

OFFICE : 303, 3RD FLOOR, NARAYANKRUPA SQUARE, B/H. NATRAJ CINEMA, ASHRAM ROAD, AHMEDABAD-380009.
ENRL No. : G/511/1983 E-mail : gamemon54@yahoo.in • M. : 98240 66243, Tele : 079-26580599, 26580698

TITLE CLERANCE CERTIFICATE WITH REPORT

Ref : PVT/015/2023

Date : 25-05-2023

To,

M/s.Tulsi Paradise, a Partnership Firm

A-18, Umiya Bungalows, Near Indira Bridge,
Behind Khodal Dham, Ahmedabad -382475

Dear Sir,

This is to certify on the basis of necessary searches taken at the office of The Sub Registrar, Concerned for a period of last about thirty years and have investigation of title to the aforesaid Non-Agricultural land situate, lying and being at Mouje Village **SUGHAD**, Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar bearing Survey Nos.382, 383, 385 & 386 Total adm.38647 Sq.Mtrs. (Old Survey Nos.215/2/1, 215/2/2, 215/4 & 215/5) being Consolidated City Survey No.NA382 admeasuring 38647 Sq.Mtrs. (Old City Survey Nos.NA382, NA383, NA385 & NA386) paiki admeasuring 6700 Sq.Mtrs. being Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. & Final Plot No.197/1/2 admeasuring 774 Sq.Mtrs. paiki **Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. of TP Scheme No.46 (Motera-Amiyapur-Sughad)** or thereabouts and more particularly described in the Schedule hereunder written and have found the same is clear, marketable and free from reasonable doubt and also free from all encumbrances and the same are belonging to **M/s.Tulsi Paradise, a Partnership Firm** through its partners:

- (1) Parth Mukeshkumar Patel,
- (2) Vinodkumar Jasvantbhai Patel,
- (3) Mukeshkumar Kachrabhai Patel,
- (4) Pravinkumar Gopaldas Patel,
- (5) Pragnesh Jaykrishna Patel,
- (6) Dipen Manubhai Patel,
- (7) Bhaveshkumar Dashrathlal Patel,
- (8) Sharad Arunbhai Patel,
- (9) Prakashkumar Ranchhodbhai Patel,
- (10) Sanjaykumar Bhagubhai Patel,
- (11) Umang Ashokbhai Patel,
- (12) Jaykrushna Jashvantbhai Patel,
- (13) Rakeshbhai Pratapbhai Patel,
- (14) Nandesh Pravinbhai Patel &
- (15) Shailesh Ambalal Patel. And to be floated a scheme known as **"TULSI PARADISE"**.

Subject To :-

1...Any other laws, acts, rules and regulation as may be applicable at the time being in force.

2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/GMC and provisions of Town Planning Scheme.

3...Laws applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/ property/project/units.

4...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.



5...Fulfillment of Terms and condition laid down in Non-Agricultural Use permission.

6...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.

7...Name of M/s.Tulsi Paradise a partnership Firm being entered in the revenue records/city survey records.

SCHEDULE :-

Non Agricultural land bearing Survey Nos.382, 383, 385 & 386 Total adm.38647 Sq.Mtrs. (Old Survey Nos.215/2/1, 215/2/2, 215/4 & 215/5) being Consolidated City Survey No.NA382 admeasuring 38647 Sq.Mtrs. (Old City Survey Nos.NA382, NA383, NA385 & NA386) paiki admeasuring 6700 Sq.Mtrs. being Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. & Final Plot No.197/1/2 admeasuring 774 Sq.Mtrs. paiki **Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. of TP Scheme No.46 (Motera-Amiyapur-Sughad)** of Mouje Village **SUGHAD** Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar.

VI...TRACING OF TITLE :

SURVEY NO.215/2/1

1...That, the land bearing Survey No.215/2/1 admeasuring Acre 1-20 Gunthas originally belonged to Manilal Panachand and Chimanlal Panachad. As it is explicit from Village Form-7+12 for years 1951-52.

2...Thereafter, an oral partition was made between Chimanlal Panachand and others in respect of land bearing Survey No.215/2/1 and other lands of family. As per said partition, land bearing Survey No.215/2/1 adm.Acre 1-20 Gunthas came to the share of [1] Chimanlal Panachand [2] Parvati wife of Chimanlal Panachand for self and as a guardian of Minor [3] Minor Premchand Chimanlal [4] Minor Parshotamdas Chimanlal. [Mutation entry No.1310 dated 14-10-1964]

3...Thereafter, an oral partition was made between [1] Chimanlal Panachand, [2] Parvati wife of Chimanlal Panachand for self and as a guardian of Minor [3] Minor Premchand Chimanlal [4] Parshotamdas Chimanlal in respect of land bearing Survey No.215/2/1 and other lands of family. As per said partition land bearing Survey No.215/2/1 adm.Acte 1-20 Gunthas came to the share of Parvati wife of Chimanlal Panachand for self and as a guardian of Minor Premchand Chimanlal. [Mutation entry No.1311 dated 14-10-1964]

4...Thereafter, Premchand Chimanlal died on 09-01-1973 without making any kind of WILL, and names of his heir Jayshree wd/o Premchand Chimanlal for self and as a guardian of Minor Minaxi Premchand were entered in the revenue records. [Mutation entry No.1663 dated 22-06-1976]

