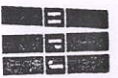


PARESH R. JANI
SOLICITOR & ADVOCATE
HURSH P. JANI
SOLICITOR & ADVOCATE

**Jani & Co.**
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY, BODAKDEV,
AHMEDABAD - 380059. PHONE : (O) 26860026, 26860027 (R) 27430880 E-mail : janibandco@gmail.com

REF. NO.

9983/2014

To,

M/s Siddhant Enterprise, a Partnership firm

TITLE CERTIFICATE CUM TITLE REPORT

Reg: - Non-Agricultural land bearing Final Plot no. 332 admeasuring 1147 sq. mtrs (Old Survey no. 130/2/22) of Town Planning Scheme no. 20 (Gulbai Tekra) which has now been given City Survey no. 1857 admeasuring 1128 sq. mtrs situate, lying and being at Moje Kochrab, Taluka Sabarmati [Old Taluka Ahmedabad City (West)], in the Registration District of Ahmedabad and Sub District of Ahmedabad-4 (Paldi) and belonging to Priyadarshan Co-operative Housing Society Limited.



As per instructions, we have investigated the titles of the above referred land and have caused to be taken searches (partly manual and partly computerized up to date of search i.e. 30-11-2015) of available revenue and registration record for last 30 years through our search clerk and from that and from the information provided to us and believing the same to be true, correct and trustworthy and also believing the revenue records/documents/ papers/copies etc lying in his/its file to be true and genuine, and also based upon the information given by owners that no transfer/agreement was made in respect of the land during the period for which the record is not available which would make the title defective, we hereby give our certificate cum report on title as under:-

1. That the lands bearing Survey no. 130/2/22 admeasuring 1372 sq. yards i.e. 1147 sq. mtrs was originally belonging to Ramanlal Premchand Shah since prior to the year 1974.
2. That on implementation of Town Planning Scheme no. 20 (Gulbai Tekra), the land bearing Survey no. 130/2/22 admeasuring 1372 sq. yards i.e. 1147 sq. mtrs was given Final Plot no. 332.

3. That as per order bearing no. N.A.B./N.S.R/ Kochrab 382 dated 12-08-1974, the said land of Final Plot No. 332 of Town Planning Scheme No. 20 was granted Non Agriculture Use permission for residential purpose.

4. That Ramanlal Premchand Shah sold and conveyed the said land to Malhotra Steel Industries Gujarat Private Limited vide sale deed dated 22-03-1974 presented for registration before Sub-Registrar, Ahmedabad at serial no. 3023 dated 22-03-1974. Mutation entry to the said effect was made in the revenue records vide entry no. 3153 dated 20-05-1974. However the said entry was cancelled.

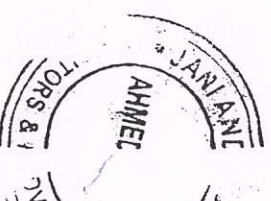
The aforesaid sale deed dated 22-03-1974 which was then eventually registered before Sub-Registrar, Ahmedabad at serial no. 5498 dated 01-05-1975.

5. That in respect of the aforesaid sale, the proceedings under Section 84 C of the Bombay Tenancy & Agricultural Lands Act, 1948 were undertaken by Mamlatdar and Agricultural Land Tribunal as per mutation entry no. 3318 dated 20-01-1976. However it appears from the revenue records that said proceedings were not continued and thereafter it were stopped.

6. That charge of The General Co-operative Bank Limited was created on the said land, mutation entry to the said effect was made in the revenue records vide entry no. 4996 dated 03-12-1995.

7. Thereafter Occupier of the said land changed its name from Malhotra Steel Industries Gujarat Private Limited to Malhotra Steel Industries Gujarat Limited under the provisions of Companies Act, 1956. Mutation entry to the said effect was made in the revenue records vide entry no. 5086 dated 20-09-1996.

8. Thereafter said Malhotra Steel Industries Gujarat Limited sold and conveyed the said land bearing Survey No. 130/2/22 admeasuring 1147 sq. mtrs (Final Plot No. 332 of Town Planning Scheme No. 20) alongwith construction admeasuring 362 sq. mtrs to (1) Mammohani Gurucharandas and (2) Rakesh Gurucharandas vide sale deed registered before Sub-Registrar, Ahmedabad-04 (Paldi) at serial no. 4129 dated 16-10-1995. Mutation entry to the said effect





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was made in the revenue records vide entry no. 5087 dated 20-09-1996.

9. That said Rakesh Gurucharandas released all his rights, title and interest in respect of the said land bearing Survey No. 130/2/22 admeasuring 1147 sq. mtrs (Final Plot No. 332 of Town Planning Scheme No. 20) alongwith construction admeasuring 362 sq. mtrs in favour of Mannohini Gurucharandas vide Release deed dated 22-01-1996 which is registered before Sub-Registrar, Ahmedabad-04 (Paldi) at serial no. 181 dated 22-01-1996. Mutation entry to the said effect was made in the revenue records vide entry no. 5088 dated 20-09-1996.

10. That again charge of The General Co-operative Bank Limited was created on the said land. Mutation entry to the said effect was made in the revenue records vide entry no. 5133 dated 18-02-1997.

