

DATED THIS 23rd DAY OF AUGUST, 2023
PARTY'S NAME & ADDRESS

M/S. GOOD VALUE PROPERTIES INDIA LLP

D-611, 6th Floor, West Gate,
Nr. YMCA Club, S. G. Highway,
Makarba, Ahmedabad – 380 053

**TITLE CLEARANCE CERTIFICATE
CUM
SEARCH REPORT ON TITLE**

File No. 4244

M/s. LAKHANI GANDHI & CO.(AHD)
Solicitors, Advocates & Notary
604, Chinubhai Centre,
Nr. Nehru Bridge,
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LAKHANI GANDHI & CO. (Ahmedabad)

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Ref. No. :

Date :

2023/4244

TITLE CLEARANCE CERTIFICATE

Re: Investigation of title to the Freehold Non-Agricultural Residential Use Land bearing Final Plot No.140 admeasuring 5467 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Block No. 495/A adm. 8195 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon belonging to M/s. Good Value Properties India LLP, a Limited Liability partnership firm incorporated pursuant to Section of 12 (1) of the Limited Liability Partnership Act, 2008 and duly registered with the Registrar of Companies, Central Registration Centre under LLP Identification No. ABB-1633 dated 27/05/2022 and having its principle place of business at D-611, 6th Floor, West Gate, Nr. YMCA Club, S. G. Highway, Makarba, Ahmedabad – 380 053

THIS IS TO CERTIFY THAT, we have investigated the title to the said land, which is more particularly described in the Schedule hereunder written and after issuing public notice in the Gujarati Daily News Paper “GUJARAT SAMACHAR” on 13/08/2023 inviting objections, if any, from the Public in



General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice, we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land as also after taking necessary searches of the revenue records being maintained by the Revenue Authorities concerned and that of the District Registrar of Ahmedabad and Sub-Registrar of then Ahmedabad-3 (Memnagar) and now Ahmedabad – 9 (Bopal) for the last more than 30 years as also from certain deeds, documents permission, papers, T.P.S. Records and plan etc. and relying on the Declaration-Cum-Indemnity made on oath by said Shri Miteshbhai Sumanbhai Shah, Designated Partner of M/s. Good Value Properties India LLP which was duly attested by Shri N. M. Patel, a Notary Public of Ahmedabad on 23/08/2023 and pursuant to what is stated in our Search Report on Title of even date annexed hereto, we are of the opinion that the title of M/s. Good Value Properties India LLP to the said land is clear, marketable, free from any charge or encumbrance and free from reasonable doubts.

THE SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of title to the Freehold Non-Agricultural Residential Use Land bearing Final Plot No.140 admeasuring 5467 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Block No. 495/A

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adm. 8195 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon bearing Tenament No. 0654-29-2980-0001-C of Ambli Ward of Ahmedabad Municipal Corporation and Customer No. 74808/00382/1 of Shilaj Zone of Uttar Gujarat Vij Company Limited and the said entire land is bounded as follows :

Final Plot No.140

On or towards the North : By Final Plot No. 172 and 152/1

On or towards the South : By Final Plot No. 137 and 141

On or towards the East : By Final Plot No. 139

On or towards the West : By 12 mts T.P. S. Road

DATED THIS 23RD DAY OF AUGUST, 2023.



For, LAKHANI GANDHI & CO. (AHD)

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ADVOCATE



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SOLICITORS, ADVOCATES & NOTARY

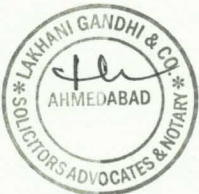
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2023/4244

SEARCH REPORT ON TITLE

Re: Investigation of title to the Freehold Non-Agricultural Residential Use Land bearing Final Plot No.140 admeasuring 5467 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Block No. 495/A adm. 8195 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon belonging to M/s. Good Value Properties India LLP, a Limited Liability partnership firm incorporated pursuant to Section of 12 (1) of the Limited Liability Partnership Act, 2008 and duly registered with the Registrar of Companies, Central Registration Centre under LLP Identification No. ABB-1633 dated 27/05/2022 and having its principle place of business at D-611, 6th Floor, West Gate, Nr. YMCA Club, S. G. Highway, Makarba, Ahmedabad – 380 053

