

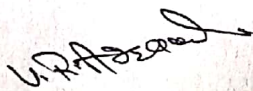
Date:- 20-01-2019

TITLE REPORT

Reg:- IN THE MATTER OF Due Diligence of Title with respect to the property situate at Paldi (sim), Taluka Sabarmati in the Registration District Ahmedabad and Sub District Ahmedabad-4 (Paldi), bearing Final plot no.112, Sub Plot No.1 admeasuring about 530 Sq. Mtrs. of Town Planning Shcme No.6 (Old Revenue Survey No.97/2, Sub Plot No.1).

We have undertaken the work of Due Diligence of Title with respect of the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1980, prior to more than thirty five years from now. Our updated Report on Title is as stated hereafter. For detailed facts and particulars, reference may be taken from the documents, papers writings and records referred to herein below.

Title Report of Non Agriculture Land for commercial purpose being situate lying at Paldi (sim), Taluka Sabarmati in the Registration District Ahmedabad and Sub District Ahmedabad-4(Paldi), bearing Final plot no.112, Sub Plot No.1 admeasuring about 530 Sq.Mtrs. of Town Planning Shcme No.6 (Old Revenue Survey No.97/2, Sub Plot No.1) more particularly described in the First Schedule hereunder written (Hereinafter referred to as the "The Said Property").



1. Original the land above referred to belonged to one Mohanla Chunilal Soni received by him in partition effected between him and twelve others, by a Deed of partition, dated 20th October, 1958, registered with the office of the then sub Registrar, Under Sr. No.5931, (Ref. Revenue Entry No.2932, dated 3rd December 1958).
2. Thereafter said Mohanlal Chunilal Soni sold and conveyed the said land to one Pravinchandra Vrajlal Shah, Kirtikumar Vrajlal Shah, Sureshkumar Vrajlal Shah and Minor Kirankumar Vrajlal Shah, (all brothers,) by a Deed of Conveyance on Sale, dated 16th January, 1968, registered under Sr. No.725, (Ref. Revenue Entry No.5107, dated 24th 1968).
3. Said Pravinchandra Vrajlal Shah, Kirkumar Vrajlal Shah and Kirankumar Vrajlal Shah (Releasers)released their rights in favour of Sureshkumar Vrajlal Shah, by a Deed of Release, dated 16th February, 1996, registered under Sr. No.1039, read with Deed of Correction, dated 4th September, 1996, registered under Sr.No.3347 (Release Transaction). The said Release Transaction is by way of implementation of Family Arrangement / Partition arrived at between them, dated 25th March, 1994 attested by Public Notary. The names of the releasers are deleted from the record of rights as per certification of mutation entry no.10932, dated 21st April 1995. As informed to us, the said Release Transaction Family Arrangement thereafter till date has not been disputed, objected or challenged by any of the Releasers or any other person to claim under them.
4. The said property is with old construction for residential use standing thereon, put up many years before, and consisting of basement and

ground floor, and further construction put up thereon as per plan sectioned by Ahmedabad Municipal Corporation, dated 24th March 1988.

5. Thereafter the said Sureshbhai Vrajlal Shah sold and conveyed the said property to Siddh Trade Link LLP its Designated Partners Nitesh Ganeshmal Jain and Hiren Palan and executed sale deed which was registered in sub registrar office Ahmedabad-4 (paldi) vide Reg. No. 6991 on 10-08-2017 and entry to this effect was made in mutation register vide entry No. 16831 on 03-05-2018.
6. Accordingly, the said property solely and absolutely belonged to Siddh Trade Link LLP its Designated Partners Nitesh Ganeshmal Jain and Hiren Palan as owner, title holder and possessor.
7. As a part of verification of title, we gave public notice appeared in the daily newspaper Divya Bhaskar of 8th January 2019, inviting claims, if any, in upon or to the property above referred to. We have till date not received any claim or objection in response thereto.
8. A) The aforesaid Report is reference of revenue records and sub registry records relevant for the purpose to study the devolution of title and to ascertain any charge or encumbrance, and does not contain entire revenue or sub registry records.
b) As reported by our Search Clerk/Search Advocate, who has taken search of the revenue and sub registry records, it is found that some of the record is not maintained property or damaged, or not otherwise available. Search may lack or miss some particulars.
9. We are informed that the said property has not been given in security, nor entered into any transaction with any person whomsoever nor created any charge or encumbrance of any nature whatsoever thereon, not the said property is subject matter of any pending proceedings, not any order, decree, attachment or any order of any

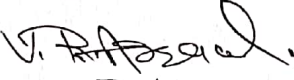
court or authority, is operating against the said property adversely affect the title.

10. Accordingly, we hereby certify that the title of Siddh Trade Link LLP its Designated Partners Nitesh Ganeshmal Jain and Hiren Palan to the property above referred to is clear, marketable, free from all encumbrances and reasonable doubt, subject to :

- a) Usual representations and warranties and indemnity on title.
- b) Laws applicable and in force, at the relevant time, to effect legally and property sale, transfer or other transaction with respect to the said property.

**I HAVE FOUND THE TITLE OF THE PROPERTY DESCRIBED
HEREIN ABOVE TO BE CLEAR AND MARKETABLE AND FREE
FROM ALL REASONABLE DOUBTS.**

Today on this 20th day of January, 2019 at Ahmedabad.


VIRAL R. AGRAWAL
ADVOCATE