

DRAFT WITHOUT PREJUDICE

Ref.File No.3912/7/17-PRIYANSHI

TITLE REPORT

To,

**Metroglobal Limited through its Director Shri Gautambhai Jain as
allottee of leasehold rights**

Ahmedabad

Dear Sir,

Ref : [A] Plot No.472 admeasuring 2969.37 sq. mts.
on Non Agricultural Land [on land of Survey No.156/
3 paiki 854.32 sq.mts.and Survey No.156/4 paiki
881.91sq.mts. and Survey No.156/5 paiki 1233.14
sq.mts] [B] Shed/Plot No.A1/473 admeasuring 3020
sq. mts. on Non Agricultural Land [on land of Survey
No.156/1 paiki 171.75 sq.mts. and Survey No.156/
3 paiki 2050.20 sq.mts. and Survey No.156/4 paiki
718 sq.mts. and Survey No.156/5 paiki 80.05 sq.mts]
[C] Plot/Shed No.A 1/474 admeasuring 2775 sq. mts.
on Non Agricultural Land [on land of Survey No.156/
1 paiki 2421.01 sq.mts. and Survey No.156/3 paiki
354.37 sq.mts][D] Plot/Shed No.A 1/475 admeasuring
2776 sq. mts. on Non Agricultural Land [on land of
Survey No.156/1 paiki 1937.90 sq.mts. and Survey
No.163/1 paiki 33.85 sq.mts and Survey No.163/2
paiki 804.25 sq.mts] [E] Plot No.489 admeasuring
2740 sq. mts. on Non Agricultural Land along with
construction standing thereon land of [Survey

No.156/1 paiki 261.91 sq.mts. and Survey No.156/5 paiki 660.29 sq.mts. and Survey No.163/2 paiki 1817.80 sq.mts.] [F] Plot No.490 admeasuring 3785 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No. 155 1113 sq.mts. and Survey No.156/5 paiki 2672 sq.mts.] [G] Plot No.491 admeasuring 2395 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No.164 paiki 1484.30 sq.mts. and Survey No.686/1/1 paiki 910.70 sq.mts.] [H] Plot No.492 admeasuring 5833 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No.164 paiki 1354.20 sq.mts and Survey No.686/1/1 paiki 2730.48 sq.mts. and Survey No.686/1/2 paiki 1748.32 sq.mts.] total non-agriculture land for industrial purpose admeasuring 26293.75 sq. mts. in "Vatva Industrial Estate [Vibhag-2]" of Gujarat Industrial Development Corporation, situated on land of various survey numbers as mentioned above situate, lying and being at Mouje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to **Metroglobal Limited through its Director Shri Gautambhai Jain.**

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As per the Instructions, we have examined the titles of the above referred Land and have caused to be taken searches of available registration record for last 30 years on through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) and from that and from the information given to us by declaration cum indemnity bond and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in it's file to be true and genuine, we hereby opine our report on title as under :-

Gujarat Industrial Development Corporation is a Corporation constituted under the provisions of the Gujarat Development Act-1962

M/s. MetroGlobe Limited (CIN NO. :L21010MH1992PLC069527) is a company registered under the Companies Act, 2013.

The lands of various survey numbers as mentioned above belonged to Gujarat Industrial Development Corporation, a Corporation constituted under the provisions of the Gujarat Development Act-1962.

The Said Corporation implemented scheme of plots on the said lands for industrial purpose as per its rules and regulations.

The said plots were allotted to the eligible parties on lease hold basis for the period of 99 years as per terms and conditions mentioned therein.

The history of various Plots/Sheds mentioned above is given as under.

PLOT NO. 472

The agreement of the said plot was executed by GIDC in favour of M/s. Metro Dychem (India) Limited on dated 07.03.1991. Thereafter it was transferred in favour of M/s Metrochem Industries Limited.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order on dated 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f.

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02.09.2011.

Thereafter, M/s. Metrochem Industries Limited applied to the said Corporation for transfer of the said plot in favoure of M/s. Metroglobal Limited.

Thereafter Gujarat Industrial Development Corporation (GIDC) transferred the said plot in favoure of M/s. Metroglobal Limited by order No.GIDC/AD/ALT/TFR/VTW/P/13663 dated 3.12.2012.

