

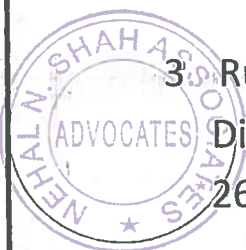


Ref. No.

Date :

ENCUMBRANCE CERTIFICATE

1. THIS IS TO CERTIFY that we have carried out work of due diligence of title with respect to immovable property being land situate Chandkheda, Taluka Sabarmati, in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (Wadaj), bearing Survey No. 196/1, admeasuring about 5767 Sq. Mts. covered in draft town planning scheme no. 74 (Chandkheda-Zundal) and allotted final plot no. 2, admeasuring about 3460 Sq. Mts. and Survey No. 196/2, admeasuring about 2023 Sq. Mts., Survey No. 196/3, admeasuring about 2141 Sq. Mts., Survey No. 196/4, admeasuring about 2732 Sq. Mts., total admeasuring about 6896 Sq. Mts., draft town planning scheme no. 74 (Chandkheda-Zundal) and allotted final plot no. 3+4, (old Final Plot No. 3 admeasuring about 2498 Sq. Mts., & Final Plot No. 4 admeasuring about 1639 Sq. Mts.) total admeasuring about 4137 Sq. Mts., belonging to Rushabhdev Infraprojects Pvt. Ltd. Commercial and Residential construction standing thereon.
2. We have given our Report on Title, dated 26th July, 2017, bearing Ref. No. 5248 of 2017, addressed to Rushabhdev Infraprojects Pvt. Ltd., certifying the title of Rushabhdev Infraprojects Pvt. Ltd., as per details therein.
3. Rushabhdev Infraprojects Pvt. Ltd., acting through its Authorised Director Mr. Jignesh S. Shah, has made Declaration on Title, dated 26th July, 2017, attested by Public Notary.
4. Commercial and Residential project is promoted by said Rushabhdev Infraprojects Pvt. Ltd., on the said land described as "Sharan Circle Homes" Details of its sanctioned development plans are given in said Declaration of Title.



" ARIHANT "



Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Nehal Niranjambhai Shah
Advocates

Ref. No.

Date :

5. We hereby certify that the Project Land in accordance with the said Title Certificate and in accordance with the Title Declaration is free from all encumbrances, except mortgage dated 08th June, 2017 in favour of State Bank of India, registered under Serial No. 8703.

DATED THIS 09TH DAY OF JANUARY, 2020.



Saurin Rajeshbhai Shah
9/1/2020

ADVOCATES.



" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@gmail.com



Ref. No.

Date :

TITLE CERTIFICATE

Reg: IN THE MATTER OF Due Diligence of Title with respect to lands situate at Chandkheda, Taluka Sabarmati, in the Registration District Ahmedabad and Sub-District Ahmedabad-2 (Wadaj), bearing Survey No. 196/1, admeasuring about 5767 Sq. Mts. covered in draft town planning scheme no. 74 (Chandkheda-Zundal) and allotted final plot no. 2, admeasuring about 3460 Sq. Mts. and Survey No. 196/2, admeasuring about 2023 Sq. Mts., Survey No. 196/3, admeasuring about 2141 Sq. Mts., Survey No. 196/4, admeasuring about 2732 Sq. Mts., total admeasuring about 6896 Sq. Mts., draft town planning scheme no. 74 (Chandkheda-Zundal) and allotted final plot no. 3+4, (old Final Plot No. 3 admeasuring about 2498 Sq. Mts., & Final Plot No. 4 admeasuring about 1639 Sq. Mts.) total admeasuring about 4137 Sq. Mts., belonging to Rushabhdev Infraprojects Pvt. Ltd.

