



BIPINCHANDRA R. PATEL & CO.
ADVOCATES, SOLICITORS & CORPORATE ATTORNEYS

15, Dolly Apartments, Near Ambawadi Post Office, Ambawadi Circle, Ahmedabad-380 006 Gujarat, India.
PHONE: +91 (79) 264 66 400, 264 66 401 • Mobile: +91 98250 06190 • E-mail: info@brpatelandco.com

TITLE CLEARANCE CERTIFICATE

File No. 22809

To,

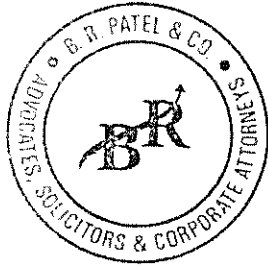
SHREE CORPORATION

B/7, "Barcelona" Odhav Ring Road Circle,

ODHAV.

AHMEDABAD.

Re.: In the matter of Title Investigation regarding non-agriculture land bearing Survey No. 7/1 admeasuring about 5059 Sq. Mtrs. having Final Plot No. 7/1 admeasuring 3035 Sq. Mtrs. of Draft T. P. S. No. 119 (Nikol) at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to **SHREE CORPORATION**.



THIS IS TO CERTIFY THAT we have caused necessary searches with the available Revenue Records and Sub-Registry Records for a period of last about more than thirty years and perused and verified documents of title deeds produced before us by the aforesaid party. We have also published a Public Notice in a Gujarati daily News Paper "GUJARAT SAMACHAR" dated-24/08/2016 and in response thereto we have not received any claim or objection from public in general. We have investigated the title to the said land in question belonging to the aforesaid party and in view of the declaration dated-30/12/2017, we have investigated the title to the said land in question belonging to the aforesaid party and we have found that the said land is clear, marketable & free from all encumbrances and reasonable doubts save as except: - (i) The Fulfillment of terms and conditions mentioned in N. A. Permission and (ii) Provision of Town Planning Scheme Act.



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THE SCHEDULE ABOVE REFERRED TO

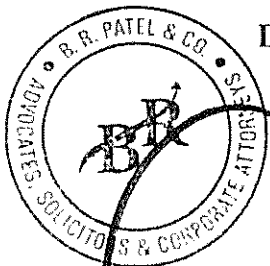
All that piece or parcel of non-agriculture land bearing Survey No. 7/1 admeasuring about 5059 Sq. Mtrs. having Final Plot No. 7/1 admeasuring 3035 Sq. Mtrs. of Draft T.P.S.No119 (Nikol) at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) and the boundaries thereof are as under :

East : Final Plot No.8/1

West : Final Plot No.4

North : Road

South : Garden



DATED THIS 30th DAY OF DECEMBER, 2017

For, **BIPINCHANDRA R. PATEL & CO.**

ADVOCATES, SOLICITORS & CORPORATE ATTORNEY'S

NOTE :- This is to inform that sometime the search of complete registration record is not possible because of book No. 2 of Registration Records being in torn condition.



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SEARCH REPORT ON TITLE

File No. 22809

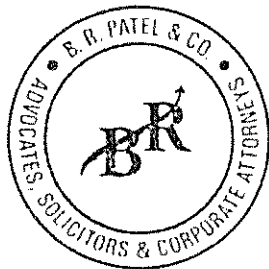
To,

SHREE CORPORATION

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Re.: In the matter of Title Investigation regarding non-agriculture land bearing Survey No. 7/1 admeasuring about 5059 Sq. Mtrs. having Final Plot No. 7/1 admeasuring 3035 Sq. Mtrs. of Draft T. P. S. No. 119 (Nikol) at Mouje Nikol, Taluka Asarva (Old Taluka Ahmedabad City East) in the District Ahmedabad & Registration Sub-District of Ahmedabad-12 (Nikol) belonging to **SHREE CORPORATION**.

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We have caused necessary searches with the Revenue and Sub-Registry records for a period of last about more then thirty years and we have investigated the title to the non-agriculture land more particularly described in the schedule hereunder written and give our report on title as under :-

1. The then agriculture land belonged to exclusive ownership and possession of Fakirji Nanji prior to the year 1950-1951. The entry to that effect was also entered in the revenue records vide mutation entry No. 124 dated-26/05/1959 which was duly certified by the concerned Revenue Authority
2. Thereafter Fakirbhai Nanjibhai died on date-07/01/2005 and the names of his heirs viz (1) Avalben wd/o Fakirbhai Nanjibhai, (2) Nooriben Fakirbhai, (3) Hooriben Fakirben, (4) Madinaben Fakirbhai, (5) Ismailbhai Fakirbhai and (6) Hajibhai Fakirbhai were entered by succession right. The entry to that effect was also entered in the revenue records vide mutation entry No. 3671



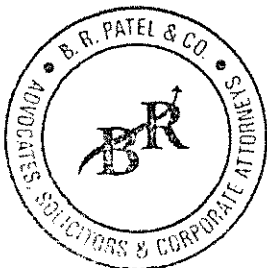
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dated-11/03/2005 which was duly certified by the concerned Revenue Authority.