Thereafter, Lease Deed was executed by the said corporation granting leasehold rights for 99 years alongwith terms and comditions in favour of M/s. Metroglobal Limited which was registered under serial no.3091 on dated 23.04.2014 at sub-registar office-Ahmedabad-11 (Aslali).

Thereafter, Rectification Deed was executed by GIDC for correcting the area of survey numbers which was registered under serial number-4441 dated 13.05.2016.

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights. The said sale deed was executed under serial number 5433 on dated 16.06.2016.

PLOT/SHED NO. A1/473

The agreement of the said plot was executed in favour of M/s. Seamless Corporation on dated 05.09.1985

Thereafter it was transferred to M/s. Metro Dychem (India) Ltd by order no.RMA/AD/ALT/TFR/VTW/SHI 1387 on dated 08.04.1991.

Thereafter, M/s. Seamless Corporation transferred its rights in favoure of M/s. Metro Dychem (India) Ltd by registered Sale Deed no.4760 on dated

28.02.1992.

Thereafter, M/s. Metro Dychem transferred its rights in favoure of M/s. Metrochem Industries Limited by deed of Assignment no.5380 on dated 16.07.2011.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order on dated 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter Gujarat Industrial Development Corporation (GIDC) transferred the said plot in favoure of M/s. Metroglobal Limited by order No.GIDC/AD/ALT/TFR/VTW/S/13061 dated 29.10.2012.

Thereafter, Lease Deed was executed by the said corporation granting leasehold rights for 99 years alongwith terms and conditions in favour of M/s. Metroglobal Limited which was registered under serial no.9686 on dated 05.09.1985 at sub-registar office-Ahmedabad-11 (Aslali).

Thereafter, Rectification Deed was executed by GIDC for correcting the area of survey numbers which was registered under serial number-5831 dated 27.06.2016.

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights. The said sale deed was executed under serial number-5893 on dated 28.06.2016

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PLOT/SHED NO. A1/474

The agreement of the said plot was executed in favour of M/s. Precision Footcare Pvt Ltd. on dated 31.12.1982.

Thereafter, the said plot was transferred in favour of M/s Metrochem Industries Ltd by order no. GIDC/DM/ABD/TFR/VTW/8901 on dated 18.10.2011.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order on dated 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter Gujarat Industrial Development Corporation (GIDC) transferred the said plot in favour of M/s. Metroglobal Limited by order No. GIDC/AD/ALT/TFR/VTW/S/13054 dated 29.10.2012.

Thereafter, Lease Deed was executed by the said Corporation granting leasehold rights for 99 years alongwith terms and conditions in favour of M/s. Metroglobal Limited which was registered under serial no. 3092 on dated 23.04.2014 at sub-registrar office-Ahmedabad-11 (Aslali).

Thereafter, Rectification Deed was executed by GIDC for correcting the area of survey numbers which was registered under serial number-4443 dated 13.05.2016.

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said Sale Deed was executed under serial number-5432 on dated 16.06.2016

PLOT/SHED NO. A1/475

The agreement of the said plot was executed by GIDC in favour of M/s. Inter Colloid of India on dated 21.05.1981.

Thereafter, it was transferred in favour of M/s. Metrochem Industries by Conveyance Deed on dated 28.03.1989/01.07.1992 which was registered at serial number-15907.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order on dated 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter Gujarat Industrial Development Corporation (GIDC) transferred the said plot in favoure of M/s. Metroglobal Limited by order No.GIDC/RM/ABD/TFR/VTW/4916 dated 11.12.2013.

Thereafter, Lease Deed was executed by the said Corporation granting leasehold rights for 99 years alongwith terms and comditions in favour of M/s. Metroglobal Limited which was registered under serial no.5886 on dated

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..... at sub-registar office-Ahmedabad-11 (Aslali).

Thereafter, Rectification Deed was executed by GIDC for correcting the area of survey numbers which was registered under serial number-4444 dated 13.05.2016.

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said sale deed was executed under serial number-5438 on dated 16.06.2016.