WE HEREBY CERTIFY THAT

1. We have undertaken the work of Due Diligence of Title with respect to the land above referred to. We have caused necessary searches to be taken with the revenue and sub registry records. We have taken root of title commencing from about 1975, prior to more than thirty-five years from now. We have also gathered relevant particulars from the Vendor.
2. As a part of verification of title, before completion of sale in favour of Rushabhdev Infraprojects Pvt. Ltd., we gave public notice. We have not received any claim in response thereto.
3. Rushabhdev Infraprojects Pvt. Ltd., has taken financial assistance from State Bank of India at Overseas Branch, 1st floor, Iscon Elegance, Nr. Prahladnagar Cross Road, S.G. Highway, Ahmedabad-380015, on security of the said land constructions thereon, present and future by way of equitable mortgage as per deposit of title

" ARIHANT "



Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Nehal Niranjambhai Shah
Advocates

Ref. No.

Date :

deeds made, dated 08th June, 2017, registered with the office of said Sub Registrar, under Sr. No. 8703.

4. We have given our Report on Title of the said land of Rushabhdev Infraprojects Pvt. Ltd., dated 26th July, 2017 which contains tracing of title and other matters relating to due diligence.
5. Accordingly, we hereby certify that the title of Rushabhdev Infraprojects Pvt. Ltd., to the land above referred to, is clear, marketable, free from all encumbrances and reasonable doubt, subject to :-
 - a) Charge in favour of State Bank of India as per details given above.
 - b) Details contained in separate Report on Title, dated 26th July, 2017.
 - c) Representations, warranties and indemnity on title by Rushabhdev Infraprojects Pvt. Ltd.

DATED THIS 09TH DAY OF JANUARY, 2020.



Saurin Rajeshbhai Shah
9/1/2020
ADVOCATES.

" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No. 5248

Date : 26/07/2017

To,
Rushabhdev Infra Projects Pvt. Ltd.- A Company
Ahmedabad.

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Non-Agricultural land for residential use purpose bearing Revenue Survey No. 196/1 admeasuring about 5767 sq. mts., covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 2, admeasuring about 3460 sq. mts., situate, lying and being at Mouje Chandkheda, Taluka Sabarmati, In the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj) (which is hereinafter referred as "the said land".) belongs to, Rushabhdev Infraprojects Pvt. Ltd.- A Company.

Dear Sir,

❖ I have gone through relevant papers/documents produced before me and search report prepared by my search clerk [Receipt No.2014314001846 Application No. 996 on 03/05/14 (Sub Registrar Of Ahmedabad-14)] and [Receipt No.2014313001911 Application No. 1002 on 03/05/14 (Sub Registrar Of Ahmedabad-13)] and [Receipt No.2014003012807 Application No. 7601 on 05/05/14 (Sub Registrar Of Ahmedabad-2)] and [Receipt No.20144048014998 Application No. 8125 on 14/05/14 (Sub Registrar Of Gandhinagar)] and [Receipt No. 2017313000135 Application No. 78 on 10/01/2017 (Sub Registrar Of Ahmedabad-13)] and [Receipt No. 2017003000862 Application No. 529 on 10/01/2017 (Sub Registrar Of Ahmedabad-2)] for last 30 years (As the Sub-Registrar records and pages of the some middle years are (1983-1992) torn and the checklist of the year (2015-2016) is not properly stitched from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati and Sub-



" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No. 5248

Date : 26/07/2017

Registrar of Gandhinagar & Ahmedabad and on the basis I have investigated the title to the land in question and report as under:

- ❖ Prior to year 1989, Ranchhodbhai Somabhai was original owner and possessor of the land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts.
- ❖ That thereafter, Ranchhodbhai Somabhai sold and conveyance Land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. to Ashokbhai Parsottamdas Patel by way of sale deed on 24/02/2003. which was registered with the sub registrar of Gandhinagar on the same day under serial no. 408., and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. vide mutation entry no. 7572 on 24/02/2003., and which was certified on 01/04/2003.
- ❖ That thereafter, Ashokbhai Parsottamdas Patel sold and conveyance Land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. to Bhagwatsinh Bhavsinhji Gohil & Bhavsinhji Dahyabhai Rajput by way of sale deed on 01/12/2003. which was registered with the sub registrar of Gandhinagar on same day under serial no. 7801., and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. vide mutation entry no. 7819 on 05/01/2004., and which was certified on 13/02/2004.
- ❖ That thereafter, Land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 2 admeasuring about 3460 Sq.mts.