11. That charge of General Co-operative Bank Limited as recorded in mutation entry no. 4996 and 5133 was released from the said land on production of No Dues Certificate dated 22-09-1998 and 26-09-1998 respectively. Mutation entry to the said effect was made in the revenue records vide entry no. 5269 dated 28-08-1998.

12. That said Mannohini Gurucharadas Malhotra sold and conveyed the said land bearing Survey No. 130/2/22 admeasuring 1147 sq. mtrs (Final Plot No. 332 of Town Planning Scheme No. 20) alongwith construction admeasuring 362 sq. mtrs to Priyadarshan Co-operative Housing Society Limited vide sale deed dated 25-09-1998, which is registered before Sub-Registrar Ahmedabad-04 (Paldi) at serial no. 2774 dated 25-09-1998. Mutation entry to the said effect was made in the revenue records vide entry no. 5270 dated 03-10-1998. The said entry was cancelled due to inconsistencies in the revenue records.

However vide order bearing no. RTS/Vashi 604/99 dated 19-01-1999 passed by City Mamlatdar, the name of Priyadarshan Co-operative Housing Society Limited was entered in the revenue records of the said land vide mutation entry no. 5283 dated 25-01-1999.



13. That "The Priyadarshan Co-Op Housing Society Ltd." is registered under the Gujarat Co-Operative Societies Act, 1962 in the office of Registrar of Co-Operative Societies under Serial No. GH-14652 dated 25-06-1991.
14. That charge of The General Co-operative Bank Limited was recorded on the said land. Mutation entry to the said effect was made in the revenue records vide entry no. 5271 dated 12-10-1998.
15. That a lis-pendens was recorded in the revenue records of the said land registered before Sub-Registrar Ahmedabad-04 (Paldi) at serial no. 3192 dated 16-11-1998 with respect of Civil Suit No. 5400/1998 filed by Petitioner Renukaben alias Renuben Kishanbhai Shah interlia claiming right, title and interest in the said land. Mutation entry to the said effect was made in the revenue records vide entry no. 5277 dated 17-11-1998. Said entry was cancelled by Circle officer on 23-12-1998. That upon perusal of court records it appears that Court had not granted any stay/injunction against sale/transfer of the said land during the pendency of suit. Subsequently the plaintiff in the said suit died on 05-03-2007 and his heirs did not apply to be joined as plaintiffs. Hence, the City Civil Court No 24 (Judge P.T. Patel) passed order dated 10-02-2016 that the suit is disposed off as abated. Thus, the abovementioned notice of lis-pendens has become meaningless.
16. That charge of The General Co-operative Bank Limited was recorded on the said land vide letter bearing no. GCB/registered/1335/98-99 dated 01-01-1999. Mutation entry to the said effect was made in the revenue records vide entry no. 5282 dated 01-01-1999.
17. That Ahmedabad Municipal Corporation has approved plan for construction of Residential buildings with the name "Bhagwati Apartments" on the said land vide Rajachitthi bearing nos. BNB WZ/4/11 and BNB WZ/4/12 both dated 20-06-1999 issued by Assistant Town Development Officer. Subsequently residential scheme consisting of 12 flats was constructed and were allotted to following members and details of the same is stated below:





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Serial nos.	Name of member	Flat No.	Share Certificate Nos./Date	Allotment letter date
1.	Hareesh P. Shah	A/1	1/27-06-1991	09-08-2000
2.	Bhagwati Hostel through its Proprietor Shobhaben P. Shah	A/2	13/19-05-2000	09-08-2000
3.	Priyavadan Housing and Leasing Limited	A/3	15/14-11-1999	09-08-2000
4.	Kavita C. Parikh	A/4	12/19-05-2000	09-08-2000
5.	Ketan P. Shah	A/5	11/19-05-2000	30-03-1999
6.	Ketan P. Shah HUF	A/6	14/19-05-2000	09-08-2000
7.	Tejal D. Shah	A/7	10/05-01-1997	09-08-2000
8.	Shreyansh P. Shah	A/8	19/14-11-1999	09-08-2000
9.	Shreyansh P. Shah	A/9	4/26-03-2000	30-03-1999
10.	Priyavadan P. Shah HUF	A/10	8/17-07-1994	27-03-1999
11.	Sobhaben Kantilal Shah	A/11	6/27-06-1991	30-03-1999
12.	Priyavadan P. Shah	A/12	16/19-05-2000	09-08-2000



18. That as per order bearing no. RTS Appeal case no. 45/99 dated 16-12-1999 passed by Deputy Collector, the Application filed by Appellant was rejected which was then recorded vide order bearing no. RTS Va/6961/99 dated 22-12-1999 passed by Mamlatdar. Mutation entry to the said effect was made in the revenue records vide entry no. 5376 dated 29-12-1999.

19. That as per the Circular bearing No. CTS/1090/3990/H dated 27-12-1995 of Deputy Secretary, Revenue Department and as per letter bearing no. CTS/Gam Daftar/2006 dated 20-09-2006 of City Survey Superintendent-1, all the records of Final Plots covered under Town Planning Scheme No. 20 including land of Final Plot No 332 were transferred to City Survey Limit. Pursuant to it the land bearing Final Plot no. 332 was given City Survey no. 1857 and its area was fixed at 1128 sq. mtrs. Mutation entry to the said effect