01. That from the search of revenue records being maintained by the Mamlatdar, Taluka Ghatlodia and that of the Circle Inspector/Talati of Mouje Ambli and from the search of the records being maintained by the District Registrar of Ahmedabad and Sub-Registrar of then Ahmedabad-3 (Memnagar) and now Ahmedabad – 9 (Bopal) for the last more than 30 years as also from certain deeds, documents permission, papers, T.P.S. Records and plan etc. produced before us, it appears that prior to the year 1929 the Old Tenure Agricultural land bearing (1) Revenue Survey No. 276 Hissa No. 1 admeasuring A1 = 5 G originally belonged to one Somabhai Gagabhai and prior to the year 1939 the Old Tenure Agricultural land

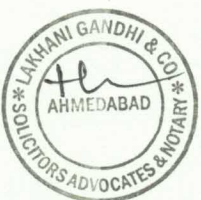


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bearing (2) Revenue Survey No. 276 Hissa No. 2 admeasuring A0 = 25 G originally belonged to (1) Mohan Gangaram and (2) Soma Gangaram and prior to the year 1929 the Old Tenure Agricultural land bearing (3) Revenue Survey No. 281 admeasuring A2 = 12 G originally belonged to (1) Nagar Abhechand and (2) Narsi Abhechand as absolute owners/co.owners and possessor/co.possessors thereof as recorded in the revenue records concerned viz. Village Form No. 7 & 12.

02. That thereafter Nagar Abhechand died on 26/04/1939 in his unmarried status and Narsi Abhechand also died in the year 1930 in his unmarried status and as such the said land came to owned and possessed by their only legal heirs and next of kins according to the Hindu Law under which they were governed their only heir their Uncle's Son Patel Hari Vitthal and as such his name as owner and possessor of the said land was recorded in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.497 on 05/04/1940 which was duly certified by the revenue authority concerned.
03. That thereafter a Family Partition was made by and between (1) Mohan Gangaram and (2) Soma Gangaram in respect of land bearing Revenue Survey No. 276 Hissa No. 1 adm. A 1 = 5 G as also Land bearing Revenue Survey No. 276 Hissa No. 2 adm. A 0 = 25 G togetherwith other lands, whereby the said lands came to the share of Mohan Gangaram. The entry to that effect was entered in the revenue records of mutation entry book under

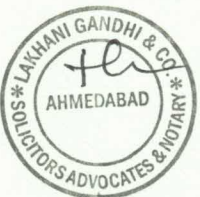


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serial No.673 on 24/05/1947 which was duly certified by the revenue authority concerned.

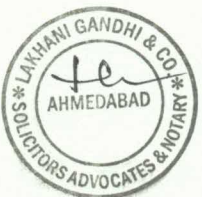
04. That thereafter vide Taluka Order No. T.N.C. dated 08/11/1946 the land bearing Revenue Survey No. 276 of Hissa No. 1 was recorded in the name of Mohanbhai Gangaram as Protected Tenant and the land bearing Revenue Survey No. 281 was recorded in the name of Motiji Fataji as Protected Tenant in the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.676 on 17/03/1948 which was duly certified by the revenue authority concerned.
05. That since the area of the said land bearing (1) Revenue Survey No.276 Hissa No. 1 adm. A 1 = 5 G (2) Revenue Survey No. 276 Hissa No. 2 adm. A 0 = 25 G being less than 2 Acre and as such the said lands were declared as "PIECE" land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.712 dated 03/07/1951 duly certified by the revenue authority concerned.
06. That thereafter Haribhai Vitthaldas had sold and conveyed the land bearing Revenue Survey No. 281 adm. A 2 = 12 G to Mohanbhai Gangaram. A Deed of Conveyance in respect whereof was executed on 15/07/1950 and duly registered with the Sub Registrar, Ahmedabad. The entry to that effect was entered in the revenue records of mutation entry book under serial No.717 on 20/07/1952 which was duly certified by the concerned revenue authority.