That thereafter, District Collector, Ahmedabad restrictions of New Tenured Land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 2 admeasuring about 3460 Sq.mts. and converted in old tenured land for

" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No. 5248

Date : 26/07/2017

residential use vide his order No. ACB/TNC-3/PERMIUM/CHANDKHEDA/SR-442/2013 on 12/10/2015., (Ref. order no TENANT-1115-150-Z.on 05/08/2015 of Revenue Department, Gandhinagar) and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. vide mutation entry no. 12119 on 13/10/2015., and which was certified on 29/12/2015.

❖ That thereafter, permission for Non-Agriculture use has been given by Learned Dist. Collector, Ahmedabad by his Order No. CB/ADM/TABIKHE/TATKAL/K-65/SR-20/2016 Dated 01/03/16 converted the status of the Land bearing Revenue Survey No. 196/1 admeasuring about 5767 sq.mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 2 admeasuring about 3460 Sq.mts. old tenured land for residential use into Non-Agricultural land for residential use. Entry to that effect was recorded in the revenue records of said land by mutation entry No. 12259 dated 05/03/2016 and which was certified on 26/05/2016.

❖ That thereafter, Bhagwatsinh Bhavsinhji Gohil & Bhavsinhji Dahyabhai Rajput sold and conyence said land to Rushabhdev Infra Projects Pvt. Ltd.- A Company by way of sale deed on 21/07/2016 which was registered with the sub registrar of the Ahmedabad-2 (Wadaj) on same day under serial no. 9554 And entry to that effect was made on the revenue records of the said Land vide mutation entry no.12417 on 25/07/2016and which was certified on 30/08/2016.

❖ As a part of my investigation of title I have published a public notice appeared in daily newspaper "Gujarat Samachar" on 02/05/2014 inviting claims, objections, encumbrances or charges, if any upon the said land I have received one objection from Mr.Kantibhai Khodidas Rathod through his Advocate Mr. I.M.Malek. I have gone through the objection and find that, Mr. Kantibhai Khodidas Rathod has raised objection about agreement to sale made in his favour, but he has not



" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No. 5248

Date : 26/07/2017

produced it with the objection. So, I addressed a letter to I.M.Malek, Advocate & Kantibhai Khodidas Rathod on 13/04/2014 and asked to provide necessary supporting documents as in objection, there was no any specification of land bearing Survey No. 196/1 of Mouje Village Chandkheda. So, Kantibhai Khodidas Rathod provide a agreement to sale dated 22/04/2007 which was not registered not notary and also provide various Receipts and Cheque's Xerox copy. Observing to said Agreement to Sale, I Opine that, as per rule there is no validity of such un registered or un notarized agreements in eye of law. And I furtherly found that, Kantibhai Khodidas Rathod have filed a civil suit before Gandhinagar Civil Court vide Sp. C. S. No. 206/2014., but there is no injunction order have passed by Hon'ble civil court., and which is pending before Hon'ble Court for further procedure. As per my opinion, Kantibhai Khodidas Rathod has filed a civil suit before civil court in year of 2014 relating dispute of agreement executed in his favour in year of 2003. Firstly, Sp. C. S. No. 206/2014 is bared by law of Limitation. Thus, the objection became falsious.

- ❖ I have been informed by pervious owner Bhavsinhji Dahyabhai Rajput and present owner Rushabhdev Infra Projects Pvt. Ltd.- A Company of the said land by notarized declaration, that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.

- ❖ In view of what is stated above, I hereby opinion that the titles of above Non-Agricultural land for residential use purpose bearing Revenue Survey No. 196/1

"ARIHANT"

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No. 5248

Date : 26/07/2017

admeasuring about 5767 sq. mts., covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 2, admeasuring about 3460 sq. mts., situate, lying and being at Mouje Chandkheda, Taluka Sabarmati, In the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj), is clear and free from reasonable doubts and encumbrances., Subject to: 1) Verified the all original Documents, Papers and etc., 2) Provisions of the T. P. And Urban Development Act and use as per zone of AUDA/AMC And plans of construction being sanctioned By AUDA/AMC and provision of T.P. Scheme No. 74 (Chandkheda-Zundal). 3) Fulfillment of conditions laid down in the N.A. order., 4) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.