PLOT NO. 489

The land being Plot no. 489, admeasuring 2740 sq.mts. Phase-II in Vatwa Industrial Area/Estate, Vinzol, Ahmedabad, situated at land being Survey no.163/p and 156/5/p, belonged to Gujarat Industrial Development Corporation (GIDC). Thereafter, Gujarat Industrial Development Corporation (GIDC) allotted the said land to M/s. Chetan Textiles and licence agreement was executed on 19.07.1988. Thereafter, M/s. Chetan Textiles conveyed rights of the said plot to M/s. Vyara Chemicals Pvt. Ltd. by Sale Deed registered under serial number-2374 on dated 05.02.1992.

Thereafter, M/s. Chetan Textiles Conveyed its right of the said plot to M/s. Vyara Chemicals Pvt. Ltd. by way of registered sale vide document no. 2374 on 05.02.1992.

Thereafter, the said plot was transferred to M/s. Vyara Chemicals Pvt. Ltd. on 16.03.1992 by the Office Order of Gujarat Industrial Development Corporation (GIDC), vide no. RMA/ALT/VTW/PL/1950.

Thereafter, Hon'ble Gujarat High Court had approved the scheme of amalgamation of Ortem Chemicals Pvt.Ltd., Vyara Chemicals Pvt. Ltd. and

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Metro Dye-Chem (India) Limited with Rahul Dyechem Industries Private Limited with effect from 30.03.1993.

Thereafter, the name of Rahul Dyechem Industries Private Limited was changed to Rahul Dyechem Industries Limited by the special resolution dated 29.03.1993 and fresh certificate of incorporation in regard to change of name was issued.

Thereafter, the name of Rahul Dyechem Industries Limited was changed to Metrochem Industries Limited and the certificate to that effect was issued by registrar of companies on 30.03.1993.

Thereafter, M/s. Vyara Chemicals Pvt.Ltd. has transferred the said plot M/s. Metrochem Industries Limited on 11.08.2011 by the office order of Gujarat Industrial Development Corporation (GIDC), vide no. GIDC/DM/ABD/TFR/VTW/P/6121.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order on dated 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter, M/s. Metrochem Industries Limited has transferred the said plot to M/s. Metroglobal Ltd. on 29.10.2012 by the office order of Gujarat Industrial Development Corporation (GIDC) VIDE NO. GIDC/AD/ALT/TFR/VTW/P/13059.

Thereafter, the Lease Deed was executed between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 20.11.2012, vide registered document no.6404.

Thereafter, Rectification Deed was executed for correcting the area of survey numbers between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 05.12.2012 under serial no. 6579 .

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said Sale Deed was executed under serial number-5436 on dated 16.06.2016.

PLOT NO. 490

The land being Plot no. 490, admeasuring 3785 sq.mts. Phase-II in Vatwa Industrial Area/Estate, Vinzol, Ahmedabad, situated at land being Survey no.155/p belonged to Gujarat Industrial Development Corporation (GIDC). Thereafter, Gujarat Industrial Development Corporation (GIDC) allotted the said land to M/s. Rashmi Enterprises and license agreement was executed on 19.07.1980.

Thereafter, M/s. Rashmi Enterprises has transferred its right of the said plot to M/s. Vyara Chemicals Pvt. Ltd. by way of registered sale vide document no. 2380 on 05.02.1992.

Thereafter, the said plot was transferred to M/s. Vyara Chemicals Pvt. Ltd. on 16.03.1992 by the office order of Gujarat Industrial Development Corporation (GIDC), vide no. RMA/ALT/VTW/PL/1951.

Thereafter, Hon'ble Gujarat High Court had approved the scheme of amalgamation of Ortem Chemicals Pvt.Ltd., Vyara Chemicals Pvt. Ltd. and

Metro Dye-Chem (India) Limited with Rahul Dyechem Industries Private Limited with effect from 30.03.1993.

Thereafter, the name of Rahul Dyechem Industries Private Limited was changed to Rahul Dyechem Industries Limited by the special resolution dated 29.03.1993 and fresh certificate of incorporation in regard to change of name was issued.

Thereafter, the name of Rahul Dyechem Industries Limited was changed to Metrochem Industries Limited and the certificate to that effect was issued by Registrar of Companies on 30.03.1993.