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07. That thereafter as Motiji Fataji was not cultivating the land bearing Revenue Survey No. 281 for more than two years and as such his name as Protected Tenant of the said land was deleted from the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.980 dated 10/08/1956 which was duly certified by the revenue authority concerned.
08. That thereafter the said Mohanbhai Gangaram died on 18/12/1967 and as such the said land came to be owned and possessed by his only legal heirs and next of kins according to the Hindu Law under which he was governed his heirs (1) Keshavlal Mohanlal (2) Sitaben Mohanlal (3) Amratlal Mohanlal (4) Bhaichandbhai Mohanlal and (5) Kantaben Mohanlal and as such their names as co-owners and co-posseors of the said land were entered in the revenue records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1299 on 15/01/1968 which was duly certified by the revenue authority concerned.
09. That thereafter as provided under Section 24 (1) of the Bombay Prevention of Fragmentation and Consolidation of Holding Act, 1947, a Scheme of Amalgamation of lands was approved by the Gujarat government which was published on Page No. 454 of the Government Gazette whereby (1) Revenue Survey No. 276 Hissa No. 1 adm. A1 = 5 G (2) Revenue Survey No. 276 Hissa No. 2 adm. A 0 = 25 G and (3) Revenue Survey No. 281 adm. A 2 = 12 G total adm. A 4 = 2 G was given a New Block No.495 and

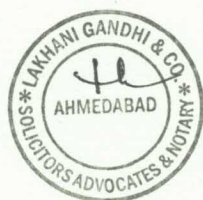


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the area thereof was fixed to the extent of adm. A 4 = 2 G. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1319 and 1320 on 16/09/1968 which was duly certified by the revenue authority concerned.

10. That thereafter the co.owners Paiki (1) Sitaben Mohanlal and (2) Kantaben Mohanlal had released their right, title and interest in the said land and as such their names as co.owners and co.possessors of the said land were deleted from the Revenue Records concerned. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 1322 on 06/10/1968 which was duly certified by the revenue authority concerned.
11. That thereafter vide Order No. C.B./L.N.D./K/2042 dated 17/11/1986 of the Collector, Ahmedabad a permission for sub-division of the land bearing Revenue Block No. 495 Paiki adm. A 2 = 1 G was given to one Shri Vikrambhai Vimalbhai Shah on the terms and conditions mentioned therein. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 1662 on 29/11/1986 which was duly certified by the revenue authority concerned on 13/02/1987.
12. That thereafter a partition of the said land was made by and between the Party of the First part being (1) Amrutlal Mohanlal Patel and (2) Bhogilal Amrutlal Patel and Party of the Second part being (1) Keshavlal Mohanlal Patel (2) Ganpatbhai Keshavlal Patel for self and as natural guardian and father of his Minor son Hardip Ganpatbhai Patel (3) Bhaichandbhai

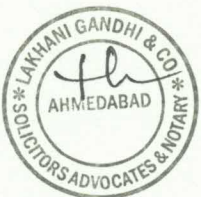


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Mohanlal Patel for self and as natural guardian and father of his Minor son Rajendra Bhaichandbhai and (4) Vadibhai Bhaichandbhai Patel whereby the land bearing Block No. 495 adm. A 4 = 2 G Paiki A 2 = 1 G came to the share of the Party of the First Part. A Deed of Partition in respect whereof was executed and duly registered with the Sub Registrar, Ahmedabad on 26/11/1986 under Sr. No. 20161. The entry to that effect was entered in the revenue records of mutation entry book under serial No. 1663 on 29/11/1986 which was duly certified by the revenue authority concerned on 13/02/1987.