[Handwritten signature]

DATED OF THIS 26th July 2017 AT AHMEDABAD



[Handwritten signature]
NEHAL N. SHAH
ADVOCATE

"ARIHANT"

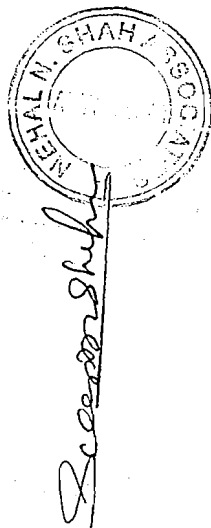
Ref. No.

Date :

TITLE CERTIFICATE WITH REPORT

Reg: In the matter of investigation of title to the Non-Agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3 admeasuring about 2141 sq. mts., and Revenue Survey No. 196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3+4 (Old Final Plot No. 3 admeasuring about 2498 Sq.mts., & Final Plot No. 4 admeasuring about 1639 sq. mts.), total admeasuring about 4137 sq. mts. (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use) situate, lying and being at Mouje Chandkheda, Taluka Sabarmati, In the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj) (which is hereinafter referred as "the said land".) belongs to, Rushabhdev Infraprojects Pvt. Ltd.- A Company.

Dear Sir,



❖ I have gone through relevant papers/documents produced before me and search report prepared by my search clerk [Receipt No.2017313000087 Application No. 49 on 06/01/2017 (Sub Registrar Of Ahmedabad-13)] and [Receipt No.2017003000550 Application No. 330 on 06/01/2017 (Sub Registrar Of Ahmedabad-2)] and for last 30 years (As the Sub-Registrar records and pages of the some middle years are (1983-1992) torn and the checklist of the year (2015-2016) is not properly stitched from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati.

"ARIHANT"

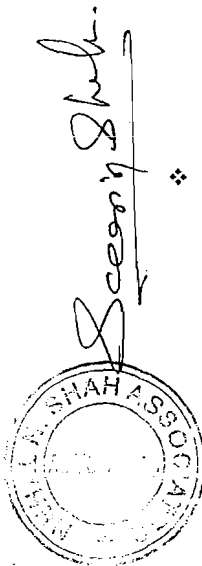
Ref. No.

Date :

and Sub-Registrar of Gandhinagar & Ahmedabad and on the basis I have investigated the title to the land in question and report as under:

HISTORY OF REVENUE SURVEY NO. 196/2

- ❖ Prior to year 1988, Becharbhai Motibhai was original owner and possessor of the agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts.
- ❖ That thereafter, Becharbhai Motibhai expired on 31/01/1970 and Diwaliben Becharbhai expired on 19/12/1971 leaving behind their legal heirs namely Ambalal Becharbhai, Dahyabhai Becharbhai, Ishwarbhai Becharbhai, Narsinhbhai Becharbhai, Trikambhai Becharbhai & Dahiben Becharbhai. And entry to that effect was made on the revenue records of the agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 5651 on 04/06/1988, which was certified on 31/08/1989.
- ❖ That thereafter, Dahiben Becharbhai expired leaving behind her legal heirs namely Pasabhai Maganbhai & Ramanbhai Maganbhai. And entry to that effect was made on the revenue records of the agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 6115 on 10/09/1992, which was certified on 21/10/1992.
- ❖ That thereafter, Ambalal Becharbhai, Dahyabhai Becharbhai, Ishwarbhai Becharbhai, Narsinhbhai Becharbhai, Pasabhai



" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

Maganbhai & Ramanbhai Maganbhai released their rights possessed in agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. in favour of Trikambhai Becharbhai., And entry to that effect was made on the revenue records of the agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 6116 on 10/09/1992, which was certified on 21/10/1992.

