

DATED THIS FIRST DAY OF DECEMBER, 2018

**SEARCH REPORT ON TITLE
CUM
TITLE CLEARANCE CERTIFICATE**

M/s. ARGOS BUILDSPACE LLP
File No.3506

M/s. Lakhani Gandhi & Co.(Ahmedabad)
Solicitors, Advocates & Notary
604, Chinubhai Centre,
Nr. Nehru Bridge,
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LAKHANI GANDHI & CO. (Ahmedabad)

Solicitors, Advocates & Notary

✓ **A. A. Lakhani**
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(Gujarat) (India)**

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Ref. No. :

Date :

2018/3506

TITLE CLEARANCE CERTIFICATE

Re: In the matter of investigation of title to the Non
Agricultural Commercial Use Land bearing
Final Plot No.191 admeasuring 20884 sq.mts.
(Account No.226) of Town Planning Scheme
No.3 (Ellisbridge) (Varied Final) of Mouje
Sheikhpur-Khanpur of Sabarmati Taluka in
the Registration District of Ahmedabad and
Sub District of Ahmedabad-3 (Memnagar)
and covered under the City Survey Limit of
T.P. No.3/3-4 of Final Plot No.191 (Paiki)
Sub-Plot No.11 (as per Approved Plan) Sub-
Plot No.22 (as per Society Record) of City
Survey Ward 3/3-4 Sheikhpur-Khanpur-
Changispur bearing City Survey No.6
admeasuring 669 sq.mts. i.e. 800 sq.yds. "C"
Tenure land (i.e revenue cess and other
taxes payable to the Government, as



applicable under section 48 of the Gujarat (Bombay) Land Revenue Code 1979) together with a Scheme of Building known as "AVION" under construction and situated within Shree Nathalal Muldas Co-operative Housing Society Limited and more particularly described in the Schedule hereunder written belonging to **M/s.ARGOS BUILDSPACE LLP** a partnership firm, incorporated pursuant to Section of 12(1) of the Limited Liability Partnership Act, 2008 and duly registered with the Registrar, Gujarat, Dadra and Nagar Haveli, under LLP Identification No.AAM-4956 dated 26/04/2018 and having is principal place of business at 22, Nathalal Society, Stadium Road, Navrangpura, Ahmedabad 380 009.

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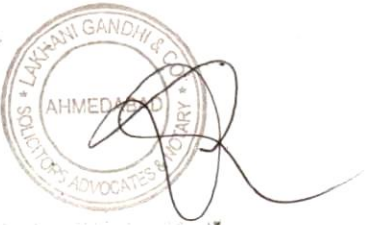
E-mail : lakhani gandhi@yahoo.co.in

Ref. No. :

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Date :

THIS IS TO CERTIFY THAT, we have investigated the title to the above referred land which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper "GUJARAT SAMACHAR" dated 23/11/2018 inviting objections, if any, from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response thereto we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land and as also after taking necessary searches of the records being maintained by the Mamlatdar, Sabarmati Taluka at Ahmedabad and that of the Circle Inspector/Talati, Mouje Sheikhpur-Khanpur and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of Ahmedabad-3 (Memnagar) and City Survey Superintendent No.3, Ahmedabad for the last more than 30 years for the said purpose as also on perusal and verification of relevant deeds, documents, declarations, share certificate, resolution, T.P.S Records, permission, papers and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by Shri Kaivan Jitendrabhai Shah, a Designated Partner of M/s. Argos Buildspace LLP duly attested by Shri Tarang R Dave, a Notary



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Shree Nathalal Muldas Co-operative Housing Society Limited, Sardar Patel Stadium Road, Navjivan Post, Ahmedabad – 380 014 and the said land building is bounded as follows:

Re: As per City Survey No.6

On or towards the North : By Road
On or towards the South : By City Survey No.27
On or towards the East : By City Survey No.67
On or towards the West : By City Survey No.5

DATED THIS 1ST DAY OF DECEMBER, 2018.



