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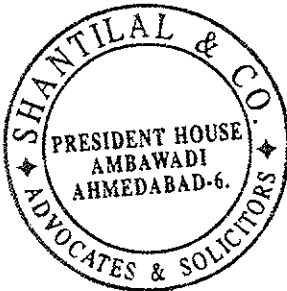
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File No. 9373

Ref No.60/I/2011

Date-29/01/2011



TITLE REPORT WITH CERTIFICATE

Re:-Investigation of title to the N.A. land bearing Survey Nos. 335 & 344 admeasuring respectively about 13861 Sq.Mtrs. and 10218 Sq.Mtrs. situate at Moje SARKHEJ Taluka CITY in the Registration Sub-District PALDI [AHMEDABAD-4] and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of AHMEDABAD (the period of 1983 to 1992 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:

1..The land in question is bearing Revenue Survey Nos. 335 & 344 of Moje SARKHEJ Taluka CITY and District of AHMEDABAD.

Survey No. 335:

2..Prior to the year 1970 RASULBHAI PYARBHAI was owner of the said land.

3..The said RASULBHAI PYARBHAI expired on 18/06/1993 leaving behind his heirs RASULBEN widow of RASULBHAI PYARBHAI, KARIMBHAI RASULBHAI, VALIBHAI RASULBHAI and SUBHANBEN RASULBHAI. Entry to that effect was entered in the Mutation register by Entry No. 4020 dated-01/05/1997.

4..The said RASULBEN widow of RASULBHAI PYARBHAI, KARIMBHAI RASULBHAI, VALIBHAI RASULBHAI and SUBHANBEN RASULBHAI by Sale deed dated-29/09/1998 sold and conveyed the said land to MANGALDAS BECHARDAS and VISHNUBHAI MANGALDAS; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 2716. Entry to that effect was entered in the Mutation register by Entry No. 4080 dated-04/02/1999. The party has not produced the original Sale deed.

5..The said MANGALDAS BECHARDAS and VISHNUBHAI MANGALDAS by Sale deed dated-11/03/2004 sold and conveyed the said land to ROHITJI CHANDUJI and ASHOKJI CHANDUJI; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 1020. Entry to that effect was entered in the Mutation register by Entry No. 4369 dated-13/04/2004.

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Survey No. 344:

6..Prior to the year 1970 RASULBHAI AMIBHAI and VALIBHAI AMIBHAI were owners of the said land.

7..The said RASULBHAI AMIBHAI and VALIBHAI AMIBHAI by Sale deed dated-24/05/1982 sold and conveyed the said land to MANGALDAS BECHARDAS; which was registered with the Sub-Registrar of AHMEDABAD under Serial No. 7542. Entry to that effect was entered in the Mutation register by Entry No. 2805 dated-09/06/1982. The party has not produced the original Sale deed.

8..The said MANGALDAS BECHARDAS by Sale deed dated-11/03/2004 sold and conveyed the said land to ROHITJI CHANDUJI and ASHOKJI CHANDUJI; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 1017. Entry to that effect was entered in the Mutation register by Entry No. 4369 dated-13/04/2004.

Survey Nos. 335 & 344:

9..The said ROHITJI CHANDUJI and ASHOKJI CHANDUJI by Sale deed dated-01/04/2006 sold and conveyed the said lands to DHARABEN JAGDISHCHANDRA, JANKIBEN HITENDRAKUMAR and PARIMALBHAI SURESHBHAI; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 2511. Entry to that effect was entered in the Mutation register by Entry No. 4574 dated-17/04/2006.

10..The said DHARABEN JAGDISHCHANDRA, JANKIBEN HITENDRAKUMAR and PARIMALBHAI SURESHBHAI by Deed of Memorandum of Understanding of Survey Nos. 335 & 344 dated-15/10/2007 with SATLON INVESTMENTS PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 595 dated-18/01/2008.

11..The said SATLON INVESTMENTS PRIVATE LIMITED is registered under No. 4642 dated-24/09/1981 under the Companies Act.

12..The said SATLON INVESTMENTS PRIVATE LIMITED by Agreement dated-04/01/2008 agreed to sell the said lands to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 834 dated-24/01/2008.