- ❖ That thereafter, Trikambhai Becharbhai sold and conveyance Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. to Babubhai Visabhai Rabari by way of sale deed on 29/08/1990. which was registered with the sub registrar of Gandhinagar on the same day under serial no. 2137., and also correction deed of said sale deed was also registered on 01/10/1992 vide serial no. 2990., and entry to that effect was made on the revenue records of the agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 6151 on 07/12/1992., and which was certified on 09/02/1993.

- ❖ That thereafter, Babubhai Visabhai Rabari entered names of Jyotsanaben Wife of Babubhai Visabhai, Prakashbhai Babubhai & Akashbhai Babubhai as co-owners of the land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts., and entry to that effect was made on the revenue records of the agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 11264 on 08/07/2013., and which was certified on 12/09/2013.



"ARIHANT"

408, Shanti Mail, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Chatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Ref No.

Date :

HISTORY OF REVENUE SURVEY NO. 196/3

- ❖ Prior to year 1978, Adarbhai Venidas was original owner and possessor of the Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts.
- ❖ That thereafter, Adarbhai Venibhai expired leaving behind his legal heirs namely Surajben Adarbhai, Avalben Adarbhai & Kasanben Adarbhai. And entry to that effect was made on the revenue records of the Agricultural Land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. vide mutation entry no. 5031 on 03/10/1978, which was certified on 20/03/1979.
- ❖ That thereafter, Family Partition took place between Surajben Adarbhai, Avalben Adarbhai & Kasanben Adarbhai about Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. & other lands., and as per that family partition, Chhaganbhai Venibhai became the owner and possessor of Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts., but at that time Chhaganbhai Venibhai expired leaving behind his legal heirs namely Mafatbhai Chhaganbhai, Ambalal Chhaganbhai & Mangalbhai Chhaganbhai and entry to that effect was made on the revenue records of the Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. vide mutation entry no. 5064 on 22/05/1979., and which was certified on 03/07/1979.

Saurin Shah



"ARIHANT"

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

- ❖ That thereafter, Mafatbhai Chhaganbhai, Ambalal Chhaganbhai & Mangalbhai Chhaganbhai sold and conveyance Agricultural Land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. to Babubhai Visabhai Rabari by way of sale deed on 09/11/1990. which was registered with the sub registrar on the same day under serial no. 2422., and entry to that effect was made on the revenue records of the Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. vide mutation entry no. 6152 on 07/12/1992., and which was certified on 09/02/1993.
- ❖ That thereafter, Babubhai Visabhai Rabari entered names of Jyotsanaben Wife of Babubhai Visabhai, Prakashbhai Babubhai & Akashbhai Babubhai as co-owners of the Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts., and entry to that effect was made on the revenue records of the Agricultural land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. vide mutation entry no. 11354 on 25/09/2013., and which was certified on 27/11/2013.

HISTORY OF REVENUE SURVEY NO. 196/4

- ❖ Prior to year 1962, Adarbhai Moondas was original owner and possessor of the Agricultural land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts.

That thereafter, Adarbhai Moondas expired leaving behind his legal heir namely Shankarbhai Adarbhai. And entry to that effect was

"ARIHANT"

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

made on the revenue records of the Agricultural Land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. vide mutation entry no. 3725 on 22/10/1962, which was certified on 11/12/1962.

- ❖ That thereafter, Shankarbhai Adarbhai sold and conveyance Agricultural Land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. to Babubhai Visabhai Rabari, Dineshbhai Visabhai Rabari, Isaben Visabhai Rabari & Ambaben Visabhai Rabari by way of sale deed on 03/03/1994. which was registered with the sub registrar of Gandhinagar on the same day under serial no. 643., and entry to that effect was made on the revenue records of the Agricultural land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. vide mutation entry no. 6302 on 05/03/1994., and which was certified on 27/06/1994.

GENERAL

- ❖ That thereafter, Babubhai Visabhai Rabari, Jyotsanaben Wife of Babubhai Visabhai, Prakashbhai Babubhai & Akashbhai Babubhai were original owner and possessor of the Agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. & Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. total admeasuring about 4164 sq. mts., Agricultural Land.