5...Thereafter, a registered partition deed was made between Jayshree wd/o Premchand Chimanlal and Parvati wd/o Chimanlal Panachand in respect of land bearing Survey No.215/2/1 adm.Acre 1-20 Gunthas, And as per said partition said land came to the share of Parvati wd/o Chimanlal Panachand. [Mutation entry No.1950 dated 08-03-1986]



6...Thereafter, Parvatiben wd/o Chimanlal Panachand sold and conveyed the land of Survey No.215/2/1 adm.Acre 1-20 Gunthas to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No.1715 dated 28-08-1985. [Mutation entry No.1957 dated 08-03-1986]

SURVEY NO.215/2/2 admeasuring Acre 5-29 Gunthas

7...That, the land bearing Survey No.215/2 paiki originally belonged to Bai Ratan wife of Fulchand Panachand since the year 1941 as it is explicit from Village Form 7+12 of the year 1951-52.

8...Thereafter, Bai Ratan wife of Fulchand Panachand owner of Survey No.215/2/2 died on 10-05-1960 without making any kind of WILL, and name of only a heir Vadilal Fulchand Shah was entered in the revenue records. [Mutation entry No.1127 dated 09-08-1960]

9...Thereafter, Vadilal Fulchand Shah for self and as a karta and manager of his HUF and as a guardian of Minor Yakin Vadilal & Minor Kanubhai Vadilal sold and conveyed the land bearing Survey No.215/2/2 paiki southern side adm.Acre 2-28 Gunthas, Survey No.215/4 paiki 0-17 Gunthas & Survey Nio.215/5 adm.Acre 1-19 Gunthas Total adm. Acre 4-24 Gunthas to Bhulabhai Chhababhai, Keshavlal Bhulabhai & Prabhudas Bhulabhai by a registered sale deed No.1436 dated 29-08-1979. [Mutation entry No.1725 dated 25-02-1980 was cancelled & Mutation entry No.1806 dated 10-09-1981]

10...Thereafter, Bhulabhai Chhababhai died on 24-12-1980 without making any kind of WILL, and names of his heirs [1] Keshavlal Bhulabhai [2] Govindbhai Bhulabhai [3] Prabhudas Bhulabhai [4] Daiben Bhulabhai [5] Jibaben Bhulabhai [6] Ashokkumar Naranbhai [7] Minaben Naranbhai [8] Minor Vinaben Naranbhai [9] Minor Shailleshkumar Naranbhai [10] Kankuben wd/o Naranbhai Bhulabhai [11] Bharatkumar Ravjibhai [12] Sureshkumar Ravjibhai [13] Manjulaben Ravjibhai were entered in the revenue records of Survey No.215/2/2 paiki, 215/4 paiki & 215/5. [Mutation entry No.1814 dated 25-01-1982, that names of successor were not entered in the revenue records, as they have no rights in the said land, hence name of Bhulabhai Chhababhai and his successor were removed from the revenue records.]

11...Thereafter, Keshavlal Bhulabhai died on 19-01-1983 without making any kind of WILL, and names of his heirs [1] Shakriben Keshavlal [2] Savitaben Keshavlal [3] Rameshbhai Keshavlal [4] Jashubhai Keshavlal [5] Shantaben Keshavlal [6] Madhuben Keshavlal & [7] Sakarben wd/o Keshavlal Bhulabhai were entered in the revenue records of Survey No.215/2/2 paiki, 215/4 paiki & 215/5.. [Mutation entry No.1857 dated 28-02-1983]

12...Thereafter, a partition deed was made between Prabhudas Bhulabhai Patel (as party of The First Part) and [1] Shantaben w/o Prabhudas Bhulabhai Patel [2] Janakbhai Prabhudas Patel [3] Minor Manoj Prabhudas Patel through his guardian Prabhudas Bhulabhai Patel [4] Sakarben wd/o Keshavlal Bhulabhai Patel [5] Rameshbhai Keshavlal Patel for self and as a guardian of Minor Gautam Rameshbhai Patel [6] Jashubhai Keshavlal Patel [7] Shakriben d/o Keshavlal Patel [8] Savitaben d/o Keshavlal Patel [9] Shantaben d/o Keshavlal Patel [10] Madhuben d/o Keshavlal Patel (and The Party of The Second Part), which was registered with The Sub Registrar, under serial No.1711 dated 28-08-1985, and as per said partition land of Survey No.215/2/2 paiki hissa No.B Acre 5-29 Gunthas paiki Acre 2-28 Gunthas, Survey No.215/4 paiki Acre 0-34 Gunthas paiki Acre 0-17 Gunthas & Survey No.215/5 adm.Acre 1-19 Gunthas Total adm.Acre 4-24 Gunthas came to Prabhudas Bhulabhai (As Party of The First Part) as his share. [Mutation entry No.1949 dated 08-03-1986]



13...Thereafter, Prabhudas Bhulabhai Patel sold and conveyed the land of Survey No.215/2/2 paiki B adm.Acre 2-28 Gunthas and Survey No.215/5 adm. Acre 1-19 Gunthas Total adm.Acre 4-7 Gunthas to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No.1713 dated 28-08-1985. [Mutation entry No.1953 dated 08-03-1986]

14...Thereafter, a registered partition deed No.1868 dated 23-08-1985 was made between Vadilal Fulchand (party of The First Part) and Raxaben wife of Vadilal Fulchand, Minor Pakin Vadilal & Minor Kanu Vadilal (Party of The Second Part). And as per said partition land of Survey No.215/2 paiki Acre 3-1 Gunthas came to the share of Vadilal Fulchand. [Mutation entry No.1951 dated 08-03-1986]

15...Thereafter, Vadilal Fulchand Patel sold and conveyed the land of Survey No.215/2/2 paiki Hissa No.A adm.Acre 3-1 Gunthas (1-22-44) to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No. 1691 dated 23-08-1985. [Mutation entry No.1954 dated 08-03-1986]

SURVEY NO.215/4

16...That, the land bearing Survey No.215/4 admeasuring Acre 0-34 Gunthas originally belonged to Balabhai Keshavlal as it is explicit from Village Form-7+12 of the year 1951-52.

17...Thereafter, Balabhai Keshavlal died on 13-01-1964 without making any kind of WILL, and names of his heirs [1] Hiraben wd/o Balabhai Keshavlal for self and as a guardian of [2] Minor Premilaben Balabhai, [3] Minior Rasilaben Balabhai [4] Minor Ashwinkumar Balabhai were entered in the revenue records. [Mutation entry No.1370 dated 21-08-1966]

18...That, name of Manilal Panachad was entered in the revenue records, as he was a co-owner of the said land and held possession of ½ share of land vide order of The Mamlatdar Hukam No.137/sughad dated 30-07-1962. [Mutation entry No.1457 dated 07-09-1968]

19...That, a deed of exchange was made between Manilal Panachand (owner of Survey No.215/4 paiki ½ share & 215/5) and Vadilal Fulchand (owner of Gamthal property), which was registered with The Sub Registrar, under serial No.2177 dated 16-12-1970, and as per said deed of exchange land of Survey No.215/4 paiki Acre 0-17 Gunthas and 215/5 Acre 1-19 Gunthas came to Vadilal Fulchand. [Mutation entry No.1579 dated 02-01-1972]

20...Thereafter, Vadilal Fulchand Shah sold and conveyed the land bearing Survey No.215/2/2 paiki southern side adm.Acre 2-28 Gunthas, Survey No.215/4 paiki 0-17 Gunthas & Survey Nio.215/5 adm.Acre 1-19 Gunthas to [1] Bhulabhai Chhababhai, [2] Keshavlal Bhulabhai & [3] Prabhudas Bhulabhai by a registered sale deed dated 28-08-1979. [Mutation entry No.1725 dated 25-02-1980 was cancelled & Mutation entry No.1806 dated 10-09-1981 was certified]

21...Thereafter, [1] Hiraben wd/o Balabhai Keshavlal [2] Ashwinkumar Balabhai [3] Premilaben d/o Balabhai Keshavlal & [4] Rasilaben d/o Balabhai Keshavlal sold and conveyed the land bearing Survey No.215/4 paiki adm. Acre 0-34 Gunthas (0-34-40) paiki Acre 0-17 Gunthas to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No.1765 dated 10-09-1985. [Mutation entry No.1955 dated 08-03-1986]

22...Thereafter, [1] Prabhudas Bhulabhai Patel [2] Hiraben wd/o Balabhai Keshavlal [3] Ashwinkumar Balabhai [4] Premilaben d/o Balabhai Keshavlal & [5] Rasilaben d/o Balabhai Keshavlal sold and conveyed the land bearing Survey No.215/4 paiki adm. Acre 0-34 Gunthas



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(0-34-40) paiki Acre 0-17 Gunthas to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No.1766 dated 10-09-1985. [Mutation entry No.1955 dated 08-03-1986]

SURVEY NO.215/5

23...That, the land bearing Survey No.215/5 originally belonged to Chimanlal Panachand & Manilal Panachand as it is explicit from Village Form-7+12 of the year 1951-52.

24...Thereafter, an oral partition was made between Manilal Panachand and heirs of late Vhimanlal Panachand viz : Parvatiben Chimanlal and Premchand Chimanlal, and as per said partition said land of Survey No.215/5 adm.Acre 1-19 Gunthas came to the share of Manilal Panachand. [Mutation entry No.1526 dated 16-08-1970]

25...Thereafter, a deed of exchange was made between Manilal Panachand (owner of Survey No.215/4 paiki & 215/5) and Vadilal Fulchand (owner of Gamthal property), which was registered with The Sub Registrar, under serial No.2177 dated 16-12-1970, and as per said deed of exchange land of Survey No.215/4 paiki Acre 0-17 Gunthas and 215/5 adm.Acre 1-19 Gunthas came to Vadilal Fulchand. [Mutation entry No.1579 dated 02-01-1972]

26...Thereafter, Vadilal Fulchand Shah sold and conveyed the land bearing Survey No.215/2/2 paiki southern side adm.Acre 2-28 Gunthas, Survey No.215/4 paiki 0-17 Gunthas & Survey No.215/5 adm. Acre 1-19 Gunthas to Bhulabhai Chhababhai, Keshavlal Bhulabhai & Prabhudas Bhulabhai by a registered sale deed dated 28-08-1979. [Mutation entry No.1725 dated 25-02-1980 was cancelled & Mutation entry No.1806 dated 10-09-1981 was certified]

27...Thereafter, Bhulabhai Chhababhai died on 24-12-1980 without making any kind of WILL, and names of his heirs [1] Keshavlal Bhulabhai [2] Govindbhai Bhulabhai [3] Prabhudas Bhulabhai [4] Daiben Bhulabhai [5] Jibaben Bhulabhai [6] Ashokkumar Naranbhai [7] Minaben Naranbhai [8] Minor Vinaben Naranbhai [9] Minor Shailleshkumar Naranbhai [10] Kankuben wd/o Naranbhai Bhulabhai [11] Bharatkumar Ravjibhai [12] Sureshkumar Ravjibhai [13] Manjulaben Ravjibhai were entered in the revenue records of Survey No.215/2/2 paiki, 215/4 paiki & 215/5. [Mutation entry No.1814 dated 25-01-1982, that names of successor were not entered in the revenue records, as they have no rights in the said land, hence name of Bhulabhai Chhababhai and his successor were removed from the revenue records.]

28...Thereafter, Keshavlal Bhulabhai died on 19-01-1983 without making any kind of WILL, and names of his heirs [1] Shakriben Keshavlal [2] Savitaben Keshavlal [3] Rameshbhai Keshavlal [4] Jashubhai Keshavlal [5] Shantaben Keshavlal [6] Madhuben Keshavlal & [7] Sakarben wd/o Keshavlal Bhulabhai were entered in the revenue records of Survey No.215/2/2 paiki, 215/4 paiki & 215/5.. [Mutation entry No.1857 dated 28-02-1983]

29...Thereafter, a partition deed was made between Shantaben w/o Prabhudas Bhulabhai and others, which was registered with The Sub Registrar, under serial No.1711 dated 28-08-1985, and as per said partition land of Survey No.215/2/2 paiki Acre 2-28 Gunthas, Survey No.215/4 paiki Acre 0-17 Gunthas & Survey No.215/5 adm. Acre 1-19 Gunthas came to Prabhudas Bhulabhai as his share. [Mutation entry No.1949 dated 08-03-1986]

30...Thereafter, Prabhudas Bhulabhai Patel sold and conveyed the land of Survey No.215/2/2 paiki B adm.Acre 2-28 Gunthas and Survey No.215/5 adm. Acre 1-19 Gunthas Total adm.Acre 4-7 Gunthas to The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. by a registered sale deed No.1713 dated 28-08-1985. [Mutation entry No.1953 dated 08-03-1986]



31...Since then, The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. Owner and possessor of land bearing Survey No.215/2/1 adm.Acre 1-20 Gunthas, Survey No.215/2/2 admesuring Acre 5-29 Gunthas, Survey No.215/4 admeasuring Acre 0-34 Gunthas and Survey No.215/5 admeasuring Acre 1-19 Gunthas.

32...Thereafter, a registered partition deed was made between The Arvind Mills Ltd. with The Raipur Manufacturing Co. Ltd. which was registered with The Sub Registrar, under serial No.3978, 3980, 3982 & 3984 dated 29-12-1995. And as per said partition deeds 1/4th undivided share of land bearing Survey No.215/2/1, 215/2/2, 215/4 & 215/5 paiki of The Raipur Manufacturing Co. Ltd. came to The Arvind Mills Ltd. [Mutation entry No.3724 dated 08-01-2007]

Common History

33...Thereafter, under the provision of The Companies Act, 1956 name of The Anil Starch Products Ltd. changed as Anil Products Ltd. as order passed by The Hon'ble High Court of Gujarat. [Mutation entry No.3700 dated 07-11-2006]

34...Thereafter, under the provision of The Companies Act, 1956, The Ashok Mills Ltd. merged with The Arvind Mills Ltd. And order passed by The Board of Industries and Finance Reconstruction vide its case No.13/95 (80-0) dated 23-06-1995, and as per said order land bearing Survey No.215/2/1, 215/2/2, 215/4 & 215/5 paiki of The Ashok Mills Ltd. merged with The Arvind Mills Ltd. [Mutation entry No.3725 dated 28-01-2007]

35...Thereafter, under the provision of The Companies Act, 1956 name of The Arvind Mills Ltd. changed as Arvind Ltd. [Mutation entry No.3898 dated 30-01-2009]

36...That, said land of Survey No.215/2/1, 215/4 & 215/5 declared as "TUKDA" under the provision of The Bombay Prevention & Fragmentation and Consolidation of Holdings Act 1947.. Later on restriction of said act was removed. [Mutation entry No.3068 dated 19-08-1991]

37...That, sale transaction made by [1] Parvatiben wd/o Chimanlal Panachand [2] Prabhudas Bhulabhai Patel [3] Hiraben wd/o Bababhia Keshavlal & [4] Vadilal Fulchand in favour of The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. held legal under the provision of Tenancy Act 2 (2) (2) (6) as purchaser held land within the limit of 8 Kilometers. Therefore permission is not required vide order in Ganot case No.4827 to 4831/1985 of City Taluka. [Mutation entry No.1947 dated 08-03-1986].

38...And later on revision application against order No.4827 to 4831/85 passed by The Mamlatdar was cancelled by Dy. Collector, Ahmedabad and said case remanded to The Mamlatdar and Agricultural Tribunal in Revision application No.SR/117/87 and order passed on 01-01-1992. [Mutation entry No.3083 dated 09-04-1992].

39...That, The Anil Starch Pvt.Ltd., The Raipur Mfg. Co. Ltd. The Ashok Mills Ltd. and The Arvind Mills Ltd. filed a Revision Application No.TEN/BA/349/99 with The Mamlatdar & Agricultural Tribunal, who passed an order to confirm the order earlier passed by The Mamlatdar & Agricultural Tribunal, and cancelled the order passed by The Dy.Collector, Gandhinagar. [Mutation entry No.3887 dated 09-11-2008]

40...That, The Government filed an application bearing No.CB/RTS/Revision No.215/2007 dated 16-06-2009 against The Arvind Mills Ltd. with The Collector, Gandhinagar. Who passed an order to cancelled the order No.Appeal/SR-16/07 dated 18-08-2003 passed by The Prant



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Officer. [Mutation entry No.3945 dated 28-08-2009]

41...That, Resurvey of lands of Mouje Village Sughad held by The Government and Prant Officer, Mandal Prant published a Notice vide its Ref No.Jamin/promulgation/ Sughad/16 dated 11-11-2016 and in respect of said Notice Final New records maintained by The Prant Office, Mandal Prant vide its order No.PO/RE-Survey/ Promulgation/Sughad-17/ dated 12-06-2017 and given New Survey No.382 adm.6070 Sq.Mtrs., 383 admeasuring 23168 Sq.Mtrs., 385 admeasuring 3440 Sq.Mtrs. & 386 admeasuring 5969 Sq.Mtrs. in lieu of Survey No.215/2/1, 215/2/2, 215/4 & 215/5 respectively of Mouje Village Sughad. Entry to that effect was recorded in mutation entry book vide entry No.4460 dated 01-08-2017 and certified by appropriate authority.

As per Form-F submitted to us, Survey No.215/4 adm.3277 Sq.Mtrs. & Survey No.215/5 admeasuring 3423 Sq.Mtrs. Total adm.6700 Sq.Mtrs. given Final Plot No.197/1 admeasuring 4811 Sq.Mtrs. of TPS 46 (Motera-Amiyapur-Sughad)

AND as per Form F submitted to us, Survey No.215/2 paiki adm.23830 Sq.Mtrs., Survey No.215/4 paiki adm.207 Sq.Mtrs. & Survey No.215/5 admeasuring 3562 Sq.Mtrs. Total adm.27599 Sq.Mtrs. given Final Plot No.356/1/1 admeasuring 1313 Sq.Mtrs. & Final Plot No.356/1/2 admeasuring 15246 Sq.Mtrs. Total adm.16559 Sq.Mtrs. of TPS 410 (Amiyapur-Zundal-Sughad) AND Survey No.215/2 paiki admeasuring 4791 Sq.Mtrs. given Final Plot No.356/2 adm.2875 Sq.Mtrs. of of TPS 410 (Amiyapur-Zundal-Sughad)

42...Thereafter, Arvind Ltd. Through its authorized director/person sold and conveyed the land bearing (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) Adm. 23168 Sq.Mtrs (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Adm. 5969 Sq.Mtrs Total Adm. 38647 Sq.Mtrs Paiki **Undivided 75 % Share of land Adm. 28985.25 Sq.Mtrs.** to Naileshbhai Rameshbhai Patel by a registered sale deed No.26127 dated 26-12-2018. [Mutation entry No.4607 dated 17-01-2019]

43...That, City Survey No.NA382, NA383, NA385 & NA386 granted to the land bearing New Survey No.382, 383, 385 & 386. And said land of City Survey No.NA382, NA383, NA385 & NA386 amalgamated with each other and given City Survey No.NA382 and area fixed as 38647 Sq.Mtrs. vide order passed by The City Survey Supdt. Bearing order No.CTS/Ekra/Sughad/C.S.N.NA382,NA383,NA385,NA386/2023 dated 03-02-2023. Entry to that effect was mutated in the City Survey records dated 03-02-2023 vide entry No.8.

44...Thereafter, Naileshbhai Rameshbhai Patel sold and conveyed the land bearing (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) Adm. 23168 Sq.Mtrs (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Adm. 5969 Sq.Mtrs Total Adm. 38647 Sq.Mtrs Paiki **Undivided 75 % Share of land Adm. 28985.25 Sq.Mtrs.** allotted City Survey No.NA382, NA383, NA385 & NA386 Total adm.38467 Sq.Mtrs. paiki his **undivided 75 % Share of land Adm.28985.25 Sq.Mtrs.** (as per Final Plot admeasuring 24245 Sq.Mtrs. paiki 18183.75 Sq.Mtrs. of TPS 46 & TPS 410) to [1] Vinodkumar Jashwantlal Patel (22%) [2] Mahendrabhai Jinabhai Vadodaria HUF (10%) [3] Jagdishbhai Jinabhai Vadodaria HUF (10%) [4] Dhaval Navnitbhai Patel (20%) [5] Pravinkumar Kachrabhai Patel (9%) [6] Pravinkumar Gopaldas Patel (5%) [7] Piyushbhai Ramanlal Patel (5%) [8] Bhaveshbhai Dasrathlal Patel (2.50%) [9] Sharadbhai Arunbhai Patel (2.50%) [10] Prakashkumar Ranchhodbhai Patel (2.50%) [11] Ashokbhai Virchanddas Patel (4%) [12] Sanjaykumar Bhagubhai Patel (2.50%)



[13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) by a registered sale deed No.1348 dated 10-01-2023. Entry to that effect was mutated in the City Survey records dated 15-02-2023 vide entry No.10. And also executed a registered power of attorney No.1349 dated 10-01-2023 in favour of Vinodkumar Jaswantbhai Patel.

45...Thereafter, CAS Ramchandra Dallaram Chaudhary appointed as Liquidator of Anil Ltd. (Formerly known as The Anil Products Ltd.) (in liquidation) sold and conveyed the land bearing (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs Paiki Undivided Share Adm. 1517.50 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) Adm. 23168 Sq.Mtrs Paiki Undivided Share Adm.5792 Sq.Mtrs (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs Paiki Undivided Share Adm. 860 Sq.Mtrs. AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Adm. 5969 Sq.Mtrs Paiki Undivided Share Adm. 1492.25 Sq.Mtrs Total Adm. 38647 Sq.Mtrs Paiki **Undivided 25 % Share Adm. 9661.75 Sq.Mtrs.** to Rameshbhai Bhimjibhai alias Bhemabhai Patel by a sale deed No.25634 dated 14-10-2019, which was registered under serial No.439 dated 04-01-2020. [Mutation entry No.4712 dated 08-01-2020]

46...Thereafter, Rameshbhai Bhimjibhai alias Bhemabhai Patel sold and conveyed (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Total Adm. 38647 Sq.Mtrs allotted City Survey No.NA382, NA383, NA385 & NA386 Total adm.38647 Sq.Mtrs. paiki his **undivided 25 % Share of land Adm. 9661.75 Sq.Mtrs.** (as per Final Plot admeasuring 24245 Sq.Mtrs. paiki 6061.25 Sq.Mtrs. of TPS 46 & TPS 410) to [1] Vinodkumar Jashwantlal Patel (22%) [2] Mahendrabhai Jinabhai Vadodaria HUF (10%) [3] Jagdishbhai Jinabhai Vadodaria HUF (10%) [4] Dhaval Navnitbhai Patel (20%) [5] Pravinkumar Kachrabhai Patel (9%) [6] Pravinkumar Gopaldas Patel (5%) [7] Piyushbhai Ramanlal Patel (5%) [8] Bhaveshbhai Dasrathlal Patel (2.50%) [9] Sharadbhai Arunbhai Patel (2.50%) [10] Prakashkumar Ranchhodhbhai Patel (2.50%) [11] Ashokbhai Virchanddas Patel (4%) [12] Sanjaykumar Bhagubhai Patel (2.50%) [13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) by a registered sale deed No.1141 dated 09-01-2023. Entry to that effect was mutated in the City Survey records dated 14-02-2023 vide entry No.9. And also executed a registered indemnity bond No.1142 dated 09-01-2023. And also executed a registered power of attorney No.1143 dated 09-01-2023 in favour of Vinodkumar Jaswantbhai Patel.

47...Thereafter, [1] Vinodkumar Jashwantlal Patel (22%) [2] Mahendrabhai Jinabhai Vadodaria HUF (10%) [3] Jagdishbhai Jinabhai Vadodaria HUF (10%) [4] Dhaval Navnitbhai Patel (20%) [5] Pravinkumar Kachrabhai Patel (9%) [6] Pravinkumar Gopaldas Patel (5%) [7] Piyushbhai Ramanlal Patel (5%) [8] Bhaveshbhai Dasrathlal Patel (2.50%) [9] Sharadbhai Arunbhai Patel (2.50%) [10] Prakashkumar Ranchhodhbhai Patel (2.50%) [11] Ashokbhai Virchanddas Patel (4%) [12] Sanjaykumar Bhagubhai Patel (2.50%) [13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) sold and conveyed the land bearing City Survey No.NA382 ADMESURING 38647 Sq.Mtrs. paiki 6700 Sq.Mtrs. being Final Plot No.197/1/1 adm.4037 Sq.Mtrs. & Final Plot No.197/1/2 adm.774 Sq.Mtrs. Total adm.4811 Sq.Mtrs. paiki **Final Plot No.197/1/1 adm.4037 Sq.Mtrs.** of TPS 46 (Motera-Amiyapur-Sughad) to M/s.Tulsi Paradise a partnership Firm by a registered sale deed No.25154 dated 08-05-2023. Entry to that effect was mutated in the City Survey records, yet till date pending for certification.

48...That, [1] Vinodkumar Jashwantlal Patel [2] Mahendrabhai Jinabhai Vadodaria HUF [3]



[13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) by a registered sale deed No.1348 dated 10-01-2023. Entry to that effect was mutated in the City Survey records dated 15-02-2023 vide entry No.10. And also executed a registered power of attorney No.1349 dated 10-01-2023 in favour of Vinodkumar Jaswantbhai Patel.

45...Thereafter, CAS Ramchandra Dallaram Chaudhary appointed as Liquidator of Anil Ltd. (Formerly known as The Anil Products Ltd.) (in liquidation) sold and conveyed the land bearing (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs Paiki Undivided Share Adm. 1517.50 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) Adm. 23168 Sq.Mtrs Paiki Undivided Share Adm.5792 Sq.Mtrs (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs Paiki Undivided Share Adm. 860 Sq.Mtrs. AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Adm. 5969 Sq.Mtrs Paiki Undivided Share Adm. 1492.25 Sq.Mtrs Total Adm. 38647 Sq.Mtrs Paiki **Undivided 25 % Share Adm. 9661.75 Sq.Mtrs.** to Rameshbhai Bhimjibhai alias Bhemabhai Patel by a sale deed No.25634 dated 14-10-2019, which was registered under serial No.439 dated 04-01-2020. [Mutation entry No.4712 dated 08-01-2020]

46...Thereafter, Rameshbhai Bhimjibhai alias Bhemabhai Patel sold and conveyed (I) Revenue Block/Survey No. 382 (old Revenue Block/Survey No.215/2/1) Adm. 6070 Sq.Mtrs (II) Revenue Block/Survey No.383 (Revenue Block/Survey No.215/2/2) (III) Revenue Block/Survey No.385 (Old Block/Survey No. 215/4) Adm. 3440 Sq.Mtrs AND (IV) Revenue Block/Survey No.386 (Revenue Block/Survey No.215/5) Total Adm. 38647 Sq.Mtrs allotted City Survey No.NA382, NA383, NA385 & NA386 Total adm.38467 Sq.Mtrs. paiki his **undivided 25 % Share of land Adm. 9661.75 Sq.Mtrs.** (as per Final Plot admeasuring 24245 Sq.Mtrs. paiki 6061.25 Sq.Mtrs. of TPS 46 & TPS 410) to [1] Vinodkumar Jashwantlal Patel (22%) [2] Mahendrabhai Jinabhai Vadodaria HUF (10%) [3] Jagdishbhai Jinabhai Vadodaria HUF (10%) [4] Dhaval Navnitbhai Patel (20%) [5] Pravinkumar Kachrabhai Patel (9%) [6] Pravinkumar Gopaldas Patel (5%) [7] Piyushbhai Ramanlal Patel (5%) [8] Bhaveshbhai Dasrathlal Patel (2.50%) [9] Sharadbhai Arunbhai Patel (2.50%) [10] Prakashkumar Ranchhoddbhai Patel (2.50%) [11] Ashokbhai Virchanddas Patel (4%) [12] Sanjaykumar Bhagubhai Patel (2.50%) [13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) by a registered sale deed No.1141 dated 09-01-2023. Entry to that effect was mutated in the City Survey records dated 14-02-2023 vide entry No.9. And also executed a registered indemnity bond No.1142 dated 09-01-2023. And also executed a registered power of attorney No.1143 dated 09-01-2023 in favour of Vinodkumar Jaswantbhai Patel.

47...Thereafter, [1] Vinodkumar Jashwantlal Patel (22%) [2] Mahendrabhai Jinabhai Vadodaria HUF (10%) [3] Jagdishbhai Jinabhai Vadodaria HUF (10%) [4] Dhaval Navnitbhai Patel (20%) [5] Pravinkumar Kachrabhai Patel (9%) [6] Pravinkumar Gopaldas Patel (5%) [7] Piyushbhai Ramanlal Patel (5%) [8] Bhaveshbhai Dasrathlal Patel (2.50%) [9] Sharadbhai Arunbhai Patel (2.50%) [10] Prakashkumar Ranchhoddbhai Patel (2.50%) [11] Ashokbhai Virchanddas Patel (4%) [12] Sanjaykumar Bhagubhai Patel (2.50%) [13] Rakesh Pratapbhai Patel (1%) [14] Nandesh Pravinbhai Patel (2%) [15] Shaileshbhai Ambalal Patel (2%) sold and conveyed the land bearing City Survey No.NA382 ADMESURING 38647 Sq.Mtrs. paiki 6700 Sq.Mtrs. being Final Plot No.197/1/1 adm.4037 Sq.Mtrs. & Final Plot No.197/1/2 adm.774 Sq.Mtrs. Total adm.4811 Sq.Mtrs. paiki **Final Plot No.197/1/1 adm.4037 Sq.Mtrs.** of TPS 46 (Motera-Amiyapur-Sughad) to M/s.Tulsi Paradise a partnership Firm by a registered sale deed No.25154 dated 08-05-2023. Entry to that effect was mutated in the City Survey records, yet till date pending for certification.