Thereafter, M/s. Vyara Chemicals Pvt.Ltd. has transferred the said plot M/s. Metrochem Industries Limited on 11.08.2011 by the office order of Gujarat Industrial Development Corporation (GIDC), vide no. GIDC/DM/ABD/TFR/VTW/P/6123.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter, M/s. Metrochem Industries Limited has transferred the said plot to M/s. Metroglobal Ltd. on 29.10.2012 by the office order of Gujarat Industrial Development Corporation (GIDC) VIDE NO. GIDC/AD/ALT/TFR/VTW/P/13056.

Thereafter, the Lease Deed was executed between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on

05.12.2012, vide registered document no.6575.

Thereafter, Rectification Deed was executed for correcting the area of survey numbers between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 13.05.2016 under serial no. 4446 .

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said sale deed was executed under serial number-5442 on dated 16.06.2016.

PLOT NO. 491

The land being Plot no. 491, admeasuring 2395 sq.mts. Phase-II in Vatwa Industrial Area/Estate, Vinzol, Ahmedabad, situated at land being Survey no.164 and 186/p, belonged to Gujarat Industrial Development Corporation (GIDC). Thereafter, Gujarat Industrial Development Corporation (GIDC) allotted the said land to M/s. A. Narendra Mfg. Co. and licence agreement was executed on 19.07.1980. The lease deed was executed between Gujarat Industrial Development Corporation (GIDC) and M/s. A. Narendra Mfg. Co. on 24.06.1982, vide registered document no. 9163 (duplicate.9175) for the said plot.

Thereafter, M/s. A. Narendra Mfg. Co.transferred its right of the said plot to M/s. Vyara Chemicals Pvt. Ltd. by way of registered sale vide document no. 2373 on 05.02.1992.

Thereafter, the said plot was transferred to M/s. Vyara Chemicals Pvt. Ltd. on 16.03.1992 by the Office Order of Gujarat Industrial Development Corporation (GIDC), vide no. RMA/ALT/VTW/PL/1949.

Thereafter, Hon'ble Gujarat High Court had approved the scheme of amalgamation of Ortem Chemicals Pvt.Ltd., Vyara Chemicals Pvt. Ltd. and Metro Dye-Chem (India) Limited with Rahul Dyechem Industries Private Limited with effect from 30.03.1993.

Thereafter, the name of Rahul Dyechem Industries Private Limited was changed to Rahul Dyechem Industries Limited by the special resolution dated 29.03.1993 and fresh certificate of incorporation in regard to change of name was issued.

Thereafter, the name of Rahul Dyechem Industries Limited was changed to Metrochem Industries Limited and the certificate to that effect was issued by Registrar of Companies on 30.03.1993.

Thereafter, M/s. Vyara Chemicals Pvt.Ltd. transferred the said plot M/s. Metrochem Industries Limited on 11.08.2011 by the office order of Gujarat Industrial Development Corporation (GIDC), vide no. GIDC/DM/ABD/TFR/VTW/P/6122.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no. 177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter, M/s. Metrochem Industries Limited has transferred the said plot to M/s. Metroglobal Ltd. on 29.10.2012 by the Office Order of Gujarat Industrial Development Corporation (GIDC) VIDE NO. GIDC/AD/ALT/TFR/VTW/P/13055.

Thereafter, the Lease Deed was executed between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on dated, vide registered document no.....

Thereafter, Rectification Deed was executed for correcting the area of survey numbers between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 13.05.2016 under serial no. 4447 .

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said sale deed was executed under serial number-5439 on dated 16.06.2016.

PLOT NO. 492

The land being Plot no. 492, admeasuring 5833 sq.mts. Phase-II in Vatwa Industrial Area/Estate, Vinzol, Ahmedabad, situated at land being Survey no.164/p and 165/p, belonged to Gujarat Industrial Development Corporation (GIDC). Thereafter, Gujarat Industrial Development Corporation (GIDC) allotted the said land to M/s. Metrochem Industries Ltd. by way of allotment letter dated 09.03.1994 and agreement was executed on 06.04.1994.

Thereafter, Lease Deed was also executed by Gujarat Industrial Development Corporation (GIDC) in favour of which was registered under serial no..... on dated

Thereafter, Possession Letter was issued by Gujarat Industrial Development Corporation (GIDC) in favoure of M/s. Metrochem Industries Ltd. on 06.04.1994.