13. That thereafter said (1) Amrutlal Mohanlal Patel and (2) Bhogilal Amrutlal Patel had sold and conveyed the land bearing Block No. 495 adm. A 4 = 2 G Paiki A 2 = 1 G to Vikrambhai Vimalbhai Shah. A Deed of Conveyance in respect whereof was executed and duly registered with the Sub Registrar, Ahmedabad on 27/11/1986 under Sr. No.20163. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1664 on 29/11/1986 which was duly certified by the concerned revenue authority on 13/02/1987.
14. That thereafter Vikrambhai Vimalbhai Shah had during his lifetime got entered the name of his son Alpesh Vikrambhai as co.owner of the said land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1696 on 28/10/1987 which was duly certified by the concerned revenue authority on 02/12/1987.



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15. That thereafter the Notices in respect of Mutation Entries No. 1663 and 1664 referred to in Paras – 12 and 13 hereinabove were withdrawn by the Assistant Collector, Viramgam Prant, Ahmedabad vide his Order passed in Case No. R.T.S.Revision Number 92/91 dated 27/09/1991. The entry to that effect was entered in the revenue records of mutation entry book under serial No.1880 on 03/07/1992 which was duly certified by the revenue authority concerned.
16. That the said land bearing Revenue Survey No.495/A admeasuring 8195 sq.mts. was covered under a Draft Town Planning Scheme No.52 (Ambli) whereby the said land was given a Final Plot No.140 in lieu of said Revenue Survey number and the area thereof was fixed to the extent of admeasuring 6556 sq.mts.
17. That as per Plan duly approved by the Senior Town Planner AUDA (Ahmedabad Urban Development Authority) under Permission Letter No. P.R.M./8/6/99 No. 303 dated 05/01/2000 a Residential construction in the nature of Farm House adm. 308.64 sq. mts. was constructed on the said land bearing Revenue Block No.495 Paiki (DP).
18. That thereafter vide No.K.J.P. 19 dated 11/05/2005 of D.I.L.R. Ahmedabad and Letter and Durasti Patrak No. R.T.S./Ambli/K.J.P./ Vashi/1233/05 dated 11/05/2005 of the Mamlatdar Dascroi the land bearing Block No. 495 adm. 16390 sq. mts. was divided into Two Parts being (1) Block No. 495/A adm. 8195 sq. mts. as Jarayat Land and (2) Block No. 495/B adm. 8195 sq.



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mts. Paiki adm. 7588 sq. mts. as Jarayat Land and remaining land adm. 607 sq. mts. for Kyari Land. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3289 on 11/05/2005 which was duly certified by the concerned revenue authority on 24/06/2005.

19. That the necessary permission for using the said land bearing Revenue Block No.495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. was duly granted for Non-Agricultural Residential purpose by the District Collector, Ahmedabad vide his Order No.CB/Jamin/NA/SR-367/2006-2007 dated 08/05/2007. The entry to that effect was entered in the revenue records of mutation entry book under serial No.3751 on 16/07/2007 which was duly certified by the concerned revenue authority on 01/09/2007.
20. That thereafter vide Resolution No.PFR/102011/275/L/1 dated 17/03/2012 of the Revenue Department, Government of Gujarat, the City Taluka and Dascroi Taluka were amalgamated and the same was sub-divided into two Talukas viz. (1) Ahmedabad-City (East) and (2) Ahmedabad-City (West) and accordingly the said land in question falls within the limit of Taluka, Ahmedabad- City (West). The entry to that effect was also entered in the revenue records of mutation entry book under serial No.4604 on 03/05/2012 and duly certified by the concerned revenue authority on 05/05/2012.

