

D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :
DVD/2015/8548

Dated : 19/03/2015

To
M/s. SYNTHESIS CORPORATION
B - 701, Safal Pegasus,
Nr. AUDA Garden,
Prahladnagar,
Ahmedabad 380 015.

Dear sir,

Re: In the matter of Investigation of title to the freehold commercial use Non Agricultural land bearing Survey Nos. 103 (Paiki) and 107 and Final Plot No. 85/2 of T.P.S. No. 31 admeasuring 9125 sq.mts. of Mouje Vastrapur of Vejalpur Taluka in the Registration District of Ahmedabad and Old District of Ahmedabad - 1 (City) and New Sub District of Ahmedabad - 3 (Memnagar) belonging to M/s. SYNTHESIS CORPORATION, i.e. yourself.

With reference to the above and pursuant to your instruction, we have to state that we have investigated the title to the land in question more particularly described in the Schedule hereunder written and submit our report on title cum title clearance certificate thereon to you as under:-

That from the search of the records being maintained by the Mamlatdar City Taluka at Ahmedabad and that of the Circle Inspector/ Talati Mouje Vastrapur as also from the search of the records being maintained by the District Registrar and Sub Registrar, Ahmedabad for the last 30 years as also from certain deeds, documents, permissions, papers and plans etc., submitted to us it appears that much prior to 1985 the Bigger Plot of land bearing Survey No. 103 (Paiki) admeasuring 1214 sq.mts. or thereabouts belonged to Vimlaben Wd/o. Shantilal Keshavlal and others and land bearing Survey No. 107 admeasuring 14164 sq.mts. or thereabouts (including 202 sq.mts of Kharaba Land) belonged to Shri Dineshchandra Shantilal, which please note.



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Ref. No. : _____ Dated : _____
Now we will deal with the Survey Nos. jointly and/or severally as under:-

Re: **Survey No. 103 (Paiki)**

That much prior to 1985 the Bigger Plot of land bearing Survey No. 103 (Paiki) admeasuring 1214 belonged to (1) Vimlaben Wd/o. Shantilal Keshavlal and (2) Shri Dineshbhai Shantilal, which please note.

We further find that thereafter said Vimlaben Wd/o. Shantilal Keshavlal died on 14/12/1985 whereby her name was deleted from the revenue records. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 05/02/1986 under Serial No. 3677 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Dineshbhai Shantilal was holding the said land as absolute owner and possessor thereof, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra sold and conveyed the said the said land admeasuring 1214 sq.mts. or thereabouts in favor of (1) Shri Popatbhai Sambhubhai and (2) Shri Vinubhai Popatbhai. The Deed of Conveyance in respect whereof was duly executed on 25/08/2003 and registered with the Sub Registrar, Ahmedabad under Serial No. 3117. The Entry to that effect was also entered in the Revenue Records of Mutation Entry Book viz. Village Form No. 6 on 09/02/2004 under Serial No. 4771 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Popatbhai Sambhubhai and (2) Shri Vinubhai Popatbhai were holding the said land absolute co. owners and possessors thereof, which please note.