48...That, [1] Vinodkumar Jashwantlal Patel [2] Mahendrabhai Jinabhai Vadodaria HUF [3]



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Jagdishbhai Jinabhai Vadodaria HUF [4] Dhaval Navnitbhai Patel [5] Pravinkumar Kachrabhai Patel [6] Pravinkumar Gopaldas Patel [7] Piyushbhai Ramanlal Patel [8] Bhaveshbhai Dasrathlal Patel [9] Sharadbhai Arunbhai Patel [10] Prakashkumar Ranchhodbhai Patel [11] Ashokbhai Virchanddas Patel [12] Sanjaykumar Bhagubhai Patel [13] Rakesh Pratapbhai Patel [14] Nandesh Pravinbhai Patel [15] Shaileshbhai Ambalal Patel executed a registered power of attorney No.22704 dated 28-04-2023 in favour of Bhaveshbhai Dasrathlal Patel.

49...Since then, M/s.Tulsi Paradise a partnership Firm is owner and possessor of the said land of **Final Plot No.197/1/1 adm.4037 Sq.Mtrs.** of TP Scheme No.46 (Motera-Amiyapur-Sughad) and floated a scheme known as "**TULSI PARADISE**"

We have published a public Notice in daily news paper (Gujarati Edition) **Gujarat Samachar** dated **10-05-2023** inviting any objections against the issuance of Title Clearance Certificate. Till date we have not received any objection so far.

From the search of available records of The Sub Registrar, [Index II] Concerned we have not found any other charge or encumbrance to have been created on the said property. We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.

APPLICATION OF CEILING AND LAND REFORMS ACT:-

A...That, Non-Agricultural Use permission for multi purpose was granted under the provision of Section 65 of The Bombay Land Revenue Code, 1879 by The Dist. Collector, Gandhinagar vide his order

- i...Order No.2104/06/03/059/2022 dated 07-09-2022 for Block No.386 adm.5969 Sq.Mtrs.
- ii..Order No.2108/06/03/059/2022 dated 07-09-2022 for Block No.383 adm.23168 Sq.Mtrs.
- iii..Order No.2102/06/03/059/2022 dated 07-09-2022 for Block No.382 adm.6070 Sq.Mtrs.
- iv..Order No.2110/06/03/059/2022 dated 07-09-2022 for Block No.385 adm.3440 Sq.Mtrs.

SUGGESTION :- 1...During Technical Inspection, Possession, Construction permission and Plan to be verified.

FINAL CERTIFICATE :-

In view of what is stated above, we are of the opinion that the titles of above referred Non Agricultural land bearing Survey Nos.382, 383, 385 & 386 Total adm.38647 Sq.Mtrs. (Old Survey Nos.215/2/1, 215/2/2, 215/4 & 215/5) being Consolidated City Survey No.NA382 admeasuring 38647 Sq.Mtrs. (Old City Survey Nos.NA382, NA383, NA385 & NA386) paiki admeasuring 6700 Sq.Mtrs. being Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. & Final Plot No.197/1/2 admeasuring 774 Sq.Mtrs. paiki **Final Plot No.197/1/1 admeasuring 4037 Sq.Mtrs. of TP Scheme No.46 (Motera-Amiyapur-Sughad)** of Mouje Village **ZUNDAL** Taluka Gandhinagar in the District and Registration Sub District of Gandhinagar is clear and marketable and free from reasonable doubts without encumbrance.

Subject To :-

- 1...Any other laws, acts, rules and regulation as may be applicable at the time being in force.
- 2...Provisions of The Town Planning and Urban Development Act and use as per Zone of AUDA/AMC and plans of construction being sanctioned by GUDA/GMC and provisions of Town Planning Scheme.



3...Laws applicable and in force to effect legally and properly regarding sale, transfer, or any other transaction with respect to the said land/ property/project/units.

4...Area of land sold by said Land owners to the members in said scheme on above referred land bearing lessened/deducted and mortgage, charge loan if any created by said members.

5...Fulfillment of Terms and condition laid down in Non-Agricultural Use permission.

6...Legislation, its Judicial interpretation and the views and policies of the authorities are subject to change from time to time, and these may have a bearing on the views that we have provided herein. We have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.

7...Name of M/s.Tulsi Paradise a partnership Firm being entered in the revenue records/city survey records.

Encl :- Search receipt Nos.44482/13570, 44479/13567, 44480/13568 & 44481/13569 dated 25-05-2023, 8022023578119, 8022023578111, 8022023578114 & 8022023578117 dated 23-05-2023

Note:- I have not scrutinized any original deed/document related to the said property. Hence it is insisted to observe and scrutinize all original deed/documents before any disbursal.

Thanking You,

Yours Truly,
G.A.MEMON ASSOCIATES



Note of caution and disclaimer

1...This is to inform that Search of registration record of immediate part about 2-3 months is not available.

2...Please note that the registration record of the year 1989 to 2007 of The Sub Registrar's office is destroyed/torn out. Hence it can not be inspected and its search is not available. That the computerized record is not well prepared/maintained by State Government agency and hence may be erroneous resulting in to our error.

3...We have relied on computer report provided by The Sub Registrar, Concerned assuming to be correct, we shall not be responsible for any error committed by the said office in the said search report-receipt.

8...We have not responsible for any Unregistered deed or documents executed by the land owners and any suit of proceesings pendig before any court of law.

8...WE have no responsibility to carry out any review of our comments for changes in laws or regulations occurring after the date of issue of this report.