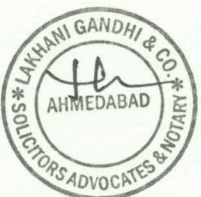


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21. That thereafter a partition in respect of Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. togetherwith Residential Use construction adm. 308.64 sq. mts. was made by and between the Party of the First Part being Vikrambhai Vimalbhai Shah and Party of the Second Part being Alpeshbhai Vikrambhai Shah whereby (1) Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. Paiki Southern side adm. 3278 sq. mts. (as per Block No. 495/A Paiki 4097.50 sq. mts.) Non Agricultural Land came to the share of Vikrambhai Vimalbhai and (2) Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. Paiki Northern side adm. 3278 sq. mts. (as per Block No. 495/A Paiki 4097.50 sq. mts.) Non Agricultural Land togetherwith Residential Use construction adm. 308.64 sq. mts. thereon came to the share of Alpesh Vikrambhai Shah. A Deed of Partition in respect whereof was executed by and between them and registered with the Sub Registrar, Ahmedabad – 3 (Memnagar) on 28/11/2008 under Sr. No. 13369. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5441 on 04/04/2016 which was duly certified by the concerned revenue authority on 06/06/2016.

22. That thereafter Vikrambhai Vimalbhai Shah had sold and conveyed the Non Agricultural Land bearing Block No. 495/A adm. 8195 sq. mts. which



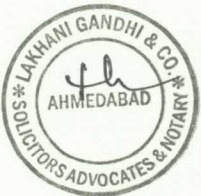
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was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. Paiki Southern side adm. 3278 sq. mts. (as per Block No. 495/A Paiki 4097.50 sq. mts.) to Sapna Samirbhai Mehta. A Deed of Conveyance in respect whereof was executed and registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on 15/03/2017 under Sr. No. 1541. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.5670 on 12/06/2017 which was duly certified by the concerned revenue authority on 04/08/2017.

23. That thereafter said Alpesh Vikrambhai Shah had executed a Power of Attorney in respect of Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. Paiki Northern side adm. 3278 sq. mts. (as per Block No. 495/A Paiki 4097.50 sq. mts.) Non Agricultural Land togetherwith Residential Use construction adm. 308.64 sq. mts. in favour of his sister Sapna Samirbhai Mehta. A Power of Attorney in respect whereof as per 45-G of the Registration Act, 1963 was executed and registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on 07/05/2018 under Sr. No. 5103.

That thereafter Alpesh Vikrambhai Shah had Cancelled the said Registered Power of Attorney bearing Sr. No. 5103 dated 07/05/2018 executed in favour of Sapna Samir Mehta. A Cancellation of said Power of Attorney was executed by and between both the parties u/s. 32 (A) of Registration



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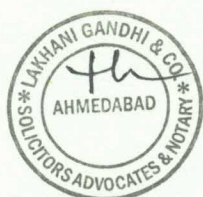
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Act, 1963 and duly registered with the Sub Registrar, Ahmedabad – 9 (Bopal) under Sr. No. 1698 dated 04/02/2023.

24. That thereafter said Alpesh Vikrambhai Shah had agreed to sell the land bearing Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 6556 sq.mts. Paiki adm. 3278 sq. mts. (as per Block No. 495/A Paiki 4097.50 sq. mts.) to Samir Uttamlal Mehta. An Agreement to Sell in respect whereof was executed and registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on 14/05/2018 under Sr. No. 5387. A Deed of Correction in relation of said Agreement to Sell was executed and registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on 30/03/2019 under Sr. No. 4275.

That thereafter Alpesh Vikrambhai Shah had executed a Declaration for Cancellation of aforesaid Agreement to Sell in favour of Samir Uttamlal Mehta and a Deed of Correction in respect thereof. The Declaration was executed by and between both the parties u/s. 32 (A) of Registration Act, 1963 and duly registered with the Sub Registrar, Ahmedabad – 9 (Bopal) under Sr. No. 17211 and 594 dated 02/11/2022 and 12/01/2023 respectively.

25. That thereafter vide Letter No. Nariyo/52(Ambli)/Case No. 114/1574 dated 06/05/2019 of the Town Development Authority Office, it was considered that the land bearing Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given



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Final Plot No.140 admeasuring 6556 sq.mts. was instead allotted Final Plot No. 140 adm. 5467 sq. mts.