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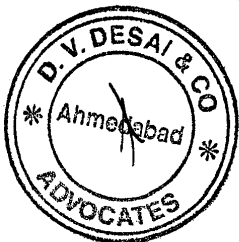
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We further find that thereafter said (1) Shri Popatbhai ~~Sambhubhai~~ and (2) Shri Vinubhai Popatbhai sold and conveyed their respective right, title and interest in the said land in favor of (1) Shri Bhupendrabhai Chinubhai Mohorowala (undivided share in the land adm. 127.47 sq.mts) (2) Shri Anil Ratilal Bakeri (undivided share in the land adm. 103.19 sq.mts) (3) Shri Achal Anil Bakeri (undivided share in the land adm. 121.40 sq.mts) (4) Pavni Anil Bakeri (undivided share in the land adm. 109.26 sq.mts) (5) Hansa Anil Bakeri (undivided share in the land adm. 109.26 sq.mts) (6) Shri Pavan Anil Bakeri (undivided share in the land adm. 218.52 sq.mts) (7) Shri Gordhanbhai Waghjibhai Patel (undivided share in the land adm. 127.47 sq.mts) (8) Shri Pankajbhai Bhogilal Shah (undivided share in the land adm. 133.54 sq.mts) (9) Shri Purshottambhai Bhikhabhai Patel (undivided share in the land adm. 84.98 sq.mts) and (10) Shri Bipinbhai Ranchhodbhai Desai (undivided share in the land adm. 78.91 sq.mts). The Deed of Conveyance in respect whereof was duly executed on 12/06/2006 and registered with the Sub Registrar, Ahmedabad under Serial No. 5539. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 05/07/2006 under Serial No. 4886 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Bhupendrabhai Chinubhai Mohorowala (2) Shri Anil Ratilal Bakeri (3) Shri Achal Anil Bakeri (4) Pavni Anil Bakeri (5) Hansa Anil Bakeri (6) Shri Pavan Anil Bakeri (7) Shri Gordhanbhai Waghjibhai Patel (8) Shri Pankajbhai Bhogilal Shah (9) Shri Purshottambhai Bhikhabhai Patel and (10) Shri Bipinbhai Ranchhodbhai Desai, were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that thereafter said Shri Bipinbhai Ranchhodbhai Desai died on 22/06/2008 whereby his undivided share in the said land admeasuring 78.91 sq.mts. or thereabouts came to be owned and possessed by his heirs viz. (a) Bhartiben Wd/o. Bipinbhai Ranchhodbhai (b) Shri Sachin Bipinbhai



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and (c) Mansi Bipinbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 09/09/2008 under Serial No. 5016 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Bhupendrabhai Chinubhai Mohorowala (2) Shri Anil Ratilal Bakeri (3) Shri Achal Anil Bakeri (4) Pavni Anil Bakeri (5) Hansa Anil Bakeri (6) Shri Pavan Anil Bakeri (7) Shri Gordhanbhai Waghjibhai Patel (8) Shri Pankajbhai Bhogilal Shah (9) Shri Purshottambhai Bhikhabhai Patel and (10) (a) Bhartiben Wd/o. Bipinbhai Ranchhodbhai (b) Shri Sachin Bipinbhai and (c) Mansi Bipinbhai, were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that certain mistakes had crept in the revenue records and hence the same was duly corrected vide order dated 15/09/2008 issued by the City Mamlatdar, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/09/2008 under Serial No. 5017 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

Re: Survey No. 107

That much prior to 1985 the Bigger Plot of land bearing Survey No. 107 admeasuring 14164 sq.mts. or thereabouts (including 202 sq.mts of Kharaba Land) belonged to Shri Dineshchandra Shantilal, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra agreed to sell their right, title and interest in the part of the said land admeasuring 3480 sq.yds. or thereabouts in favor of Ranjanben Jaydevprasad vide registered Agreement to Sell dated 12/12/1996 duly registered with the Sub Registrar, Ahmedabad under Serial



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No.4854 and thereafter said Ranjanben Jaydevprasad assigned her right to purchase the said land in favor of Shri Anil Rambhai Bharwad vide Notarized Agreement to Sell dated 30/01/2006 entered into by and between them, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra further agreed to sell their right, title and interest in the part of the said land admeasuring 3480 sq.yds. or thereabouts in favor of Shri Rambhai Bhulabhai Bharwad vide registered Agreement to Sell dated 12/12/1996 duly registered with the Sub Registrar, Ahmedabad under Serial No.4855, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra further agreed to sell their right, title and interest in the part of the said land admeasuring 3800 sq.yds. or thereabouts in favor of Shri Rameshbhai Popatbhai Patel vide registered Agreement to Sell dated 12/12/1996 duly registered with the Sub Registrar, Ahmedabad under Serial No.4856, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra further agreed to sell their right, title and interest in the part of the said land admeasuring 3480 sq.yds. or thereabouts in favor of Shri Dhiren Rambhai Bharwad vide registered Agreement to Sell dated 12/12/1996 duly registered with the Sub Registrar, Ahmedabad under Serial No.4857, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra also further agreed to sell their right, title and interest in the part of the said land admeasuring 2700 sq.yds. or thereabouts in favor of Shri Deepakbhai Rambhai Bharwad vide registered



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Ref. No. : Agreement to Sell dated 12/12/2000 duly registered with the Sub Registrar,
Ahmedabad under Serial No.3912, which please note.

Dated : _____

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra sold and conveyed the said part of the land admeasuring 3154 sq.mts. or thereabouts in favor of (1) Shri Popatbhai Sambhubhai and (2) Shri Vinubhai Popatbhai. The Deed of Conveyance in respect whereof was duly executed on 25/08/2003 and registered with the Sub Registrar, Ahmedabad under Serial No. 3117. The Entry to that effect was also entered in the Revenue Records of Mutation Entry Book viz. Village Form No. 6 on 09/02/2004 under Serial No. 4771 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said Shri Dineshchandra Shantilal was holding land admeasuring 11010 sq.mts. while said (1) Shri Popatbhai Sambhubhai and (2) Shri Vinubhai Popatbhai were holding the balance land admeasuring 3154 sq.mts. as absolute co.owners and possessors thereof, which please note.

We further find that thereafter said Shri Dineshchandra Shantilal alongwith his wife Mayurikaben Dineshchandra, sold and conveyed the said part of the land admeasuring 11010 sq.mts. or thereabouts in favor of (1) Maniben Bhulabhai and (2) Bhuriben Bhulabhai. The Deed of Conveyance in respect whereof was duly executed on 30/08/2003 and registered with the Sub Registrar, Ahmedabad under Serial No. 3116. The Entry to that effect was also entered in the Revenue Records of Mutation Entry Book viz. Village Form No. 6 on 09/02/2004 under Serial No. 4772 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Maniben Bhulabhai and (2) Bhuriben Bhulabhai were holding land admeasuring 11010 sq.mts. while said (1) Shri Popatbhai Sambhubhai and (2) Shri Vinubhai Popatbhai were holding the balance land admeasuring



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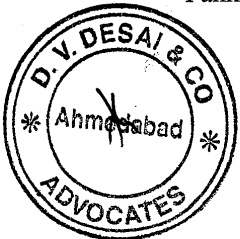
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Ref. No. : 3154 sq.mts. as absolute co.owners and possessors thereof, which please
note.

Dated : _____

We further find that thereafter said (1) Maniben Bhulabhai (2) Bhuriben Bhulabhai (3) Shri Popatbhai Sambhubhai and (4) Shri Vinubhai Popatbhai as vendors thereof and (1) Shri Anil Rambhai Bharwad (2) Shri Rambhai Bhulabhai Bharwad (3) Shri Rameshbhai Popatbhai Patel (4) Shri Dhiren Rambhai Bharwad and (5) Shri Deepakbhai Rambhai Bharwad as necessary confirming party therein sold and conveyed their respective right, title and interest in the said land in favor of (1) Shri Anil Ratilal Bakeri (undivided share in the land adm. 1203.94 sq.mts) (2) Shri Achal Anil Bakeri (undivided share in the land adm. 1416.40 sq.mts) (3) Pavni Anil Bakeri (undivided share in the land adm. 1274.76 sq.mts) (4) Hansa Anil Bakeri (undivided share in the land adm. 1274.76 sq.mts) (5) Shri Pavan Anil Bakeri (undivided share in the land adm. 2549.52 sq.mts) (6) Shri Gordhanbhai Waghjibhai Patel (undivided share in the land adm. 1487.22 sq.mts) (7) Shri Pankajbhai Bhogilal Shah (undivided share in the land adm. 1558.04 sq.mts) (8) Shri Bhupendra Chunibhai Mohorowala (undivided share in the land adm. 1487.22 sq.mts) (9) Shri Purshottambhai Bhikhabhai Patel (undivided share in the land adm. 991.48 sq.mts) and (10) Shri Bipinbhai Ranchhodbhai Desai (undivided share in the land adm. 920.66 sq.mts). The Deed of Conveyance in respect whereof was duly executed on 29/05/2006 and registered with the Sub Registrar, Ahmedabad under Serial No. 5541. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 05/07/2006 under Serial No. 4887 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Anil Ratilal Bakeri (2) Shri Achal Anil Bakeri (3) Pavni Anil Bakeri (4) Hansa Anil Bakeri (5) Shri Pavan Anil Bakeri (6) Shri Gordhanbhai Waghjibhai Patel (7) Shri Pankajbhai Bhogilal Shah (8) Shri Bhupendra Chunibhai Mohorowala (9)



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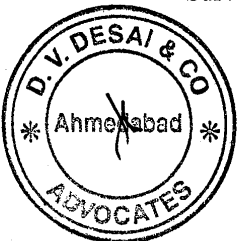
Shri Purshottambhai Bhikhabhai Patel and (10) Shri Bipinbhai Ranchhodbhai Desai were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that thereafter said Shri Bipinbhai Ranchhodbhai Desai died on 22/06/2008 whereby his undivided share in the said land admeasuring 920.66 sq.mts. or thereabouts came to be owned and possessed by his heirs viz. (a) Bhartiben Wd/o. Bipinbhai Ranchhodbhai (b) Shri Sachin Bipinbhai and (c) Mansi Bipinbhai. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 09/09/2008 under Serial No. 5016 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Anil Ratilal Bakeri (2) Shri Achal Anil Bakeri (3) Pavni Anil Bakeri (4) Hansa Anil Bakeri (5) Shri Pavan Anil Bakeri (6) Shri Gordhanbhai Waghjibhai Patel (7) Shri Pankajbhai Bhogilal Shah (8) Shri Bhupendra Chunibhai Mohorowala (9) Shri Purshottambhai Bhikhabhai Patel and (10) (a) Bhartiben Wd/o. Bipinbhai Ranchhodbhai (b) Shri Sachin Bipinbhai and (c) Mansi Bipinbhai were holding the same as absolute co.owners and possessors thereof, which please note.

We further find that certain mistakes had crept in the revenue records and hence the same was duly corrected vide order dated 15/09/2008 issued by the City Mamlatdar, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 16/09/2008 under Serial No. 5018 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

Re: Common for both Survey Nos.

We further find that thereafter a partition in respect of the said lands bearing Survey No. 103 (Paiki) and Survey No. 107 was made between said (1) Shri



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Anil Ratilal Bakeri (2) Shri Achal Anil Bakeri (3) Pavni Anil Bakeri (4) Hansa Anil Bakeri (5) Shri Pavan Anil Bakeri (6) Shri Gordhanbhai Waghjibhai Patel (7) Shri Pankajbhai Bhogilal Shah (8) Shri Bhupendra Chunibhai Mohorowala (9) Shri Purshottambhai Bhikhabhai Patel and (10) (a) Bhartiben Wd/o. Bipinbhai Ranchhodhbhai (b) Shri Sachin Bipinbhai and (c) Mansi Bipinbhai, whereby the said lands came to be owned and possessed by said (1) Shri Gordhanbhai Waghjibhai Patel (2) Shri Pankajbhai Bhogilal Shah (3) Shri Bhupendra Chunibhai Mohorowala and (4) Shri Purshottambhai Bhikhabhai Patel. The Deed of Partition in respect whereof was duly executed on 22/07/2008 and registered with the Sub Registrar, Ahmedabad under Serial No. 9764. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 18/09/2008 under Serial No. 5033 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Gordhanbhai Waghjibhai Patel (2) Shri Pankajbhai Bhogilal Shah (3) Shri Bhupendra Chunibhai Mohorowala and (4) Shri Purshottambhai Bhikhabhai Patel were holding the said lands as absolute co.owners and possessors thereof, which please note.

We further find that certain mistakes had again crept in the revenue records and hence the same was duly corrected vide order dated 10/11/2009 issued by the City Mamlatdar, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 11/11/2009 under Serial No. 5157 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said (1) Shri Gordhanbhai Waghjibhai Patel (2) Shri Pankajbhai Bhogilal Shah (3) Shri Bhupendra Chunibhai Mohorowala and (4) Shri Purshottambhai Bhikhabhai Patel got converted the said lands into Non Agricultural residential use purpose vide order dated



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08/02/2010 issued by the Collector, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 18/02/2010 under Serial No. 5232 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said Shri Purshottambhai Bhikhabhai Patel died on 20/12/2009 making his last will and testament dated 06/04/2009 whereby he bequeathed his undivided share in the said lands in favor of his son Shri Hemangbhai Purshottambhai. The Entries to that effect were also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 06/03/2010 under Serial Nos. 5248 and 5249 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then said (1) Shri Gordhanbhai Waghjibhai Patel (2) Shri Pankajbhai Bhogilal Shah (3) Shri Bhupendra Chunibhai Mohorowala and (4) Shri Hemang Purshottambhai Patel, were holding the said lands as absolute co. owners and possessors thereof, which please note.

We further find that certain mistakes had again crept in the revenue records and hence the same was duly corrected vide order dated 14/06/2010 issued by the City Mamlatdar, Ahmedabad. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 14/06/2010 under Serial No. 5274 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12, which please note.

We further find that thereafter said (1) Shri Gordhanbhai Waghjibhai Patel (2) Shri Pankajbhai Bhogilal Shah (3) Shri Bhupendra Chunibhai Mohorowala and (4) Shri Hemang Purshottambhai Patel brought their share in the said land as their respective capital in their partnership firm of M/s. Synthesis Corporation, i.e. yourself vide Deed of Partnership dated



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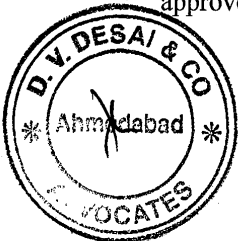
13/08/2010 entered into by and between them. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 20/08/2010 under Serial No. 5294 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then you are holding the said land as absolute owners and possessors thereof, which please note.

We further find that thereafter, on implementation of Town Planning Scheme No. 31 the said lands were given Final Plot No. 85/1 and 85/2 in lieu of Survey No. 103 (Paiki) and 107 and the area thereof was fixed as 102 sq.mts. and 9125 sq.mts., respectively, which please note.

We further find that thereafter you have raised a Loan on security of the said land from the Dena Bank, Satellite Branch, Ahmedabad vide Registered Mortgage dated 17/09/2013 duly registered with the Sub Registrar, Ahmedabad under Serial No. 6118 which we understand is yet to be repaid to the said Bank, which please note.

We further find that thereafter revised Non-Agricultural use permission for commercial purpose has been issued by Deputy Collector (Non Agricultural), Ahmedabad vide his order No.N.A/U-1/Sec.65-A/Vastrapur/Case No.79/2014 dated 22/10/2014. The Entry to that effect was also entered in the revenue records of mutation entry book viz. Village Form No. 6 on 25/11/2014 under Serial No. 5666 duly certified by the concerned revenue authority followed by Village Form No. 7 & 12 and since then you are holding the said land as absolute owners and possessors thereof, which please note.

We further find that plans for commercial construction have been duly approved by Ahmedabad Municipal Corporation on the said land vide its



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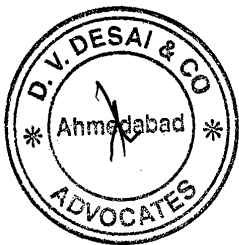
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Ref. No. : Rajja Chitti No. 03307/060914/A2747/R1/M1 dated 02/03/2015, which
please note.

Dated : _____

We further find that (1) Amratben Dhulaji Thakore (2) Gajraben Tarsangji Thakore alias Gajraben Wd/o. Sardarsinh Chauhan and (3) Shri Ravaji Dharaji Chauhan had jointly filed a Civil Suit No. 587/2007 with the Hon'ble Ahmedabad Rural Principal Senior Civil Judge, Mirzapur, Ahmedabad against (1) Shri Dineshchandra Shantilal Shah (2) Shri Ramabhai Bhulabhai Bharwad (3) Shri Bhupendrabhai Chinubhai Mohorowala (4) Shri Gordhanbhai Waghjibhai Patel (5) Shri Pankajbhai Bhogilal Shri and (6) Shri Parshottamkbhai Bhikhabhai Patel whereby Amratben Dhulaji Thakore had claimed to have agreed to purchase part of the land bearing Survey No. 107 (Paiki) admeasuring 100 sq.yds. upon which a Meldimata Temple stands from Shri Ramabhai Bhulabhai Bharwad, while said Gajraben Tarsangji Thakore alias Gajraben Wd/o. Sardarsinh Chauhan had also agreed to purchase 100 sq.yds. of land from the land of Survey No. 107 (Paiki) from Shri Ramabhai Bhulabhai Bharwad and said Shri Ravaji Dharaji Chauhan had also agreed to purchase 100 sq.yds. of land from the land of Survey No. 107 (Paiki) from Shri Ramabhai Jivabhai Bharwad whereby the aforesaid Hon'ble Ahmedabad Rural Principal Senior Civil Judge, Mirzapur, Ahmedabad vide its order dated 14/08/2014 had granted status quo over the said portion of the said lands and thereafter dispute in respect of the portion of the land admeasuring 100 sq.yds. by Gajraben Tarsangji Thakore alias Gajraben Wd/o. Sardarsinh Chauhan and 100 sq.yds. by Shri Ravaji Dharaji Chauhan were amicably settled between the parties to the dispute and in turn necessary consent purses was also filed with the Hon'ble Court and the said Gajraben Tarsangji Thakore alias Gajraben Wd/o. Sardarsinh Chauhan and Shri Ravaji Dharaji Chauhan had cancelled their agreement rights from the said land while the claim of said Amratben Dhulaji Thakore over the portion of the land admeasuring 100



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D. V. DESAI & CO.

ADVOCATES

Partners :
D. V. DESAI
R. D. DESAI
H. D. DESAI

26/A, Narayannagar
Co-op. Housing Society Ltd.
Paldi, Ahmedabad - 380 007.
Tele. No. 2662 17 93, 2664 20 20

Ref. No. :

Dated : _____

sq.yds. over which Meldimata Temple stands, has been given Final Plot No. 85/1 admeasuring 102 sq.mts. and hence the aforesaid right of Amratben Dhulaji Thakore has also been vested on the land of Final Plot No. 85/1 which is not the land in question under development and in the aforesaid circumstances at the time of passing the plans of the land in question i.e. of Final Plot No. 85/2 necessary objections were also raised by said Amratben Dhulaji Thakore before the AMC whereby the said Asst. Municipal Commissioner vide its Order dated 20/11/2014 have set aside the said objection of said Amratben Dhulaji Thakore as she has a right over the land of Final Plot No. 85/1 and not over the land in question bearing Final Plot No. 85/2 which is being developed by yourself, which please note.

Subject to the charge of Dena Bank as aforesaid and what is stated hereinabove, at present the land in question stands in your name as it is seen from the documents/papers referred to hereinabove and submitted to us by you as also from what ever search of the records made available to us from the office of the concerned Sub Registrar. It will not be out of place to mention here that the search of the records being maintained at the office of the concerned Sub Registrar, Ahmedabad from 1983 upto 1994 are totally torn and/or not available while the records being maintained at the office of the concerned Sub Registrar, Ahmedabad - 3 (Memnagar) from 1994 upto date are duly computerized and hence we have obtained the aforesaid search from whatever records that has been made available to us at the offices of the said concerned Sub Registrar's, which please note.

In view of what is stated hereinabove, we are of the opinion that the title to the land in question more particularly described in the Schedule hereunder written will be considered to be clear, marketable, free from any charge or encumbrances and free from reasonable doubts subject to :-



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01. Mortgage Charge of Dena Bank, Satellite Branch, ~~Ahmedabad over~~ the entire property under and by virtue of Mortgage dated 17/09/2013 bearing No.6118;
02. Public Advertisement in respect of the said land is being issued in a Gujarati Daily News Papers, inviting claims and/or objections from the public at large;
03. Usual Declaration

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of freehold commercial use Non Agricultural land bearing Survey No. 107 and Survey No. 103 (Paiki) and Final Plot No. 85/2 of T.P.S. No. 31 admeasuring 9125 sq.mts. of Mouje Vastrapur of Vejalpur Taluka in the Registration District of Ahmedabad and Old District of Ahmedabad - 1 (City) and New Sub District of Ahmedabad - 3 (Memnagar).

We hope you will find the same in order.

Thanking you,

Yours Faithfully
For D. V. DESAI & CO.


(PARTNER)