❖ That thereafter, Babubhai Visabhai Rabari, Dineshbhai Visabhai Rabari, Isaben Visabhai Rabari & Ambaben Visabhai Rabari were original owner and possessor of the Agricultural Land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts., agricultural land.

Saurin Shah



" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Chatlodiya, Ahmedabad-380 051.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

❖ That thereafter, As a part of my investigation of title I have published a public notice appeared in daily newspaper "GUJARAT SAMACHAR" on 11/03/2013 i.e. and I have gone through relevant papers/documents produced before me and search report prepared by my search clerk [Receipt No.2013048008178 Application No. 4577 on 16/03/2013] and [Receipt No.2013003010817 Application No. 6301 on 09/04/2013] for last 30 years (As the Sub-Registrar records and pages of the some middle years are (1983-1992) torn and the checklist is not properly stitched from available (Partly Manual Partly Computerized) revenue records of Mamlatdar, Talati and Sub-Registrar of Gandhinagar & Ahmedabad and on the basis I have investigated the title to the land and also I have been informed by above original/old owners of the said land that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land. In view of what is stated above, and thereafter we issued Title certificate with report on the basis of same regarding Agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3 admeasuring about 2141 sq. mts., and Revenue Survey No.

A

10/

7.3

Saurin Shah



"ARIHANT"

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. On dated 03/10/2013.

❖ That thereafter, Babubhai Visabhai Rabari, Jyotsanaben Wife of Babubhai Visabhai, Prakashbhai Babubhai & Akashbhai, Babubhai sold and conveyance Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. to Jatinkumar Amrutlal Shah by way of sale deed on 03/10/2013. which was registered with the sub registrar of Ahmedabad-13 (City) on 04/10/2013 under serial no. 2222., and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. vide mutation entry no. 11368 on 04/10/2013., and which was certified on 30/11/2013.

❖ That thereafter, Babubhai Visabhai Rabari, Jyotsanaben Wife of Babubhai Visabhai, Prakashbhai Babubhai & Akashbhai Babubhai sold and conveyance Land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. to Jatinkumar Amrutlal Shah by way of sale deed on 03/10/2013. which was registered with the sub registrar of Ahmedabad-13 (City) on 04/10/2013 under serial no. 2226., and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. vide mutation entry no. 11429 on 25/11/2013., and which was certified on 18/01/2014.

That thereafter, Babubhai Visabhai Rabari, Dineshbhai Visabhai Rabari, Isaben Visabhai Rabari & Ambaben Visabhai Rabari sold and conveyance Land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. to Jatinkumar Amrutlal Shah by

"ARIHANT"

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

way of sale deed on 03/10/2013. which was registered with the sub registrar of Ahmedabad-13 (City) on 04/10/2013 under serial no. 2224., and entry to that effect was made on the revenue records of the land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. vide mutation entry no. 11369 on 04/10/2013., and which was certified on 30/11/2013.

- ❖ That thereafter, Agricultural Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq.mts. & Revenue Survey No. 196/3 admeasuring about 2141 sq.mts. total admeasuring about 4164 sq. mts. Land covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3 admeasuring about 2498 Sq.mts
- ❖ That thereafter, Agricultural Land bearing Revenue Survey No. 196/4 admeasuring about 2732 sq.mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 4 admeasuring about 1639 Sq.mts.
- ❖ That thereafter, permission for Non-Agriculture use has been given by Dist. Collector, Ahmedabad by his Order No. CB/Land-2/N.A./S.R.-393/2013 Dated 22/10/2013 converted the status of the Land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3 admeasuring about 2141 sq. mts., and Revenue Survey No. 196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3 admeasuring about 2498 Sq.mts., & Final Plot No. 4 admeasuring about 1639 sq. mts. total admeasuring about 4137 sq.



" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

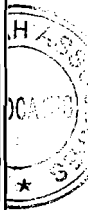
Ref. No.

Date :

mts. into Non-Agricultural land (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use). Entry to that effect was recorded in the revenue records of said land by mutation entry No. 12588 dated 23/11/2016.