For, LAKHANI GANDHI & CO. (AHD)

ADVOCATE

LAKHANI GANDHI & CO. (Ahmedabad)
Solicitors, Advocates & Notary



2018/3506

SEARCH REPORT ON TITLE

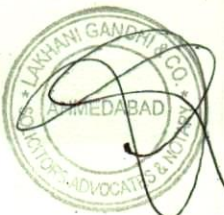
Re.: In the matter of investigation of title to the Non Agricultural Commercial Use Land bearing Final Plot No.191 admeasuring 20884 sq.mts. (Account No.226) of Town Planning Scheme No.3 (Ellisbridge) (Varied Final) of Mouje Sheikhpur-Khanpur of Sabarmati Taluka in the Registration District of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) and covered under the City Survey Limit of T.P. No.3/3-4 of Final Plot No.191 (Paiki) Sub-Plot No.11 (as per Approved Plan) Sub-Plot No.22 (as per Society Record) of City Survey Ward 3/3-4 Sheikhpur-Khanpur-Changispur bearing City Survey No.6 admeasuring 669 sq.mts. i.e. 800 sq.yds. "C" Tenure land (i.e revenue cess and other taxes payable to the Government, as applicable under section 48 of the Gujarat (Bombay) Land Revenue Code 1979) together with a Scheme of Building known as "AVION" under construction and situated within Shree Nathalal Muldas Co.operative Housing Society Limited and more particularly described in the Schedule hereunder written belonging to **M/s.ARGOS BUILDSPACE LLP** a partnership



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firm, incorporated pursuant to Section of 12(1) of the Limited Liability Partnership Act, 2008 and duly registered with the Registrar, Gujarat, Dadra and Nagar Haveli, under LLP Identification No.AAM-4956 dated 26/04/2018 and having is principal place of business at 22, Nathalal Society, Stadium Road, Navrangpura, Ahmedabad 380 009.

01. That from the search of the revenue records being maintained by Mamlatdar, Taluka Ahmedabad- City-West and that of the Circle Inspector/Talati Mouje Sheikhpur-Khanpur and that of City Survey Superintendent, Ahmedabad as also from the search of the records being maintained by the District Registrar, Ahmedabad and Sub-Registrar, Ahmedabad-3 (Memnagar) for more than last 30 years as also from certain deeds, documents, permissions, papers and plan produced before us it appears that prior to the year 1942 the land bearing Revenue Survey No.140 admeasuring A 4 = 0G and Revenue Survey No.141 admeasuring A 2 =17 G in aggregate admeasuring A 6 = 19 G originally belonged to one Shri Tribhuvandas Hargovandas as owner and possessor thereof as recorded in the revenue records concerned.
02. That thereafter the said Shri Tribhuvandas Hargovandas leased out the land baring Revenue Survey No.141 admeasuring A 2 = 17 G to (1) Shri Shantilal Girdharlal and (2) Shri Ambalal Jethabhai on 07/04/1942 for an annual rent of Rs.850/-. The entry to that effect



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was entered in the revenue records of mutation entry book under serial No.1060 on 08/06/1942 and duly certified by the revenue authority concerned on 06/07/1942.

03. That thereafter vide Order No.K.J.P/S.R/182 dated 19/11/1945 of the Superintendent, Land Records, Ahmedabad and vide Durasti Patrak No.16 followed by Taluka Order No.L.N.D/S.R. IV dated 19/11/1945, the said lands bearing (1) Revenue Survey No.140 admeasuring A 4 = 0G and (2) Revenue Survey No.141 admeasuring A 2=17 G in aggregate admeasuring A 6 = 17G were given a Final Plot No.191 of Town Planning Scheme No.3 and the area thereof was re-fixed to the extent of A 6 = 17G. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1274 on 30/07/1946 duly certified by the revenue authority concerned on 27/08/1946.
04. That thereafter one of the Lessees of the said land viz. Shri Ambalal Jethalal died on 26/03/1944 and as such his share in the leasehold land bearing Final Plot No.191 (Paiki) admeasuring A 2 = 17 G came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs Taraguari Wd/o. Ambalal Jethalal for self as also natural guardian and mother her minor son namely Rasiklal. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1459 on 23/02/1950 duly certified by the revenue authority concerned on 23/03/1950.
05. That thereafter the said Shri Tribhuvandas Hargovandas sold and conveyed the said Leasehold land bearing Final Plot No.191 (Paiki)



