – 2019 (upto 26.10.2020). The records from 1988 to 1992 were found in the torn out condition and nothing could be revealed therefrom. Hence no search for that period could be taken. For the remaining period i.e. 1993 the search has been carried out by us and from 01.04.1994 to 26.10.2020 the copies/extract of records maintained by Sub Registrar's Office have been furnished by them as per the extant procedure and in that clearly stated that they do not give any assurance of binding regarding the correctness of the facts and they are not responsible for any loss due to the information/ search provided through computerized search and on that condition, this report is therefore, based on the information furnished by the said office for this period.

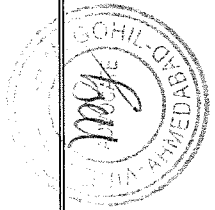
- ❖ **COPY OF SEARCH RECEIPT** bearing no. 2019002025469 dated 11.09.2019, no. 2019003050444 dated 11.09.2019, and no. 2019308033812 dated 11.09.2019. and no-2019314008753 dated

OFFICE ADDRESS:

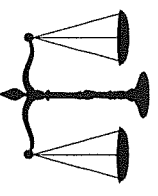
A-502, Premium House,
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Tele/ Fax : 26578582/83,
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Ahmedabad- 380 059



VIRENDRASINH M. GOHIL
ADVOCATE
GUJARAT HIGH COURT



13.09.2019 and no- 2020308026352 dated 26.10.2020 issued by the concerned Sub – Registrar, Ahmedabad-1 (City), Ahmedabad-2 (Vadaj) & Ahmedabad-8 (Sola) Ahmedabad-14 (Daskroi) are enclosed herewith for your records.

PLACE: AHMEDABAD.

DATE: DECEMBER 15, 2020

VIRENDRASINH.M.GOHIL
A stylized, handwritten signature in black ink, consisting of several loops and a long horizontal stroke.
ADVOCATES

(SANAD/EN. NO. G/2109/2001)

OFFICE ADDRESS:

A-502, Premium House,
Opp. Gandhigram Rly. Station,
Navrangpura, Ahmedabad-380 009
Tele/ Fax : 26578582/83,
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Thaltej,
Ahmedabad- 380 059

અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક નં-૩૨૮, સર્વેનં-૨૬૯

Search in : ખોડિયાર /KHODIAR

पहोच नं०अर २०१८००२०२५४५८अर ११माहे

तारीख ११ माहे

રજુ કરનારનું નામ અશ્વીન પટેલ (સી.આર)

નીચે પ્રમાણે કી પહોંચી

२७ स्थान की.....

નક્કલ કરવા ની ફી સાર્ડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

शोध अगर तपासणी.....Year: 1989 1993

ଏଠି କଲମ-୨୫.....

504-38 (504-40) ..

નકલ ફી ફોલીયો.

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અંકે રૂપીયા સાઈઠ પૂરા

ଅନୁସନ୍ଧାନ

ના દિવસે તૈયાર થશે અને

12510

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

ते रजुस्तर टपालथी मोकलवामां

કચેરીમાં આપવામાં

MUKURKUMAR K PANDYA
સબ રજીસ્ટ્રાર
અમદાવાદ-૧ City

અરજી પહોંચ

મિલકત નું વર્ણન : SRNO-269 BLOCKNBO-328

Search in : ખોડીયાર /KHODIAR

પહોંચ નંબર ૨૦૧૯૦૦૩૦૫૦૪૪૪ અરજી નંબર ૨૦૧૯
તારીખ ૧૧ માંહે સપ્ટેમ્બર ૨૦૧૯

રજુ કરનારનું નામ ASHWIN PATEL

નીચે પ્રમાણે ફી પહોંચી

રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....
શોષ અગર તપાસફી.....Year: 1994 2011
ઈડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....



કુલ એકંદરે રૂ. ૨૯૦.૦૦

અંકે રૂપીયા બે સો નેવું પૂરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Z. ALISHAIKH
સબ રજીસ્ટ્રાર
અમદાવાદ-૨ વાડજ

ccwcmj

અરજી પહોંચ

મિલકત નું વર્ણન : બ્લોક નં- ૩૨૮ સર્વે નં- ૨૬૯

Search in : ખોડીયાર /KHODIAR

પહોંચ નંબર ૨૦૧૯૩૦૮૦૩૩૮૧૨ અરજી નંબર ૧૬૫૦૩ અરજી વર્ષ ૨૦૧૯
તારીખ ૧૧ માહે સપ્ટેમ્બર ૨૦૧૯

રજુ કરનારનું નામ અશ વીન પટેલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાલીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....Year: 2011 2019

૨૦૦.૦૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈલેક્સ-૨ ફી

કુલ ચેકકેર રૂ. ૨૦૦.૦૦

અંકે રૂપીયા બે સો શૂન્ય પૂરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

ના દિવસે તૈયાર થશે અને

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Minaben Kaimdas Prajapati
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

અરજી પહોંચ

મિલકત નું વર્ણન: બ્લોક - 328 , સ નં - 269

Search in: KHODIYAR../KHODIYAR..

પહોંચ નંબર

૨૦૧૮૩૧૪૦૦૮૭૫૩

અરજી નંબર

૫૧૮૬

અરજી વર્ષ

૨૦૧૮

તારીખ

૧૩

માહે

સપ્ટેમ્બર

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૨૦૧૮

રજુ કરનારનું નામ અશ્વિન પટેલ

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શોધ અગર તપાસણી.....Year: 2011 2019

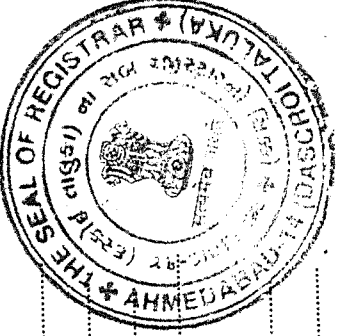
દંડ કલમ-૨૫.....

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દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

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K P Parmar
સબ રજીસ્ટ્રાર

અમદાવાદ-૧૪ ફસ્કોઈ

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માહે

ચોકટુમ્બર

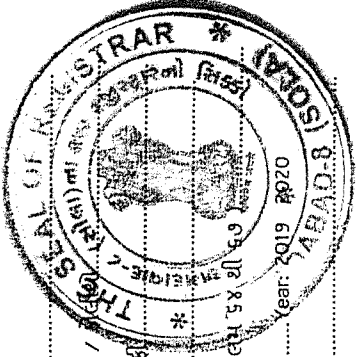
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રજુ કરનારનું નામ વીરેન્દ્ર સીંહ એમ ગોહીલ

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રજીસ્ટ્રેશન ફી

નકલ કરવા ની ફી સાઈડ / નોટ

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ટપાલ ખર્ચ

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નકલ ફી ફોલીઓ

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DESAI NEERAVKUMAR AMARATLAL

સબ રજીસ્ટ્રાર

અમદાવાદ-૮ સોલા

અંકે રૂ. : 130.00

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સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા

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રજુ કરનારનું નામ વિરેન્દ્રસિંહ ગોહિલ

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શેરોની નકલ કરવા માટે કી.....
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કલમ-૩૪ (કલમ-૫૭).....
નકલ કી ફોલીયો.....
ઈન્ડેક્સ-૨ કી

130.00

અંકે રૂપીયા એક સો ત્રીસ પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

DILIP MEHRANI MAR AMARATHI V
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

130.00

અંકે રૂ. : 130.00

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સબ રજીસ્ટ્રાર, અમદાવાદ-૮ સોલા