3. Thereafter (1) Nooriben Fakirbhai, (2) Hooriben Fakirbhai and (3) Madinaben Fakirbhai willingly released their rights in the said land in favour of their brothers viz (1) Ismailbhai Fakirbhai, (2) Hajibhai Fakirbhai and the mother (3) Avalben wd/o Fakirbhai Nanjibhai. The entry to that effect was also entered in the revenue records vide mutation entry No. 3672 dated-11/03/2005 which was duly certified by the concerned Revenue Authority.
4. Thereafter (1) Ismailbhai Fakirbhai and (2) Hajibhai Fakirbhai executed a registered agreement to sell no. 3570 dated-07/03/2011 regarding the said land in favour of (1) Rutubhai Nikeshbhai Patel, (2) Sanjay Ravjibhai Patel, (3) Rakesh Rameshbhai Patel and (4) Pranay Rameshbhai Patel.
5. Thereafter the State Government Revenue Department has, vide Resolution No PFR/102011/275/L/1 dated 17/03/2012, reorganized the Dascroi Taluka of Ahmedabad Dist and made two new Taluka i.e. Ahmedabad (East) & Ahmedabad (West). Accordingly the village Nikol is covered in Ahmedabad (East). The entry to that effect was also entered in the revenue records vide mutation entry No. 8261 dated- 03/05/2012 which was duly certified by the concerned Revenue Authority.
6. Thereafter the City Mamlatdar, Ahmedabad has, vide his order no RTS/Nikol/Surve No 7/1/1 promulgation order /S.R. No 18/2015, dated 18/03/2015 corrected the names (1) Ismailbhai Fakirbhai instead of Ismalbhai Fakirbhai and (2) Hajibhai Fakirbhai instead of Hajibhai Fakribhai in the revenue entry no 3671. The entry to that effect was also entered in the revenue records vide mutation entry No. 10530 dated- 24/03/2015 which was duly certified by the concerned Revenue Authority.
7. Thereafter Avalben wd/o Fakirbhai Nanjibhai died on date-24/12/2005. So her name was deleted from the revenue record .The entry to that effect was also entered in the revenue records vide mutation entry No. 11205 dated-19/03/2016 which was duly certified by the concerned Revenue Authority.

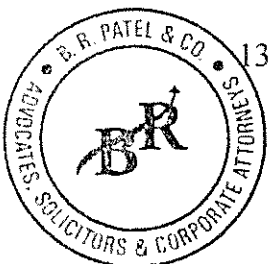




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8. Thereafter (1) Ismailbhai Fakirbhai and (2) Hajibhai Fakirbhai executed a registered agreement to sell no. 2147 dated-27/09/2016 regarding the said land in favour of Shree Corporation a Partnership Firm.
9. Thereafter the Dist Collector, Ahmedabad has, vide his order no. CB/CTS-1/NA/Nikol/S.No7/1/S.R-2002/2016, dated-02/03/2017, granted N.A permission in respect of the said land. The entry to that effect was also entered in the revenue records vide mutation entry No. 11844 dated-08/03/2017 which was duly certified by the concerned Revenue Authority.
10. Thereafter (1) Ismailbhai Fakirbhai and (2) Hajibhai Fakirbhai with confirming party viz (1) Rutubhai Nikeshbhai Patel, (2) Sanjay Ravjibhai Patel, (3) Rakesh Rameshbhai Patel and (4) Pranay Rameshbhai Patel sold and conveyed the said land to SHREE CORPORATION vide registered sale deed no 12309 dated 21/07/2017. The entry to that effect was also entered in the revenue records vide mutation entry No. 12144 dated- 25/07/2017 which was duly certified by the concerned Revenue Authority.
11. It may be noted that (1) Kulsumben wife of Ismailbhai Mansuri, (2) Sajidmurad Ismailbhai Mansuri, (3) Farzanaben daughter of Ismailbhai Mansuri and wife of Firojbhai, (4) Firoj Ismailbhai Mansuri, (5) Zubedaben wife of Hajibhai Mansuri, (6) Ashiyana daughter of Hajibhai Mansuri and wife of Mohmedsalim, (7) Samir Hajibhai Mansuri. (8) Afsana daughter of Hajibhai Mansuri and wife of Yunushbhai and (9) Shiraj Hajibhai Mansuri have executed registered Deed of Confirmation No. 18063 dated-02/11/2017 confirming the registered Sale Deed No. 12309 dated-21/07/2017 in favour of SHREE CORPORATION.
12. Thereafter SHREE CORPORATION prepared a residential scheme known as "THE GREAT EASTERN" as per commencement letter (Rajachitthi) and approved plan dated-13/11/2017 of Ahmedabad Municipal Corporation.
13. As a part of investigation of title to the said land we have published Public Notice in the daily News Paper "GUJARAT SAMACHAR" dated-





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24/08/2016 for inviting claim/objection if any from the public in general in respect of said land. However we have not received any objection.

14. That SHREE CORPORATION through its Partner Hitesh Manubhai Patel made Declaration on oath before Notary Public at Ahmedabad on date-30/12/2017 declaring inter alia therein that there is no suit, litigation, injunction, pending in respect of said land as also they have not created any charge or mortgage in respect of said land and the said land is fully free from encumbrances.
15. We have not found any charges or encumbrances subsisting as on date from the revenue records and available records of the Sub-Registrar Ahmedabad-1 (City), Ahmedabad-7 (Odhav) & Ahmedabad-13 (City) and the title to the said land is clear, marketable & free from all encumbrances and free from reasonable doubt save as except : (i) The Fulfillment of terms and conditions mentioned in N. A. Permission and (ii) Provision of Town Planning Scheme Act.

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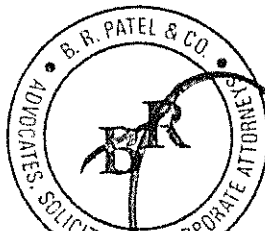
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DATED THIS 30th DAY OF DECEMBER, 2017

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