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admeasuring A 2 = 17 G to said Lessee of the said land viz. (1) Shri Shantilal Girdharlal (2) Shri Rasiklal Ambalal and (3) Taraguari Wd/o. Ambalal Jethalal. A Deed of Conveyance in respect whereof was executed on 28/08/1950 and duly registered with the Sub-Registrar, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1541 on 04/04/1951 duly certified by the revenue authority concerned on 23/03/1950.

06. That thereafter the said Shri Tribhuvandas Hargovandas also sold and conveyed the said land Final Plot No.191 (Paiki) admeasuring A 4 =00 G to Shree Nathalal Muldas Co-operative Housing Society Limited, duly incorporated under the Bombay Co-operative Societies Act, 1925 (Act VII of 1925) and deemed to be registered under the section 9(1) of the Gujarat Co-operative Societies Act, 1961 (Ac-X of 1962) and registered with the District Registrar, Co-operative Societies, Ahmedabad on 03/04/1951 under serial B-1041 and having its registered at 47, Nathalal Colony, Sardar Patel Stadium Road, Navjivan Post, Ahmedabad 380 014. A Deed of Conveyance in respect whereof was executed on 28/06/1951 and duly registered with the Sub-Registrar, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1543 on 01/07/1951 duly certified by the revenue authority concerned on 04/09/1951.
07. That thereafter the said (1) Shri Shantilal Girdharlal and (2) Taraguari Wd/o. Ambalal Jethala for self and also as Power of Attorney holder of Shri Rasiklal Ambalal also sold and conveyed



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the said land Final Plot No.191 (Paiki) admeasuring A 2 =17 G to said Shree Nathalal Muldas Co-operative Housing Society Limited. A Deed of Conveyance in respect whereof was executed on 28/06/1951 and duly registered with the Sub-Registrar, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.1544 on 01/07/1951 duly certified by the revenue authority concerned on 04/09/1951.

Thus the said Society had become the absolute owner and possessor of the said entire land bearing Final Plot No.191 admeasuring A 6 = 17 G in the manner described hereinabove.

08. That thereafter the said Society with provision of Common Open Plot and Roads, had divided the said entire land bearing Final Plot No.191 admeasuring A 6 = 17 G i.e. 26000 sq.mts. of Town Planning Scheme No.3 into various sub-plots as per permission and layout/ building plan duly approved by the Ahmedabad Municipal Corporation.
09. That thereafter the said land bearing Final Plot No.191 admeasuring A 6 = 17 G i.e. 26000 sq.mts. of Town Planning Scheme No.3 with Sub-Plot No.1 to 30 was converted into Non Agricultural Residential use Purpose vide an Order No. LND/231 dated 23/03/1954 of the District Collector, Ahmedabad as it is seen from the Village Form No.2 under mutation entry No.122 issued by the revenue authority concerned.
10. That thereafter vide Order No.K.J.P/S.R/23 dated 31/09/1978 of the Superintendent, Land Records, Ahmedabad and vide Durasti Patrak No.278, the land bearing Final Plot No.191 admeasuring A 6 = 17 G



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i.e. 26000 sq.mts. of Town Planning Scheme No.3/3 (varied) and the area of the said Final Plot No.191 was re-fixed to the extent of 20884 sq.mts i.e. 24976 sq.yds. and the same was continued to be mutated in the name of said Shree Nathalal Muldas Co-operative Housing Society Limited, as it is seen from FORM-B (Rule 17 & 29) of Town Planning Scheme, Ahmedabad No.III(Ellis Bridge) Varied/Final – Redistribution and Valuation Statement issued by Town Planning Inspector, Ahmedabad Municipal Corporation, Ahmedabad. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5591 on 29/09/1979 duly certified by the revenue authority concerned.

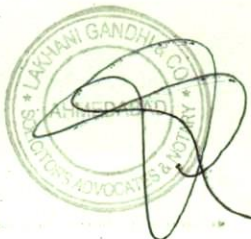
11. That (1) Shri Ghanshyamsinh Bhagvansinh Desai (2) Ramalaxmiben Ghanshyamsinh (3) Shri Harivadan Ghanshyamsinh (4) Shri Bhargav Harivadanbhai and (5) Shri Ajay Harivadanbhai were the original joint members of the said Society to whom 5 shares bearing distinctive No.1101 to 1150 each of Rs.50/- valued at Rs.2500/- and a Share Certificates No.C-21, 21, B-20, B-72 and C-77 were issued in their joint names by the said Society and also allotted Sub-Plot No.11 admeasuring 668.80 sq.mts. in their names, as joint Members/ Shareholders/ Allottees of the Society.
12. That thereafter the said (1) Shri Ghanshyamsinh Bhagvansinh Desai (2) Ramalaxmiben Ghanshyamsinh (3) Shri Harivadan Ghanshyamsinh (4) Shri Bhargav Harivadanbhai and (5) Shri Ajay Harivadanbhai got constructed a Residential Bungalow being as per Society record bearing Bungalow No.22 on the said Sub-Plot No.11 as per plan and permission approved by the Ahmedabad Municipal



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Corporation as it is seen from the Certificate dated 27/07/1975 issued by the said Society.

13. That thereafter the said land bearing Final Plot No.191 has been covered under the City Survey Limits of Sheikhpur-Khanpur-Changispur and on Promulgation, the Records of the Final Plot Numbers in the Village Form No. 7 & 12 has been closed and said land Final Plot No.191 (Paiki) Sub-Plot No.22 (i.e. Bungalow No.22) of Town Planning Scheme NO.3/3-4 (Second Varied) was allotted City Survey No.6 admeasuring 669 sq.mts. which was mutated in the names of said (1) Shri Ghanshyamsinh Bhagvansinh Desai (2) Ramalaxmiben Ghanshyamsinh (3) Shri Harivadan Ghanshyamsinh (4) Shri Bhargav Harivadanbhai and (5) Shri Ajay Harivadanbhai, as joint members/shareholders/allottees of said Shree Nathalal Muldas Co.operative Housing Society Limited. The entry to that effect was also entered in the revenue records viz. Property Register/ Ruled Card in the year of 1983 by the City Survey Superintendent-3, Ahmedabad.
14. That thereafter the said (1) Shri Ghanshyamsinh Bhagvansinh Desai died on 10/08/1988 his wife Ramalaxmiben Ghanshyamsinh died on 17/04/1993 and one of his son namely Shri Harivadan Ghanshyamsinh died on 16/02/1996 and as such the said land Plot /property came to be owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed their heirs viz. (1) Hansaben Wd/o. Harivadansinh Desai (2) Shri Bhargav Harivadanbhai and (3) Shri Ajay Harivadanbhai and names of the said Shri Bhargav Harivadanbhai and Shri Ajay



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Harivadanbhai were already mutated in the property card and as such only name of said Hansaben Wd/o. Harivadansinh Desai was mutated in the property card and in turn the names of deceased viz. (1) Shri Ghanshyamsinh Bhagvansinh Desai (2) Ramalaxmiben Ghanshyamsinh and (3) Shri Harivadan Ghanshyamsinh were deleted from the said property card. The entry to that effect was also entered in the revenue records viz. Property Register/ Ruled Card under serial No.348 on 24/06/2008 duly certified by the City Survey Superintendent-3, Ahmedabad on 29/07/2008.

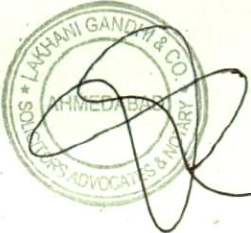
15. The said Society vide its Certificate dated 30/11/2017 has certified and confirmed that (1) Hansaben Wd/o. Harivadansinh Desai (2) Shri Bhargav Harivadanbhai and (3) Shri Ajay Harivadanbhai were the joint members/ shareholders /transferees/ allottees of the said Society and they were holding Sub-Plot No.11 and Bungalow No.22 admeasuring 800 sq.yds.(i.e. 669 sq.mts.) and there was no outstanding owing to the Society and the said Society had also issued New Share Certificate No.N/022 dated 16/08/2001 in lieu of old share certificate in their names.
16. That the Ahmedabad Municipal Corporation had issued a notice No.Gruda/AMC/West Zone/14/08/12/1785 dated 24/02/2016 under section 6(3) of The Gujarat Regularisation of Unauthorised Development Act, No.26 of 2011 which was served to the owners of the said Bungalow No.22 for unauthorized residential construction of 326.62 sq.mts. and unauthorized commercial construction 720.17 sq.mts. making in all an aggregate admeasuring 1046.79 sq.mts. which was regularized by the Ahmedabad Municipal Corporation



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vide its Order No.Gruda-2011/AMC/WZ/140812/1765 dated 24/02/2016 as provided under the Gujarat Regularisation of Unauthorised Development Act, No.26 of 2011 read with Rule 2012 made thereunder.

17. That said un-authorized constructions consisting of 10 (Ten) Tenement numbers of the Ahmedabad Municipal Corporation and the same were occupied by the different persons viz. (1) No.0517-05-0131-0001-V (Self) (2) (1) No.0517-05-0161-0001-F (Self) (3) No.0517-05-0116-0002-D (Self) (4) No.0517-05-0116-0003-B (Self M/s.Luggege Plza) (5) No.0517-05-0121-0001-F (Self) (6) No.0517-05-0116-0004-9 (Self) (7) No.0517-05-0131-0003-R (Soni Gopaldas Bhagwandas) (8) No.0517-05-0126-0001-V (NSEIT Ltd) (9) No.0517-05-0131-0002-T (VIP IND LTD) and (10) No.0517-05-0121-0002-D (Grand Slam Fitness).
18. That thereafter the said (1) Hansaben Wd/o. Harivadansinh Desai (2) Shri Bhargav Harivadanbhai and (3) Shri Ajay Harivadanbhai sold and conveyed the said land to M/s.Argos Buildspace LLP a partnership firm, incorporated pursuant to Section of 12(1) of the Limited Liability Partnership Act, 2008 and duly registered with the Registrar, Gujarat, Dadra and Nagar Haveli, under LLP Identification No.AAM-4956 dated 26/04/2018 and having is principal place of business at 22, Nathalal Society, Stadium Road, Navrangpura, Ahmedabad 380 009 through its Designated Partner Shri Kaivan Jitendrabhai Shah. A Deed of Conveyance in respect whereof was executed on 24/08/2016 and duly registered with the Sub Registrar, Ahmedabad on same day under Sr. No.6486. The entry to that



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effect was entered in the City Survey Records viz. Property/Ruled Card under serial No.6287 on 05/06/2018 and certified on 12/07/2018 being maintained in relation to the said property by the Sirestedar, City Survey Office, Ahmedabad-3.

That thereafter the said Society vide Resolution No.3 passed in their Managing Committee held on 20/05/2018 has transferred the said Land Plot/ Bungalow No.22 together with the said Share Certificate on 20/05/2018 in the name of said M/s. Agros Buildspace LLP on the terms and conditions mentioned therein.

19. That all the occupiers of the said Tenement number referred to in Para 17 hereinabove had vacated the said property and We, through online service of the Ahmedabad Municipal Corporation, have verified the record status of the occupiers of the said Tenements and found that all the said occupier of the said Tenements are "in-active" and the entire physical and vacant possession of the said property was handed over to the said Partnership firm.
20. That in the meantime, the said Partnership firm had demolished all the construction being Bungalow No.22 standing on the said Sub-Plot No.11 and at present the said Sub-Plot No.22 is vacant and open land.
21. That thereafter the revised permission for change of use from Residential to Commercial Use Purpose in respect of lands bearing City Survey No.6 admeasuring 669 sq.mts. forming part of Final Plot No.191 of Town Planning Scheme No.3. was granted by the District



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Collector, Ahmedabad vide his Order No. CB/LAND-1/N.A/S.R. 26/2018 FMPS No.407313 dated 26/09/2018 on the terms and conditions mentioned therein.