26. That thereafter (1) Shri Alpesh Vikrambhai Shah and (2) Smt. Sapna Samir Mehta had sold and conveyed the Non Agricultural Residential Use Land bearing Block No. 495/A adm. 8195 sq. mts. which was covered under a Draft Town Planning Scheme No.52 (Ambli) and given Final Plot No.140 admeasuring 5467 sq.mts. togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon to M/s. Good Value Properties India LLP. A Deed of Conveyance in respect whereof was executed on 09/08/2023 and duly registered with the Sub Registrar, Ahmedabad – 9 (Bopal) on 10/08/2023 under Sr. No.13483. The entry to that effect was also entered in the revenue records of mutation entry book under serial No.7119 on 11/08/2023 which is YET TO BE certified by the concerned revenue authority.
27. Thus the Freehold Non-Agricultural Residential Use Land bearing Final Plot No.140 admeasuring 5467 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Block No. 495/A adm. 8195 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon belongs to M/s. Good Value Properties India LLP as owner and possessor thereof.

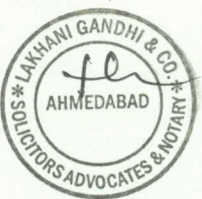


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28. That during the course of investigation of title to the land in question we had issued a public notice in the Gujarati daily newspaper "Gujarat Samachar" dated 13/08/2023 inviting objections if any from the Public in General for issuing our Title Clearance Certificate in relation thereto and in response to said public notice we have not received any objection from any person, body or authority claiming any right, title or interest of whatsoever nature directly or indirectly in the said land.
29. That by a Declaration cum Indemnity made on oath on 23/08/2023 by Shri Miteshbhai Sumanbhai Shah, Designated Partner of M/s. Good Value Properties India LLP which was duly attested by Shri N. M. Patel, a Notary Public of Ahmedabad whereby he had inter-alia declared that the Firm is the absolute owner and possessor of the said land and except the Firm no other persons, body or authority has any right, title and interest in respect of the same and the said land has not been mortgaged, charged, assigned, leased or dealt with in any other manner of whatsoever nature and the same is free from all encumbrances, litigation etc.
30. That at present the said land belongs to M/s. Good Value Properties India LLP and from the search of the records concerned it appears that there is no charge or encumbrances of whatsoever nature thereon.

Thus in view of what is stated hereinabove, we are of the opinion that the title of M/s. Good Value Properties India LLP to the said land is clear, marketable, free from any charge or encumbrances and free from reasonable doubts.



LAKHANI GANDHI & CO. (Ahmedabad)
SOLICITORS, ADVOCATES & NOTARY

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THE SCHEDULE ABOVE REFERRED TO

All those pieces or parcels of title to the Freehold Non-Agricultural Residential Use Land bearing Final Plot No.140 admeasuring 5467 sq.mts of DRAFT Town Planning Scheme No.52 (Ambli) allotted in lieu of Revenue Block No. 495/A adm. 8195 sq. mts. of Mouje Ambli of Ghatlodia Taluka in the Registration District of Ahmedabad and Sub-District of Ahmedabad - 9 (Bopal) togetherwith Residential construction admeasuring 308.64 sq. mtrs. standing thereon bearing Tenament No. 0654-29-2980-0001-C of Ambli Ward of Ahmedabad Municipal Corporation and Customer No. 74808/00382/1 of Shilaj Zone of Uttar Gujarat Vij Company Limited and the said entire land is bounded as follows :

Final Plot No.140

On or towards the North : By Final Plot No. 172 and 152/1

On or towards the South : By Final Plot No. 137 and 141

On or towards the East : By Final Plot No. 139

On or towards the West : By 12 mts T.P. S. Road

DATED THIS 23RD DAY OF AUGUST, 2023.



For, LAKHANI GANDHI & CO. (AHD)

Harshad
ADVOCATE