Thereafter, the Rajachitthi was granted by AMC, Ahmedabad, vide case no. BNB/CO/53/536 and rajachitthi no.17 dated 05.07.1995 for construction.

Thereafter, Hon'ble High Court of Gujarat sanctioned the scheme of amalgamation in nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order dated 31.01.2011 in company petition no.

177/2010 and Hon'ble High Court of Bombay has sanctioned the scheme of amalgamation in the nature of Amalgamation of Metrochem Industries Limited with Global Boards Limited vide order 10.06.2011 in company petition no. 761/2010. Therefore, the name of company has been changed to Metroglobal Limited (formerly known as Global Boards Limited) w.e.f. 02.09.2011.

Thereafter, the said plot was transferred to M/s. Metroglobal Ltd. on 29.10.2012 by the Office Order of Gujarat Industrial Development Corporation (GIDC) VIDE NO. GIDC/AD/ALT/TFR/VTW/P/13052.

Thereafter, the Lease Deed was executed between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 05.12.2012, vide registered document no.6577 .

Thereafter, Rectification Deed was executed for correcting the area of survey numbers between Gujarat Industrial Development Corporation (GIDC) and M/s. Metroglobal Limited on 13.05.2016 under serial no. 4448 .

Thereafter, Sale Deed was executed by Gujarat Industrial Development Corporation in favour of M/s. Metroglobal Limited on payment of 30 % premium price for conversion of leasehold rights to freehold rights the said sale deed was executed under serial number-5444 on dated 16.06.2016.

Thereafter, Development Agreement was executed for the development of above all survey numbers by M/s. Metroglobal Limited through its Director Shri Rahul Gautambhai Jain in favour of Raghav Conpro LLP through its partner Shri Rajesh Keshubhai Gondalia registered under serial number-5870 on dated 30.07.2014.

As a part of our Title Investigation we have issued public advertisement in [1] “Gujarat Samachar” on dated 07.07.17 inviting objections against the said land. In response to the said advertisement we have not received any

objection within the stipulated time limit.

Thus the said [A] Plot No.472 admeasuring 2969.37 sq. mts. on Non Agricultural Land [on land of Survey No.156/3 paiki 854.32 sq.mts.and Survey No.156/4 paiki 881.91sq.mts. and Survey No.156/5 paiki 1233.14 sq.mts] [B] Shed/Plot No.A1/473 admeasuring 3020 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 171.75 sq.mts. and Survey No.156/3 paiki 2050.20 sq.mts. and Survey No.156/4 paiki 718 sq.mts. and Survey No.156/5 paiki 80.05 sq.mts] [C] Plot/Shed No.A 1/474 admeasuring 2775 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 2421.01 sq.mts. and Survey No.156/3 paiki 354.37 sq.mts][D] Plot/Shed No.A 1/475 admeasuring 2776 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 1937.90 sq.mts. and Survey No.163/1 paiki 33.85 sq.mts and Survey No.163/2 paiki 804.25 sq.mts] [E] Plot No.489 admeasuring 2740 sq. mts. on Non Agricultural Land along with construction standing thereon land of [Survey No.156/1 paiki 261.91 sq.mts. and Survey No.156/5 paiki 660.29 sq.mts. and Survey No.163/2 paiki 1817.80 sq.mts.] [F] Plot No.490 admeasuring 3785 sq. mts. on Non Agricultural Land along with construction standing thereon land of [Survey No. 155 1113 sq.mts. and Survey No.156/5 paiki 2672 sq.mts.] [G] Plot No.491 admeasuring 2395 sq. mts. on Non Agricultural Land along with construction standing thereon land of [Survey No.164 paiki 1484.30 sq.mts. and Survey No.686/1/1 paiki 910.70 sq.mts.] [H] Plot No.492 admeasuring 5833 sq. mts. on Non Agricultural Land along with construction standing thereon land of [Survey No.164 paiki 1354.20 sq.mts and Survey No.686/1/1 paiki 2730.48 sq.mts. and Survey No.686/1/2 paiki 1748.32 sq.mts.] total land admeasuring 26293.75 sq. mts. in "Vatva Industrial Estate [Vibhag-2]" of Gujarat Industrial Development Corporation, situated on land of various survey numbers as mentioned above situate, lying and being at Mouje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11 (Aslali) belonging to **Metroglobal Limited through its Director Shri Gautambhai Jain** in the revenue records and all other government and semi-government records.