- ❖ That thereafter, Non-Agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3 admeasuring about 2141 sq. mts., and Revenue Survey No. 196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3 admeasuring about 2498 Sq.mts., & Final Plot No. 4 admeasuring about 1639 sq. mts. total admeasuring about 4137 sq. mts. (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use) given the identity of Final Plot No. 3+4, admeasuring about 4137 sq. mts. (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use) vide order No. TPS/DRAFT/NO.74 (CHANDKHEDA-ZUNDAL)/CASE NO. 3+4/704 on 05/08/2014 of Town Planning Officer, Ahmedabad.

- ❖ That thereafter, Jatinkumar Amrutlal Shah sold and conveyance said land to Rushabhdev Infra Projects Pvt. Ltd.- A Company by way of sale deed on 29/11/2016 which was registered with the sub registrar of the Ahmedabad-2 (Wadaj) on same day under serial no. 15223 And entry to that effect was made on the revenue records of the said Land vide mutation entry no. 12618 on 02/01/2017.



Saurin Shah



" ARIHANT "

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

❖ That the as above , Rushabhdev Infra Projects Pvt. Ltd.- A Company is original owner and possessor of Non-Agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3 admeasuring about 2141 sq. mts., and Revenue Survey No. 196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3+4 (Old Final Plot No. 3 admeasuring about 2498 Sq.mts., & Final Plot No. 4 admeasuring about 1639 sq. mts.), total admeasuring about 4137 sq. mts. (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use) situate, lying and being at Mouje Chandkheda, Taluka Sabarmati, In the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj).

❖ I have been informed by above said owners of the said land that the land has not been given in security nor created any charge or encumbrances or any nature whatsoever thereon nor the said land is subject matter of any pending proceedings nor any decree, order, attachment or any order of any Court or authority is operating against the said land adversely affecting the title nor any portion thereof is under acquisition or requisition under any law in force nor the said land has been declared to be unfit for human habitations and there are no other facts or particulars which can adversely affecting the title to the said land.

In view of what is stated above, I hereby opinion that the titles of above Non-Agricultural land bearing Revenue Survey No. 196/2 admeasuring about 2023 sq. mts., Revenue Survey No. 196/3

" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Chatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com

Nehal N. Shah Associates

Saurin Rajeshbhai Shah | Jatin Manishbhai Patel | Nehal Niranjanbhai Shah
Advocates

Ref. No.

Date :

admeasuring about 2141 sq. mts., and Revenue Survey No. 196/4 admeasuring about 2732 sq. mts., total admeasuring about 6896 sq. mts. covered in Draft Town Planning Scheme No. 74 (Chandkheda-Zundal) and allotted Final Plot No. 3+4 (Old Final Plot No. 3 admeasuring about 2498 Sq.mts., & Final Plot No. 4 admeasuring about 1639 sq. mts.), total admeasuring about 4137 sq. mts. (admeasuring about 2809 sq. mts. For residential use & admeasuring about 1328 sq. mts. For commercial use) situate, lying and being at Mouje Chandkheda, Taluka Sabarmati, In the Registration District Ahmedabad Sub District Ahmedabad-2 (Wadaj), is clear Marketable and free from reasonable doubts and encumbrances without issued public notice, **Subject to:** 1) Verified the all original Documents, Papers and etc., 2) Provisions of the T. P. And Urban Development Act and use as per zone of AMC And plans of construction being sanctioned By AMC and provision of T.P. Scheme No. 74 (Chandkheda-Zundal). 3) Fulfillment of conditions laid down in the N.A. order., 4) Laws applicable and in force to be effect legally and properly sale, transfer or other transaction with respect to the said land.

DATED OF THIS 20th January, 2017 AT AHMEDABAD


SAURIN R. SHAH
ADVOCATE 20/01/17

" ARIHANT "

408, Shanti Mall, Opp. Navrang Tower, Nr. Sarthak School, Sattadhar Cross Road, Ghatlodiya, Ahmedabad-380 061.
Ph. No. : (O) 079-27456363, 27486363 E-mail : nehalnshah.associates@yahoo.com