

NILESH N. PATEL (Advocate)

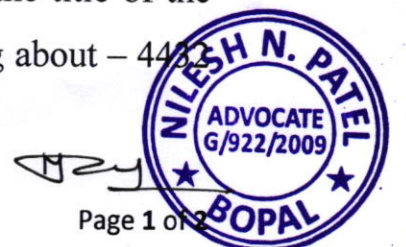
1, Shivalik Complex, Opp. Sterling City, Near – Dena-Bank, Bopal-Ghuma
Main Road, Bopal, Ahmedabad – 380058.

Ref: - Updated report IN THE MATTER OF
Due Diligence Certificate of title Non-
Agriculture land of Final Plot no. – 26,
admeasuring about – 4432 Sq. Meter of
Town Planning Scheme No. 2 (Ghuma)
allotted in lieu of Block no. – 74 and
Block no. – 75 of Moje - Ghuma,
Taluka – Daskroi in the Registration
District Ahmedabad and Sub District
Ahmedabad – 9 (Bopal).

Dear Sir,

I refer to my earlier opinion on the Title, dated – 18/06/2021, I am giving this updated Report in that connection, I have caused necessary search to be taken for a period thereafter till date. **I have found that the said land has mortgaged For Rs. 14,42,00,000/- (Rupees Fourteen Crores Forty Two Lakhs Only) by "RUDRANSHA GREEN LLP a Partnership firm" in "Bajaj Housing Finance Limited" by registered Mortgage deed which has been registered with the office of Sub-registrar of Ahmedabad – 9 (Bopal) vide Serial No. - 12236, dated – 13/09/2021. and not found any other transactions in the Revenue records and in the record of the office of the Sub-Registrar regarding the aforesaid property.**

In pursuance of my earlier opinion certificate on the title of the
Non-Agriculture land of Final Plot no. – 26, admeasuring about – 4432



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1, Shivalik Complex, Opp. Sterling City, Near – Dena-Bank, Bopal-Ghuma
Main Road, Bopal, Ahmedabad – 380058.

Sq. Meter of Town Planning Scheme No. 2 (Ghuma) allotted in lieu of Block no. – 74 and Block no. – 75 of Moje - Ghuma, Taluka – Daskroi in the Registration District Ahmedabad and Sub District Ahmedabad – 9 (Bopal) belonging to Land Owner MANUBHAI VAJUBHAI VAGHELA is clear, marketable, and free from all encumbrance, however, subject to –

- (1) Have to get No-Due and No – Objection Certificate from Bajaj Housing Finance Limited and thereafter Mortgage should be release by Bajaj Housing Finance Limited.
- (2) Fulfillment of terms and conditions of all relevant orders issued if any, passed by any Courts/Concerned Authorities/AUDA/N.A. Permission, Raja-chitthi (Commencement Certificate), Approved Plan and Completion Certificate for the said property as mentioned in my earlier opinion.
- (3) Production of all relevant and necessary Original Papers, Documents, Orders, Deeds, etc of the said property before any concerned person as mentioned in my earlier opinion.

Place: Ahmedabad

Date: 22/10/2021



NILESH N. PATEL
(Advocate)