The above said report is given on the basis of available Sub Registry record for

the purpose of study of devolution of title and to ascertain any charge or encumbrance only and does not contain entire revenue record or Sub Registry record.

In view of what is stated above from that and from the information given to us by declaration-cum-indemnity filed before us stating that the said land have not been given in security nor created any charge or security nor created any charge or encumbrance of any nature whatsoever thereon, nor the said land is subject matter of any pending proceedings nor any order, decree, attachment or any order of any court operating against the said land which adversely affects the title and also declared to settle the rights of previous owners and also to settle any rights of third party if disputed in any Court of Law and/or Revenue Authority and also to settle any previous legal permissions/orders if disputed, and believing the same to be true, correct and trustworthy and also believing the photo copies of documents/papers etc. furnished in the case file shown to us to be true and genuine and also based upon the information given by owners that nothing was done in respect of the said land during the period for which the registration record is not available which would make the title defective and from the available manual search and on that basis and as per the below mentioned note we hereby issue this opinion report page-1 to and opinion that the titles of the said [A] Plot No.472 admeasuring 2969.37 sq. mts. on Non Agricultural Land [on land of Survey No.156/3 paiki 854.32 sq.mts.and Survey No.156/4 paiki 881.91sq.mts. and Survey No.156/5 paiki 1233.14 sq.mts] [B] Shed/Plot No.A1/473 admeasuring 3020 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 171.75 sq.mts. and Survey No.156/3 paiki 2050.20 sq.mts. and Survey No.156/4 paiki 718 sq.mts. and Survey No.156/5 paiki 80.05 sq.mts] [C] Plot/Shed No.A 1/474 admeasuring 2775 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 2421.01 sq.mts. and Survey No.156/3 paiki 354.37 sq.mts][D] Plot/Shed No.A 1/475 admeasuring 2776 sq. mts. on Non Agricultural Land [on land of Survey No.156/1 paiki 1937.90 sq.mts. and Survey No.163/1 paiki 33.85 sq.mts and Survey No.163/2 paiki 804.25 sq.mts] [E] Plot No.489 admeasuring 2740 sq. mts. on Non Agricultural Land along with construction standing thereon land of [Survey No.156/1 paiki

261.91 sq.mts. and Survey No.156/5 paiki 660.29 sq.mts. and Survey No.163/2 paiki 1817.80 sq.mts.] [F] Plot No.490 admeasuring 3785 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No. 155 1113 sq.mts. and Survey No.156/5 paiki 2672 sq.mts.] [G] Plot No.491 admeasuring 2395 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No.164 paiki 1484.30 sq.mts. and Survey No.686/1/1 paiki 910.70 sq.mts.] [H] Plot No.492 admeasuring 5833 sq. mts. on Non Agriclural Land along with construction standing thereon land of [Survey No.164 paiki 1354.20 sq.mts and Survey No.686/1/1 paiki 2730.48 sq.mts. and Survey No.686/1/2 paiki 1748.32 sq.mts.] total land admeasuring 26293.75 sq. mts. in "Vatva Industrial Estate [Vibhag-2]" of Gujarat Industrial Development Corporation, situated on land of various survey numbers as mentioned above situate, lying and being at Mouje Vatva, Taluka Vatva in the Registration District of Ahmedabad and Sub District Ahmedabad-11 (Aslali) shall be clear and marketable and free from reasonable doubts **subject to :-**

1. Verification of all original documents and revenue record
2. Fulfilment of terms and conditions of all Sale Deeds registered under serial no.5432, 5433, 5436, 5438, 5439, 5442, 5444 on dated 16.06.2016 and serial no.5893 on dated 28.06.2016.
3. No Due and No Objection Certificate of Gujarat Industrial Development Corporation.
4. Company Search being obtained by Chartered Accountant.
5. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS ST DAY OF 2017.

Hitesh M. Rawal

Place : Ahmedabad.

Advocate

(H. M. Rawal & Co.)

NOTE: