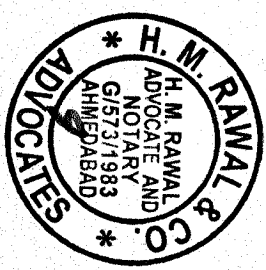


Hitesh M. Rawal
Advocate & Notary



Ref.No. TR/F.No.7625/23

TITLE REPORT

To,

Paramhans Apartment Owners Association

Through its Chairman

Shri Bhanubhai Harishankar Trivedi

And Secretary

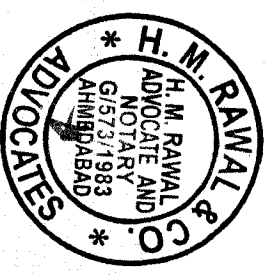
Shri Pankajkumar Mangaldas Joshi

Ahmedabad

Dear Sir,

Ref: Non-Agricultural land for Residential purpose admeasuring 449 sq. mts. of Final Plot No.110 of Town Planning Scheme No.1 which is included in City Survey Record and given City Survey No.827 admeasuring 449 sq.mts. situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Memnagar] belonging to **Paramhans Apartment Owners Association through its Chairman Shri Bhanubhai Harishankar Trivedi and Secretary Shri Pankajkumar Mangaldas Joshi.**

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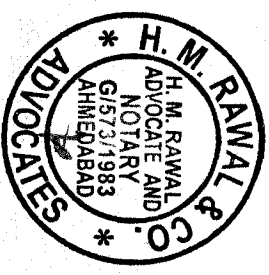
As per the instructions, we have examined the titles of the above referred land and we have caused to be taken searches of available registration record through our search clerk (Search of complete registration records is not available due to tearing of pages of Books available for inspection) for last 30 years on 31.03.2023 and 01.04.2023 and from that and from the information given to us and from the declaration-cum-indemnity bond filed before us by the above owner/s 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, we hereby opine our report on title as under :-

Paramhans Apartment Owners Association is registered under The Bombay Non-Trading Corporation Act, 1959 which was registered under serial No.G-2069 on dated 02.11.1988.

Thereafter, the said Association purchased Non-Agricultural land for Residential purpose admeasuring 449 sq. mts. of Final Plot No.110 of Town Planning Scheme No.1 which is included in City Survey Record and given City Survey No.827 admeasuring 449 sq.mts. situate, lying and being at Mouje Vastrapur from Suryakant Bhikhabhai Zaveri by Sale Deed registered under serial No.201 dated 12.01.1989. Entry to that effect was entered in City Survey record by Entry No.3296 dated 17.06.2022 which was certified on 29.07.2022.

Thereafter, the said Association obtained construction permission from the competent authority and put up Nine Residential Flats for its members on the said land which is known as "Paramhans Apartment". The said Association allotted the said Flats to its different members by Allotment/Share Certificate.

Now as the construction of the said Flats is very old and flats are in dilapidated condition it was decided by the members of the said



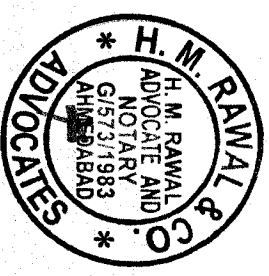
Association by passing unanimous resolution in its general meeting held on 03.07.2021 to remove the existing construction of the said Flats and put up new Flats by way of redevelopment as per revised G.D.C.R. of Ahmedabad Municipal Corporation. Accordingly, the said Paramhans Apartment Owners Association through its Chairman Shri Bhanubhai Harishankar Trivedi and Secretary Shri Pankajkumar Mangaldas Joshi entered into a Development Agreement with R. Ratilal & Brothers, a Partnership Firm through its Administrative Partner Kaushalbhai Subodhchandra Shah which is registered in the office of Sub Registrar under serial No.14030 dated 24.11.2022.

The Ahmedabad Municipal Corporation granted Commencement Letter for the construction of Residential Units by Rajachithi No.07260/120922/A6451/R0/M1 dated 01.12.2022.

Accordingly, the said Association and Developer R. Ratilal & Brothers, a Partnership Firm decided to put up construction of new/redeveloped Flats on the said land in the name of "Paramhans Apartment".

As a part of our title investigation, we have issued a Public Notice in "Gujarat Samachar" dated 06.04.2023 inviting objections against the said land. In response thereto we have not received any objection within the stipulated time limit.

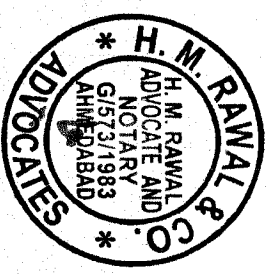
Thus, the said Non-Agricultural land for Residential purpose admeasuring 449 sq. mts. of Final Plot No.110 of Town Planning Scheme No.1 which is included in City Survey Record and given City Survey No.827 admeasuring 449 sq.mts. situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Mennagar] is independently owned, occupied and possessed by **Paramhans Apartment Owners Association through its Chairman Shri Bhanubhai Harishankar**



Trivedi and Secretary Shri Pankajkumar Mangaldas Joshi in the revenue and City Survey 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 by the above owner/s stating that the said land has not been given in security, neither any charge, lien nor encumbrance has been created of any nature whatsoever thereon, and the said land is neither a subject matter of any pending proceedings nor any order, decree, attachment of any court/authority is operating against the said land which adversely affects the title and further, to settle the rights of previous owners, and also 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 undertaking given to indemnify against all pending requirements as per Bond filed before us and also based upon and also based upon the information given by the owner/s 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. We issue this opinion of title based on the available manual and conditional computer Search Report obtained through Office of Sub Registrar which clearly states that they do not give any assurance or binding regarding the correctness of the facts and they are not responsible for any loss caused due to the information/search provided through computerized search and as per the note and disclaimer



mentioned below. We hereby issue this report page-1 to 6 and opine that the titles of the said Non-Agricultural land for Residential purpose admeasuring 449 sq. mts. of Final Plot No.110 of Town Planning Scheme No.1 which is included in City Survey Record and given City Survey No.827 admeasuring 449 sq.mts. situate, lying and being at Mouje Vastrapur, Taluka Vejalpur in the Registration District of Ahmedabad and Sub District Ahmedabad-3 [Mennagar] shall be clear and marketable and free from reasonable doubts **subject to:-**

1. Verification of all original title chain documents, revenue record, and City Survey record and previous transfer executed by Power of Attorney Holder [if any].
2. Fulfilment of terms and conditions of N.A. Order.
3. Provisions of Town Planning Scheme and use of land as per Zoning.
4. Rights of existing members of Paramhans Apartment Owners Association.
5. Fulfilment of terms and conditions of Development Agreement registered in the office of Sub Registrar under serial No.14030 dated 24.11.2022.
6. Laws applicable and in force to effect legally and properly sale, transfer, or any other transaction with respect to the said Land.

DATED THIS 19th DAY OF APRIL 2023.

Place: Ahmedabad.

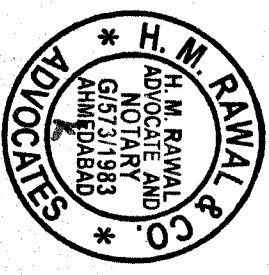
Hitesh M. Rawal

 Advocate,

(H. M. Rawal & Co.)

NOTE & DISCLAIMER:

1. This is to inform that some times search of registration record of immediate past about 4-5 months is not available and Search of



complete registration records is not available due to destruction of record and tearing of pages of Books available for inspection. Moreover, conditional Computerised Search issued by the Sub Registrar is not well prepared/maintained by State Government Agency and hence may be erroneous, resulting into error and with that caution, condition, understanding and on the basis of Registration Search the above Title Opinion Report is issued. Copies of [1] Search Receipt No.202300200008949 dated 01.04.2023 and Search Report for the period 1992-1994 -1 page [2] Search Receipt No.202300100009124 dated 31.03.2023 and Search Report for the period 1994-2023 -1 pages are annexed herewith for your perusal and record.

2. Please verify that there is no acquisition/reservation/attachment or restriction by any Govt./ Semi-Govt. authority, Corporation, Local Authority for transfer of the said property or there are no pending litigation or injunction/status quo in respect of the said property. Please also peruse the Title Declaration submitted to us by the present owner at the time of transfer or sale. We have not made or carried out visit, verification, inspection or measurement at site of the said Land. Hence conformity of area to be obtained from Govt. Approved Valuer or Engineer.

3. Please note that the undersigned shall not be liable [legally or otherwise] for any inquiry or action under Gujarat Land Grabbing [Prohibition] Act, 2020 or any other law in force. This Title Certificate/Report issued by us is an expression of Opinion on the Title of the said Land subject to the provided documents, deeds, revenue records, city survey records, available search of Registration record provided by Sub Registrar Office and also presumption of non-commission of fraud, misrepresentation, forgery, or cheating in any manner with the undersigned and on the basis of Title Declaration furnished and in case though not on record, but found in future that the title of the said land/property in question are affected by any previous deeds/documents or Civil or Criminal proceedings that are not disclosed before us or provided to us and also defective under any applicable law then this Opinion shall not overcome those documents, proceedings and defects and shall always be subject to the decision or outcome thereof, with that caution, condition and understanding this Title Opinion Certificate/Report is issued by the undersigned.