22. The said Partnership firm has commenced construction work of Commercial Building known as "AVION" on said land bearing Final Plot No.191 (Paiki) Sub-Plot No.11 (as per Approved Plan) Sub-Plot No.22 (as per Society record) and bearing City Survey No.6, of T.P.No.03/3-4 of ward T.P.3/3-4 Sheikhpur-Khanpur admeasuring 669 sq.mts. as per plan duly approved by the Ahmedabad Municipal Corporation under its Raja Chitthi No.00615/26118/A0842/RO/M1 dated 29/11/2018, which is consisting of First Celler (Parking) Ground Floor (Partly for Commercial and Partly for Parking) First Floor to Six Floor, Stair Cabin and Lift Room etc., and the same is in progress and in the meantime, the said partnership firm has not booked or entered into any agreement to sell any units of the said building known as "AVION" in the name of any person, body and authority.
23. Further during the course of investigation of title to the property in question we had issued a public notice in the Gujarati daily newspaper "Gujarat Samachar" on 23/11/2018 inviting objections if any from the Public in General for issuing our Title Clearance Certificate only in relation thereto and in response to said public notice we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land plot together with bungalow standing thereon.



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24. That by Declaration-Cum-Indemnity made on oath on 01/12/2018 by Shri Kaivan Jitendrakumar Shah, a Designated Partner of ARGOS BUILDSPACE LLP, duly attested by Shri Tarang R Dave, a Notary Public of Ahmedabad has inter-alia declared therein that the said land is absolute property of the partnership firm and except the partners of the said firm, no other person, body or authority has any right, title and interest in respect of the said land or part thereof either by way of sale, mortgage, assign, lease or in any manner of whatsoever and the said land is not under acquisition or requisition by any person, body or authority and the same is free from encumbrances and litigation etc.
25. At present the land in question belongs to and standing in the name of the M/s.Argos Buildspace LLP and from the search of the revenue records being City Survey Office, Ahmedabad-3, it appears that there is no charge or encumbrances over the same.

Thus in view of that what stated hereinabove, we are of the opinion that the title to the said land together with a Scheme of Building known as "AVION" under construction is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of piece or parcel of Non Agricultural Commercial Use Land bearing Final Plot No.191 admeasuring 20884 sq.mts. (Account No.226) of Town Planning Scheme No.3 (Ellisbridge) (Varied Final) of Mouje Sheikhpur-Khanpur of Sabarmati Taluka in the Registration District



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of Ahmedabad and Sub District of Ahmedabad-3 (Memnagar) and covered under the City Survey Limit of T.P. No.3/3-4 of Final Plot No.191 (Paiki) Sub-Plot No.11 (as per Approved Plan) Sub-Plot No.22 (as per Society Record) of City Survey Ward 3/3-4 Sheikhpur-Khanpur-Changispur bearing City Survey No.6 admeasuring 669 sq.mts. i.e. 800 sq.yds. "C" Tenure Land (i.e revenue cess and other taxes payable to the Government, as applicable under section 48 of the Gujarat (Bombay) Land Revenue Code 1979) together with a Scheme of Building known as "AVION" under construction and situated within the vicinity known as Shree Nathalal Muldas Co.operative Housing Society Limited, Sardar Patel Stadium Road, Navjivan Post, Ahmedabad – 380 014 and the said land building is bounded as follows:

Re: As per City Survey No.6

On or towards the North : By Road
On or towards the South : By City Survey No.27
On or towards the East : By City Survey No.67
On or towards the West : By City Survey No.5

DATED THIS 1ST DAY OF DECEMBER, 2018.



For, LAKHANI GANDHI & CO. (AHD)
ADVOCATE