13..The said APPLEWOODS ESTATE PRIVATE LIMITED is registered under No.U45201GJ2007PTC052343 dated-14/12/2007 under the Companies Act.

14..Collector, AHMEDABAD by order dated-06/02/2008 bearing No.CB/JMIN/TNC/SR-23/2008 under section-63 of the Bombay Tenancy and

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Agricultural lands Act granted permission for sale of the said land bearing Survey No.344.

15..Collector, AHMEDABAD by order dated-02/02/2008 bearing No.CB/JMIN/TNC/SR-20/2008 under section-63 of the Bombay Tenancy and Agricultural lands Act granted permission for sale of the said land bearing Survey No.335.

16..The said DHARABEN JAGDISHCHANDRA, JANKIBEN HITENDRAKUMAR and PARIMALBHAI SURESHBHAI by sale deed dated-14/05/2008 sold and conveyed the said land bearing Survey No.335 to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 7369.

17..The said DHARABEN JAGDISHCHANDRA, JANKIBEN HITENDRAKUMAR and PARIMALBHAI SURESHBHAI by sale deed dated-08/07/2008 sold and conveyed the said land bearing Survey No.344 to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 9448.

18..Collector, AHMEDABAD by order dated-29/11/2008 bearing No. N.A./T.BI.KHE./K.65/SARKHEJ/SR No.42/2008-09 granted N.A. permission for the said land bearing Survey No.335.

19..Collector, AHMEDABAD by order dated-05/12/2008 bearing No. N.A./T.BI.KHE./K.65/SARKHEJ/SR No.54/2008-09 granted N.A. permission for the said land bearing Survey No.344.

20..We have issued a Public Notice in SANDESH News Paper dated-26/12/2010 inviting any claim, rights or encumbrances, if any in respect of the said lands; but till today we have not received any claim or objection in response thereof.

21..In view of what is hereinabove stated we are of the opinion that the title to the N.A. lands in question and belonging to APPLEWOODS ESTATE PRIVATE LIMITED is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of the Bombay Tenancy and Agricultural Lands Act and [2] Any other Laws, Rules, Acts applicable.


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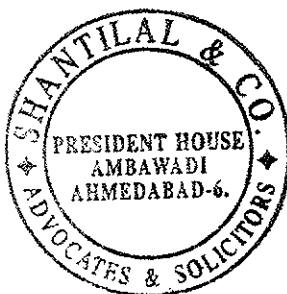
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Ref No.60/A/2011

Date-29/01/2011

TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Survey Nos. 345/1, 346/2, 349 & 350 admeasuring respectively about 10927 Sq.Mtrs., 10421 Sq.Mtrs., 9105 Sq.Mtrs. and 8600 Sq.Mtrs. situate at Moje SARKHEJ Taluka CITY in the Registration Sub-District PALDI [AHMEDABAD-4] and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of AHMEDABAD (the period of 1983 to 1992 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:

1..The land in question is bearing Revenue Survey Nos. 345/1, 346/2, 349 & 350 of Moje SARKHEJ Taluka CITY and District of AHMEDABAD.

Revenue Survey No. 345/1:

2..Prior to the year 1970 RASULBHAI AMIBHAI and VALIBHAI AMIBHAI were owners of the said land.

3..The said RASULBHAI AMIBHAI and VALIBHAI AMIBHAI by Sale deed dated-24/05/1982 sold and conveyed the said land to MANGALDAS BECHARDAS; which was registered with the Sub-Registrar of AHMEDABAD under Serial No. 7543. Entry to that effect was entered in the Mutation register by Entry No. 2806 dated-09/06/1982. The party has not produced the original Sale deed.

Revenue Survey Nos. 346/2 & 349:

4..Prior to the year 1975 KAMALBHAI NABIBHAI was owner of the said land.

5..The said KAMALBHAI NABIBHAI expired on 10/01/1976 leaving behind his heirs JAMALBHAI KAMALBHAI, AMIBHAI KAMALBHAI, AMINABEN KAMALBHAI, MARIYAMBEN KAMALBHAI and NANIBEN widow of KAMALBHAI NABIBHAI. Entry to that effect was entered in the Mutation register by Entry No. 2518 dated-09/02/1976.

6..The said NANIBEN widow of KAMALBHAI NABIBHAI expired on 28/05/1977 and her name was deleted from the record. Entry to that effect was entered in the Mutation register by Entry No. 2842 dated-17/01/1983.

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Revenue Survey No. 350:

- 7..Prior to the year 1970 PIRBHAI NABIBHAI was owner of the said land.
- 8..The said PIRBHAI NABIBHAI expired on 31/07/1991 leaving behind his heirs DHANIBEN widow of PIRBHAI NABIBHAI, RASULBHAI PIRBHAI, NABIBHAI PIRBHAI, FULIBEN PIRBHAI, RAJIBEN PIRBHAI and SUBHANBEN PIRBHAI. Entry to that effect was entered in the Mutation register by Entry No. 3332 dated-12/10/1995.

Revenue Survey Nos. 345/1, 346/2, 349 & 350:

- 9..The said MANGALDAS BECHARDAS by Sale deed dated-11/03/2004 sold and conveyed the said land bearing Survey No. 345/1 to NITIN KANAIYALAL PATEL; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 1018. Entry to that effect was entered in the Mutation register by Entry No. 4368 dated-13/04/2004.

- 10..The said JAMALBHAI KAMALBHAI, AMIBHAI KAMALBHAI, AMINABEN KAMALBHAI and MARIYAMBEN KAMALBHAI by Sale deed dated-24/11/2003 sold and conveyed the said land bearing Survey No. 346/2 to NITIN KANAIYALAL PATEL; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 4103. Entry to that effect was entered in the Mutation register by Entry No. 4332 dated-05/12/2003.

- 11..The said JAMALBHAI KAMALBHAI, AMIBHAI KAMALBHAI, AMINABEN KAMALBHAI and MARIYAMBEN KAMALBHAI by Sale deed dated-24/11/2003 sold and conveyed the said land bearing Survey No. 349 to NITIN KANAIYALAL PATEL; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 4104. Entry to that effect was entered in the Mutation register by Entry No. 4333 dated-05/12/2003.

- 12..The said DHANIBEN widow of PIRBHAI NABIBHAI, RASULBHAI PIRBHAI, NABIBHAI PIRBHAI, FULIBEN PIRBHAI, RAJIBEN PIRBHAI and SUBHANBEN PIRBHAI by Sale deed dated-24/11/2003 sold and conveyed the said land bearing Survey No. 350 to NITIN KANAIYALAL PATEL; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 4100. Entry to that effect was entered in the Mutation register by Entry No. 4331 dated-05/12/2003.

- 13..The said NITINBHAI KANAIYALAL PATEL got entered the names of his family members SARLABEN NITINBHAI, SOHAM NITINBHAI and SUNNY NITINBHAI as co owners of the said land bearing Survey No.349. Entry to that effect was entered in the Mutation register by Entry No. 4459 dated-04/04/2005.

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14..The said NITINBHAI KANAIYALAL PATEL by Deed of Memorandum of Understanding of Survey Nos. 345/1, 346/2, 349 & 350 dated-04/10/2007 with SATLON INVESTMENTS PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 659 dated-21/01/2008.

15..The said SATLON INVESTMENTS PRIVATE LIMITED is registered under No. 4642 dated-24/09/1981 under the Companies Act.

16..The said SATLON INVESTMENTS PRIVATE LIMITED by Agreement dated-04/01/2008 agreed to sell the said lands to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 834 dated-24/01/2008.

17..Collector, AHMEDABAD by order dated-02/02/2008 bearing No.CB/JMIN/TNC/SR-12/2008 granted N.A. permission for the said land bearing Survey No.345/1.

18..Collector, AHMEDABAD by order dated-06/02/2008 bearing No.CB/JMIN/TNC/SR-24/2008 granted N.A. permission for the said land bearing Survey No.346/2.

19..Collector, AHMEDABAD by order dated-02/02/2008 bearing No.CB/JMIN/TNC/SR-15/2008 granted N.A. permission for the said land bearing Survey No.349.

20..Collector, AHMEDABAD by order dated-02/02/2008 bearing No.CB/JMIN/TNC/SR-14/2008 granted N.A. permission for the said land bearing Survey No.350.

21..The said NITINBHAI KANAIYALAL PATEL by sale deed dated-20/05/2008 sold and conveyed the said land bearing Survey No.345/1 to APPLEWOODS ESTATE PRIVATE LIMITED AND SATLON INVESTMENTS PRIVATE LIMITED being join as confirming party of the said sale deed; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 7634 on the same day. Entry to that effect was entered in the Mutation register by Entry No. 4957.

22..The said NITINBHAI KANAIYALAL PATEL by sale deed dated-20/05/2008 sold and conveyed the said land bearing Survey No.346/2 to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 7635 on the same day. Entry to that effect was entered in the Mutation register by Entry No. 4957.

23..The said NITINBHAI KANAIYALAL PATEL, SARLABEN NITINBHAI, SOHAM NITINBHAI and SUNNY NITINBHAI by sale deed dated-23/07/2008 sold and conveyed the said land bearing Survey No.349 to APPLEWOODS

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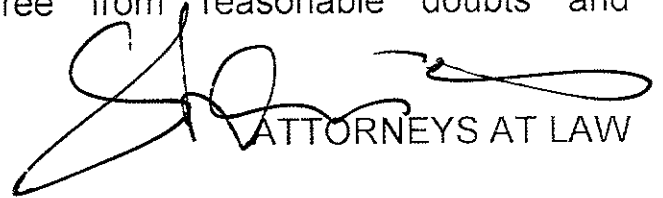
ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 10013 on the same day. Entry to that effect was entered in the Mutation register by Entry No. 4957.

24..The said NITINBHAI KANAIYALAL PATEL by sale deed dated-23/07/2008 sold and conveyed the said land bearing Survey No.350 to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 10014 on the same day. Entry to that effect was entered in the Mutation register by Entry No. 4957.

25..The said APPLEWOODS ESTATE PRIVATE LIMITED is registered under No.U45201GJ2007PTC052343 dated-14/12/2007 under the Companies Act.

26..We have issued a Public Notice in SANDESH News Paper dated-16/12/2010 inviting any claim, rights or encumbrances, if any in respect of the said lands; but till today we have not received any claim or objection in response thereof.

27..In view of what is hereinabove stated we are of the opinion that the title to the N.A. lands in question and belonging to APPLEWOODS ESTATE PRIVATE LIMITED is clear and free from reasonable doubts and encumbrances.



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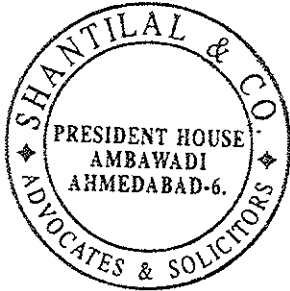
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TITLE REPORT WITH CERTIFICATE



Re:-Investigation of title to the N.A. land bearing Survey No. 346/1 admeasuring about 10927 Sq.Mtrs. situate at Moje SARKHEJ Taluka CITY in the Registration Sub-District PALDI [AHMEDABAD-4] and District of AHMEDABAD.

We have gone through relevant documents / papers produced before us and the search report prepared by our search clerk for last 30 years of the available records of Mamlatdar, Talati and Sub-Registrar of AHMEDABAD (the period of 1983 to 1985, 2005 & 2006 is not available as papers are torn) and on this basis we have investigated the title to the land in question and report as under:

1..The land in question is bearing Revenue Survey No. 346/1 of Moje SARKHEJ Taluka CITY and District of AHMEDABAD.

2..Prior to the year 1970 NATHUBHAI FATEHBHAI was owner of the said land.

3..The said NATHUBHAI FATEHBHAI expired on 01/02/1979 leaving behind his heirs MOHAMMADBHAI NATHUBHAI, ABDULBHAI NATHUBHAI, JIVIBEN NATHUBHAI and MARIYAMBEN NATHUBHAI. Entry to that effect was entered in the Mutation register by Entry No. 2616 dated-02/07/1979.

4..The said JIVIBEN NATHUBHAI and MARIYAMBEN NATHUBHAI released their right title interest in the said land in favour of MOHAMMADBHAI NATHUBHAI and ABDULBHAI NATHUBHAI. Entry to that effect was entered in the Mutation register by Entry No. 2617 dated-02/07/1979.

5..The said MOHAMMADBHAI NATHUBHAI expired on 19/05/2003 leaving behind his heirs HAJIBHAI MOHAMMADBHAI, JAMALBHAI MOHAMMADBHAI, PIRMOHAMMAD MOHAMMADBHAI, JANUBEN MOHAMMADBHAI and NURIBEN MOHAMMADBHAI. Entry to that effect was entered in the Mutation register by Entry No. 4313 dated-22/09/2003.

6..The said JANUBEN MOHAMMADBHAI and NURIBEN MOHAMMADBHAI released their right title interest in the said land in favour of HAJIBHAI MOHAMMADBHAI, JAMALBHAI MOHAMMADBHAI and PIRMOHAMMAD MOHAMMADBHAI. Entry to that effect was entered in the Mutation register by Entry No. 4314 dated-22/09/2003.

7..The said ABDULBHAI NATHUBHAI, HAJIBHAI MOHAMMADBHAI, JAMALBHAI MOHAMMADBHAI and PIRMOHAMMAD MOHAMMADBHAI by

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Sale deed dated-02/01/2004 sold and conveyed the said land to MAHESHBHAI KANAIYALAL PATEL; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 16. Entry to that effect was entered in the Mutation register by Entry No. 4347 dated-06/01/2004.

8..The said MAHESHBHAI KANAIYALAL PATEL got entered the names of his family members CHANDRIKABEN MAHESHBHAI, PRIYANK MAHESHBHAI and KINIS MAHESHBHAI as co. owners of the said land bearing Survey No. 346/1. Entry to that effect was entered in the Mutation register by Entry No. 4844 dated-10/01/2008; which is yet to certify.

9..The said MAHESHBHAI KANAIYALAL PATEL, CHANDRIKABEN MAHESHBHAI, PRIYANK MAHESHBHAI and KINIS MAHESHBHAI by Deed of Memorandum of Understanding of Survey No. 346/1 dated-19/10/2007 with SATLON INVESTMENTS PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 597 dated-18/01/2008.

10..The said SATLON INVESTMENTS PRIVATE LIMITED is registered under No. 4642 dated-24/09/1981 under the Companies Act.

11..The said SATLON INVESTMENTS PRIVATE LIMITED by Agreement dated-04/01/2008 agreed to sell the said lands to APPLEWOODS ESTATE PRIVATE LIMITED; which was registered with the Sub-Registrar of PALDI (AHMEDABAD-4) under Serial No. 834 dated-24/01/2008.

12..The said APPLEWOODS ESTATE PRIVATE LIMITED is registered under No.U45201GJ2007PTC052343 dated-14/12/2007 under the Companies Act.

 13..Collector, AHMEDABAD by order dated-02/02/2008 bearing No.CB/JMIN/TNC/SR-21/2008 under section-63 of the Bombay Tenancy and Agricultural lands Act granted permission for sale of the said land.

14..The said MAHESHBHAI KANAIYALAL PATEL, CHANDRIKABEN MAHESHBHAI, PRIYANK MAHESHBHAI and KINIS MAHESHBHAI by sale deed dated-17/07/2008 sold and conveyed the said land to APPLEWOODS ESTATE PRIVATE LIMITED AND SATLON INVESTMENTS PRIVATE LIMITED being join as confirming party of the said sale deed; which was registered with the Sub-Registrar of PALDI [AHMEDABAD-4] under Serial No. 9780.

15..Collector, AHMEDABAD by order dated-19/01/2009 bearing No. N.A./T.BI.KHE./K.65/SARKHEJ/SR No.109/2008-09 granted N.A. permission for the said land.

16..We have issued a Public Notice in SANDESH News Paper dated-26/12/2010 inviting any claim, rights or encumbrances, if any in respect of the

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BHAUMESH N. SHAH

801, PRESIDENT HOUSE,
OPP. C. N. VIDYALAYA,
AMBAWADI CIRCLE,
AHMEDABAD - 380 006.
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said land; but till today we have not received any claim or objection in response thereof.

17..In view of what is hereinabove stated we are of the opinion that the title to the N.A. land in question and belonging to APPLEWOODS ESTATE PRIVATE LIMITED is clear and free from reasonable doubts and encumbrances, SUBJECT TO [1] Provisions of the Bombay Tenancy and Agricultural Lands Act and [2] Any other Laws, Rules, Acts applicable.



ATTORNEYS AT LAW